Draft South Maui Community Plan Section 2: Policy Framework, Goal 1									
Department Draft		CPAC Draft		MPC Draft		Changes per Drafting Guideline		Recommended Changes	
Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
2.1.1	Improve South Maui's active transportation network by implementing a 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.	2.1.1	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.	2.1.1	No changes.	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 [within South Maui].	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 visitor
2.1.2	Support increased access to micromobility solutions such as bike share, electric scooters, shuttles, etc.	Delete							

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Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
2.1.3	Support adoption of mechanisms to fund transportation improvements such as special districts, increases in car rental surcharges for visitors and traffic impact fees so new projects pay their fair share of transportation system improvements.	Delete							
2.1.4	Establish “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 and beaches, shops, jobs, and other services.	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 and beaches, shops, jobs, and other services.	2.1.2	No changes.	2.1.2	No changes.	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 and beaches, shops, jobs, and other services.

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Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
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.	2.1.3	Policy number changed.	Delete					
2.1.6	Incorporate the principles of Complete Streets for all new roadways and roadway expansion and improvement projects.	2.1.4	Policy number changed.	2.1.3	Policy number changed.	2.1.3	No changes.	2.1.3	<u>When practicable</u> incorporate the principles of Complete Streets for **[**all**]** new roadways and roadway expansion and improvement projects.

Draft South Maui Community Plan Section 2: Policy Framework, Goal 1									
Department Draft		CPAC Draft		MPC Draft		Changes per Drafting Guideline		Recommended Changes	
Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
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.	2.1.5	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.	2.1.4	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 current transportation plan for the area—for example, Kīhei Sub-area Transportation Plan [or other such future plans]—based on the project's traffic impact analysis or other studies associated with the project.	2.1.4	Require and undertake transportation system improvements **[**prior to**]** before or concurrently with the growth of the South Maui region. Roadway improvements **[**should**]** 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.	2.1.4	No changes recommended.

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Department Draft		CPAC Draft		MPC Draft		Changes per Drafting Guideline		Recommended Changes	
Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
2.1.8	Support existing and future Federal, State, County and Maui Metropolitan Planning Organization transportation plans including pedestrian, bicycle, traffic and transit improvements for South Maui to ensure the goals and objectives are realized.	Delete							
		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.	2.1.5	Require all property mauka of Pi‘ilani Highway to be developed with a **[**150**]** 50-foot landscaped setback to obscure development from highway view, containing a pedestrian and bike pathway where possible.	2.1.5	No changes.	2.1.5	When practicable **[**Require**]**require all property mauka of and adjacent to Pi‘ilani Highway to be developed with a 50-foot landscaped setback to obscure development from highway view. Include a pedestrian and bike pathway where possible.

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Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
		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.	2.1.6	Policy number changed.	2.1.6	No changes.	2.1.6	Recommend delete, similar to 2.1.7.
		2.1.11	For all new or redesigned intersections that trigger a signal, a roundabout shall be considered instead.	2.1.7	For all new or redesigned intersections that trigger a signal, a roundabout **[**shall**]** must be considered instead.	2.1.7	No changes.	2.1.7	No changes recommended.

Draft South Maui Community Plan Section 2: Policy Framework, Goal 1									
Department Draft		CPAC Draft		MPC Draft		Changes per Drafting Guideline		Recommended Changes	
Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
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.	2.1.12	Policy number changed.	2.1.8	Policy number changed.	2.1.8	Require new development, redevelopment and housing projects developed **[**pursuant to**]** under 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**]** These improvements may be constructed by the developer, the County or State, or public-private partnerships.	2.1.8	Require new development**[**,**]** and redevelopment, **[**and**]** including affordable and workforce housing projects **[**developed under 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. These improvements may be constructed by the developer, the County or State, or public-private partnerships.

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Department Draft		CPAC Draft		MPC Draft		Changes per Drafting Guideline		Recommended Changes	
Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
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.	2.1.13	Policy number changed.	2.1.9	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.	2.1.9	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**]** 1.15.	2.1.9	No changes recommended.
2.1.11	Support the completion of the planned North-South Collector Road and adjacent multi-use path that will improve travel through Kīhei and provide access to additional routes for emergency ingress and egress.	2.1.14	**[**Support **]** Require the completion of the planned North-South Collector Road and adjacent multi-use path that will improve travel through and out of Kīhei and provide access to additional routes for emergency ingress and egress.	2.1.10	Policy number changed.	2.1.10	No changes.	2.1.10	Require the completion of the planned North-South Collector Road and adjacent multi-use path that will improve travel through and out of Kīhei and provide access to additional routes for emergency ingress and egress. as identified in Action 1.02.

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Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
2.1.12	Support increased transit service between South Maui's neighborhoods, parks and beaches, commercial areas, and between the Kahului Airport and South Maui Resorts.	Delete							
		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.	2.1.11	Policy number changed.	2.1.11	No changes.	2.1.11	Recommend Delete, already exempted by HRS205A-22 Q.

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Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
2.1.13	Support the integration of wetlands and drainage ways with greenways and multiuse paths in and around the Līpoa business district.	2.1.16	Support the integration of wetlands and drainage ways with greenways and multiuse paths in and around the Līpoa business district, <u>with priority given to the health and protection of the wetlands.</u>	2.1.12	Support the integration of wetlands and drainage ways with greenways and multiuse paths, [in and around the Līpoa business district] with priority given to the health and protection of the wetlands.	2.1.12	No changes.	2.1.12	No changes recommended.
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 options.	2.1.17	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 [options].	2.1.13	Policy number changed.	2.1.13	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 **[**options**]**.	2.1.13	No changes recommended.

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Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
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 through South Maui while improving mobility access.	2.1.18	Support the development of a Kīhei Transit Hub with adequate space to expand and incorporate multi-modal transportation options that promote safe, efficient travel <u>to and</u> through South Maui while improving mobility access.	2.1.14	Policy number changed.	2.1.14	No changes.	2.1.14	No changes recommended.

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Department Draft		CPAC Draft		MPC Draft		Changes per Drafting Guideline		Recommended Changes	
Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
2.1.16	Promote Transportation Demand Management (TDM) strategies that shift commuter practices away from driving alone to reduce traffic congestion in South Maui. Strategies may include more frequent bus service, bus passes, creation of carpool lanes, employer-sponsored bus passes, increased parking fees, decreased off-street parking, and educational programs on the benefits of alternative modes of travel.	Delete							
2.1.17	Ensure coordination of the timing of roadway improvements, whether private or public, so that concurrent roadway closures and traffic disruptions are minimized.	2.1.19	**[**Ensure**]** <u>Encourage</u> coordination of the timing of roadway improvements, whether private or public, so that concurrent roadway closures and traffic disruptions are minimized.	2.1.15	Policy number changed.	2.1.15	No changes.	2.1.15	No changes recommended.

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Department Draft		CPAC Draft		MPC Draft		Changes per Drafting Guideline		Recommended Changes	
Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
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.	2.1.20	Policy number changed.	2.1.16	<u>For the transportation system, require</u> **[**Require**]** the use of best management practices and green infrastructure to address stormwater runoff and drainage issues **[**related to the transportation system.**]**	2.1.16	No changes.	2.1.16	For transportation system, require the use of best management practices and green infrastructure to address stormwater runoff and drainage issues <u>to the extent practicable</u>.
		2.1.21	<u>Encourage the early design and acquisition of a right of way for a South Maui bypass.</u>	2.1.17	Policy number changed.	2.1.17	No changes.	2.1.17	No changes recommended.

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Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
		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.	2.1.18	Policy number changed.	2.1.18	Require adequate interregional highway capacity, including the widening of Pi‘ilani Highway to four lanes, **[**prior to**]** before 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.	2.1.18	No changes recommended.
		2.1.23	Require the development of the mauka bypass prior to or concurrent with the development of parcels mauka of Pi‘ilani Highway.	Delete					

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Department Draft		CPAC Draft		MPC Draft		Changes per Drafting Guideline		Recommended Changes	
Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
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.	2.2.1	No changes.	2.2.1	No changes.	2.2.1	No changes.	2.2.1	No changes recommended.
2.2.2	Provide a balanced distribution of parks throughout existing and new South Maui communities to provide equitable opportunities and access to parks.	Delete							

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Department Draft		CPAC Draft		MPC Draft		Changes per Drafting Guideline		Recommended Changes	
Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
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.	2.2.2	Policy number changed.	2.2.2	No changes.	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, <u>including the</u> Park Classification Matrix. <u>Ensure parks are</u> 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**]** <u>may</u> include funding for DPR maintenance and operations responsibilities.	2.2.2	No changes recommended.

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Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
2.2.4	Encourage the use of Crime Prevention Through Environmental Design Guidelines in parks and public spaces.	2.2.3	Policy number changed.	2.2.3	No changes.	2.2.3	No changes.	2.2.3	No changes recommended.
2.2.5	Provide parks within a ten-minute walk of new residential neighborhoods to meet recreational needs and to promote a well-distributed network of parks and recreation facilities.	2.2.4	Provide parks within a ten-minute walk **[**of**]** in new residential neighborhoods to meet recreational needs and **[**to**]** promote a well-distributed network of parks and recreation facilities throughout the region, and provide equitable opportunities and access to parks.	2.2.4	No changes.	2.2.4	No changes.	2.2.4	No changes recommended.
2.2.6	Support the creation of public campgrounds within the region.	2.2.5	Policy number changed.	2.2.5	No changes.	2.2.5	No changes.	2.2.5	No changes recommended.
		2.2.6 was 2.4.14	Encourage the provision of public restrooms in major parks and public spaces, and explore implementing composting toilets.	2.2.6	Encourage the provision of public restrooms in major parks and public spaces, and explore implementing **[**composting toilets**]** dry toilet technology.	2.2.6	No changes.	2.2.6	No changes recommended.

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Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
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.	2.2.7	No changes.	2.2.7	No changes.	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, <u>both</u> mauka and makai.	2.2.7	No changes recommended.
2.2.8	Use low-impact development principles and techniques when designing, building, renovating, and maintaining parks and recreation facilities.	2.2.8	No changes.	2.2.8	No changes.	2.2.8	No changes.	2.2.8	No changes recommended.
		2.2.9	<u>Support the development of a public performance and gathering space in South Maui.</u>	2.2.9	Support the development of a public performance<u>,</u> **[**and**]** gathering, **[**space**]** <u>and hālau space</u> in South Maui.	2.2.9	No changes.	2.2.9	No changes recommended.

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Department Draft		CPAC Draft		MPC Draft		Changes per Drafting Guideline		Recommended Changes	
Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
		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.	2.2.10	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.	2.2.10	No changes.	2.2.10	No changes recommended.
2.2.9	Support the preservation of the Kīhei Boat Ramp and adjacent undeveloped area as valuable assets to the region. The northern portion of the property including the dryland forest and paths must maintain its open space, undeveloped character.	2.2.11	Support the preservation of the Kīhei Boat Ramp and adjacent undeveloped area as valuable assets to the region. The northern portion of the property, including the dryland **[**forest**]** habitat and paths, must maintain its open space, undeveloped character.	2.2.11	Support the preservation of the Kīhei Boat Ramp and adjacent undeveloped area as valuable assets to the region. The northern portion of the property, including the dryland habitat and paths, must maintain its **[**open space,**]** undeveloped character and remain as open space.	2.2.11	Support the preservation of the Kīhei Boat Ramp and adjacent undeveloped area as valuable assets to the region. The northern [portion] part of the property, including the dryland habitat and paths, must maintain its undeveloped character and remain as open space.	2.2.11	No changes recommended.

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Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
2.2.10	Include native trees and flora that are appropriate for the microclimate in parks, along streets, trails and greenways, and throughout the community to provide shade, beauty and reduce sediment runoff.	2.2.12	Include native trees and flora that are appropriate for the microclimate in parks, along streets, trails and greenways, **[**and throughout the community**]** to provide shade, beauty and reduce sediment runoff, and encourage the establishment of native seed banks throughout the community.	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 **[**establishment**]** preservation of native seed banks throughout the community .	2.2.12	No signifigant changes, commas added.	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**]**.
								New	Encourage the preservation of native seed banks throughout the community .

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Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
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.	2.2.13	Policy number changed.	2.2.13	No changes.	2.2.13	Use “green streets” principles**,** **[**(**]**Complete Streets [+] plus Green Infrastructure**,** **[**)**]** in all new development, redevelopment and street improvement projects. [to] "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.	2.2.13	No changes recommended.

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Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
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.	2.2.14	Policy number changed.	2.2.14	No changes.	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.	2.2.14	No changes recommended.
2.2.13	Require new development, redevelopment and County projects to abide by and participate in the implementation of the South Maui Tree Canopy Plan identified in Action 2.14.	2.2.15	Require new development, redevelopment and County projects to abide by and participate in the implementation of the South Maui Tree Canopy Plan identified in Action **[**2.14**]** 2.22.	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 **[**identified in Action 2.22**]**.	2.2.15	No changes.	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 identified in Action 2.22.

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2.2.14	Require new development and redevelopment projects to incorporate interconnected public greenways and multi-use paths throughout the project and connect to existing greenways and multi-use paths if possible. Public paths must remain open for connectivity and may not be gated. As opportunities arise, acquire parcels within cul-de-sacs for the incremental expansion of connectivity.	2.2.16	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 **[**if possible**]** where feasible. Public paths must remain open for connectivity and **[**may**]** shall not be gated. As opportunities arise, acquire parcels within cul-de-sacs for the incremental expansion of connectivity.	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. **[**Public**]** Greenways and paths must remain open for connectivity and **[**shall**]** must not be gated. **[**As opportunities arise, acquire parcels within cul-de-sacs for the incremental expansion of connectivity.**]**	2.2.16	No changes.	2.2.16	No changes recommended.

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Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
2.2.15	Support the development of pedestrian-oriented, complete communities that meet residents' needs for daily living by providing a mix of land uses, housing close to jobs, services, schools and recreation, and convenient and safe mobility options including walking, biking and transit options.	2.2.17	**[**Support the**]** Require that new development **[**of**]** be pedestrian-oriented, 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 **[**options**]**.	2.2.17	Require that new development be pedestrian-oriented, **[**comprised**]** and composed 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 to the extent practicable, and convenient and safe mobility options including walking, biking and transit.	2.2.17	Require that new development be pedestrian-oriented, **[**and composed 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 to the extent practicable. **[**, and**]** Incorporate convenient and safe mobility options including walking, biking and transit.	2.2.17	No changes recommended.

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Department Draft		CPAC Draft		MPC Draft		Changes per Drafting Guideline		Recommended Changes	
Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
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.	2.2.18	Policy number changed.	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 jobs centers, schools, transit and services to the extent practicable and include pedestrian-oriented design elements that create walkable and livable communities for all.	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 jobs centers, schools, transit, and services to the extent practicable. [and] Projects must include pedestrian-oriented design elements that create walkable and livable communities for all.	2.2.18	Require affordable and workforce 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 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 out equitably throughout the South Maui Community Plan subareas to create diverse communities in all South Maui residential areas.	2.2.19	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 to the extent practicable.	2.2.19	No changes.	2.2.19	No changes recommended.

Draft South Maui Community Plan Section 2: Policy Framework, Goal 2									
Department Draft		CPAC Draft		MPC Draft		Changes per Drafting Guideline		Recommended Changes	
Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
		2.2.20	Present all housing projects to a citizens committee nearest the project for their comments before submittal to the County of Maui for approval.	Delete					
2.2.17	Encourage a greater percentage of affordable housing than required by law in all residential projects than required by law, unless the project is to be developed exclusively as an affordable housing project. Affordable housing obligations must be met within the boundaries of the Community Plan sub area, credits may not be used.	2.2.21	Encourage a greater percentage of affordable housing than required by law in all residential projects **[**than required by law**]**, unless the project is to be developed exclusively as an affordable housing project. Affordable housing obligations must be met within the boundaries of the Community Plan sub area, credits may not be used.	2.2.20	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**]** Encourage affordable housing obligations [must] to be met within the boundaries of the Community Plan [sub]area[, credits may not be used].	2.2.20	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**]**. Encourage affordable housing obligations to be met within the boundaries of the Community Plan area.	2.2.20	No changes recommended.

Draft South Maui Community Plan Section 2: Policy Framework, Goal 2									
Department Draft		CPAC Draft		MPC Draft		Changes per Drafting Guideline		Recommended Changes	
Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
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.	2.2.22	Policy number changed.	2.2.21	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**]** <u>smaller starter</u> homes to meet the growing demand for a diversity of housing options and affordability.	2.2.21	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**[**)**]**<u>,</u> and smaller starter homes to meet the growing demand for a diversity of housing options and affordability.	2.2.21	No changes recommended.
2.2.19	Prioritize infrastructure improvements for 100 percent affordable housing developments for resident households earning 100 percent AMI and below that are supported by the community and the Community Plan map and policies.	Move to Action	**[**Prioritize infrastructure improvements for 100 percent affordable housing developments for resident households earning [100] <u>140</u> percent AMI and below that are supported by the community and the Community Plan map and policies.**]**						

Draft South Maui Community Plan Section 2: Policy Framework, Goal 2									
Department Draft		CPAC Draft		MPC Draft		Changes per Drafting Guideline		Recommended Changes	
Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
2.2.20	Support the development of homes by the Department of Hawaiian Homelands as a priority in South Maui.	2.2.23	Support the development of homes by the Department of Hawaiian Homelands as a priority in South Maui and encourage the development of complete communities.	2.2.22	Policy number changed.	2.2.22	No changes.	2.2.22	No changes recommended.
2.2.21	Support infill development and redevelopment near commercial centers, transit stops and transportation corridors and which avoids impacts to wetlands, flood areas, and other environmentally sensitive areas. Support redevelopment with walkable mixed-use community and job centers and a variety of housing types.	2.2.24	Support planned infill development and redevelopment near commercial centers, transit stops and transportation corridors and which avoids impacts to wetlands, flood areas, and other environmentally sensitive areas. Support redevelopment with walkable mixed-use community and job centers and a variety of housing types.	2.2.23	Support planned infill development and redevelopment near commercial centers, transit stops and transportation corridors that [and which] avoid[s] 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.	2.2.23	Support planned infill development and redevelopment near commercial centers, transit stops and transportation corridors that avoid [impacts] 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.	2.2.23	No changes recommended.

Draft South Maui Community Plan Section 2: Policy Framework, Goal 2									
Department Draft		CPAC Draft		MPC Draft		Changes per Drafting Guideline		Recommended Changes	
Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
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.	2.2.25	Policy number changed.	2.2.24	Policy number changed.	2.2.24	No changes.	2.2.24	No changes recommended.
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.	2.2.26	Policy number changed.	Delete					

Draft South Maui Community Plan Section 2: Policy Framework, Goal 2									
Department Draft		CPAC Draft		MPC Draft		Changes per Drafting Guideline		Recommended Changes	
Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
2.2.24	Prohibit new transient units and second homes until adequate workforce housing, public facilities and services are established to meet existing needs.	2.2.27	Prohibit new transient units and **[**second homes**]** and require the development of high-end and luxury homes to provide their required workforce housing on-site until adequate workforce housing, public facilities and services are established to meet existing needs.	2.2.25	**[**Prohibit**]** Discourage new transient units and require the development of high-end and luxury homes to provide their required workforce housing **[**on-site**]** within the project area **[**until adequate workforce housing, public facilities and services are established to meet existing needs**]**.	2.2.25	No changes.	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**]**.
								New	Require developments with high-end and luxury homes to provide the required workforce housing within the project area.

Draft South Maui Community Plan Section 2: Policy Framework, Goal 2									
Department Draft		CPAC Draft		MPC Draft		Changes per Drafting Guideline		Recommended Changes	
Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
		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.	2.2.26	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.	2.2.26	No changes.	2.2.26	No changes recommended.
		2.2.29	Encourage affordable multifamily units to provide sufficient parking for residents.	2.2.27	Policy number changed.	2.2.27	No changes.	2.2.27	No changes recommended.
2.2.25	Promote the use of sustainable green building and development practices, such as the Leadership in Energy and Environmental Design (LEED) standard and the use of rooftop photovoltaic systems in all new construction.	2.2.30	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.	2.2.28	Policy number changed.	2.2.28	No changes.	2.2.28	No changes recommended.

Draft South Maui Community Plan Section 2: Policy Framework, Goal 2									
Department Draft		CPAC Draft		MPC Draft		Changes per Drafting Guideline		Recommended Changes	
Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
2.2.26	Promote the placement of utilities underground in new areas of development and in existing areas where possible, to minimize the impacts from high winds and other storm events and protect native birds and scenic resources. Minimize ground disturbance in culturally sensitive areas.	2.2.31	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.	2.2.29	Policy number changed.	2.2.29	Promote the placement of utilities underground **[**in new areas of development and in existing areas where possible,**]** to minimize the **[**impacts**]** threats from fires, high winds and other storm events and protect native birds and scenic resources. Minimize ground disturbance in culturally sensitive areas.	2.2.29	No changes recommended.

Draft South Maui Community Plan Section 2: Policy Framework, Goal 2									
Department Draft		CPAC Draft		MPC Draft		Changes per Drafting Guideline		Recommended Changes	
Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
2.2.27	In new development and redevelopment projects, outdoor lighting shall be designed to provide the minimum illumination recommended by the Illuminating Engineering Society of North America (IESNA) in the most current edition of the IESNA Lighting Handbook to protect native species and preserve the dark skies.	Moved to 2.2.45							

Draft South Maui Community Plan Section 2: Policy Framework, Goal 2									
Department Draft		CPAC Draft		MPC Draft		Changes per Drafting Guideline		Recommended Changes	
Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
2.2.28	Agricultural land within the growth boundaries should only be converted to urban or rural designations when conversion is required to accommodate the population or employment projections for the region, or conversion will facilitate shoreline retreat by directly replacing an existing development of similar size and character. Public facilities developed under this policy do not need to be of comparable size to the public facilities that they are replacing.	*** Section 3 Policy 3.1.1	Duplicate - In Section 3 of Department draft deleted from CPAC draft						
		2.2.32	Encourage the provision of designated public walkways when shoreline parcels are developed or redeveloped.	2.2.30	Policy number changed.	2.2.30	No changes.	2.2.30	No changes recommended.

Draft South Maui Community Plan Section 2: Policy Framework, Goal 2									
Department Draft		CPAC Draft		MPC Draft		Changes per Drafting Guideline		Recommended Changes	
Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
2.2.29	Prohibit new gated communities.	2.2.33	Policy number changed.	2.2.31	Policy number changed.	2.2.31	No changes.	2.2.31	Prohibit new gated communities <u>to the extent permitted by law.</u>
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.	2.2.34	Policy number changed.	2.2.32	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**]** <u>must</u> focus on the quality of the visitor experience rather than quantity.	2.2.32	Visitor-related development and businesses must minimize the **[**impact**]** <u>negative effects</u> 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.	2.2.32	No changes recommended.

Draft South Maui Community Plan Section 2: Policy Framework, Goal 2									
Department Draft		CPAC Draft		MPC Draft		Changes per Drafting Guideline		Recommended Changes	
Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
2.2.31	Require that new and existing shoreline development maintain public shoreline access. When new development is proposed require public access to shoreline areas currently privatized by gates and walls. Maintain and expand public shoreline access by requiring the establishment of both perpendicular and lateral access paths as a condition of any SMA permit for properties that abut the shoreline to the extent permitted by law.	2.2.35	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	2.2.33	Require that new [development, redevelopment] and existing shoreline development maintain public shoreline access in [a culturally] an environmentally sensitive way with an emphasis on protecting wetlands. When [new] 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. [Any public access area illegally privatized by gates, walls or other such barriers shall be removed within 30 days of	2.2.33	No changes.	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.

Draft South Maui Community Plan Section 2: Policy Framework, Goal 2									
Department Draft		CPAC Draft		MPC Draft		Changes per Drafting Guideline		Recommended Changes	
Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
		2.2.35 cont.	~~deemed legally right per any~~ affiliated law mandating it so.	2.2.33 cont.	~~removed within 30 days of~~ notice to allow for full public access as deemed legally right per any affiliated law mandating it so.]	2.2.33 cont.		2.2.33 cont.	
								New	Maintain public beach access in an environmentally sensitive way with an emphasis on protecting wetlands.
2.2.32	Support 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.	2.2.36	[Support] Require public access to areas recognized to be part of the Government Beach Reserve; ensure the new developments and redevelopments actively encourage access to these areas with signs or public paths.	2.2.34	Policy number changed.	2.2.34	No changes.	2.2.34	No changes recommended.

Draft South Maui Community Plan Section 2: Policy Framework, Goal 2									
Department Draft		CPAC Draft		MPC Draft		Changes per Drafting Guideline		Recommended Changes	
Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
		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.	Delete					
		2.2.38	Support the development of a hospital and other medical facilities in the South Maui region.	2.2.35	Policy number changed.	2.2.35	No changes.	2.2.35	No changes recommended.
		2.2.39	Encourage low-impact outdoor dining areas at restaurants.	2.2.36	Policy number changed.	2.2.36	No changes.	2.2.36	No changes recommended.
		2.2.40	Require new hotels and expansion of existing hotels to be water neutral.	2.2.37	Require new hotels and expansion of existing hotels to be water neutral to the extent practicable.	2.2.37	No changes.	2.2.37	No changes recommended.
		2.2.41	Encourage energy efficient building designs for hotel development and redevelopment.	2.2.38	Policy number changed.	2.2.38	No changes.	2.2.38	No changes recommended.

Draft South Maui Community Plan Section 2: Policy Framework, Goal 2									
Department Draft		CPAC Draft		MPC Draft		Changes per Drafting Guideline		Recommended Changes	
Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
		2.2.42	Encourage reuse and upcycling of materials onsite during hotel renovations.	2.2.39	Policy number changed.	2.2.39	No changes.	2.2.39	No changes recommended.
		2.2.43	Encourage the provision of water filling stations in public areas, including hotel lobbies and shopping centers.	2.2.40	Policy number changed.	2.2.40	No changes.	2.2.40	No changes recommended.
		2.2.44	Encourage redevelopment of shopping centers into mixed use developments, adding residential to better serve the community.	2.2.41	Policy number changed.	2.2.41	No changes.	2.2.41	No changes recommended.

Draft South Maui Community Plan Section 2: Policy Framework, Goal 2									
Department Draft		CPAC Draft		MPC Draft		Changes per Drafting Guideline		Recommended Changes	
Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
2.2.27		2.2.45	In new development and redevelopment projects, outdoor lighting shall be designed to provide the minimum illumination [recommended by the Illuminating Engineering Society of North America (IESNA) in the most current edition of the IESNA Lighting Handbook] <u>as required by the Maui County Outdoor Lighting ordinance</u> to respond to human needs, protect native species, and preserve the dark skies.	2.2.42	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.	2.2.42	No changes.	2.2.42	No changes recommended.
		2.2.46	<u>Encourage land owners of undeveloped parcels to plant and maintain native vegetation on setbacks adjacent to Piʻilani Highway prior to any development.</u>	2.2.43	Policy number changed.	2.2.43	Encourage land owners of undeveloped parcels to plant and maintain native vegetation on setbacks adjacent to Piʻilani Highway **[**prior to**]** <u>before</u> any development.	2.2.43	No changes recommended.

Draft South Maui Community Plan Section 2: Policy Framework, Goal 2									
Department Draft		CPAC Draft		MPC Draft		Changes per Drafting Guideline		Recommended Changes	
Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
		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.	Delete					

Draft South Maui Community Plan Section 2: Policy Framework, Goal 2									
Department Draft		CPAC Draft		MPC Draft		Changes per Drafting Guideline		Recommended Changes	
Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
		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.	2.2.44	Policy number changed.	2.2.44	No changes.	2.2.45	Encourage grid hardening: upgrading and strengthening the electric grid infrastructure to withstand severe weather events. **[** 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.	2.2.45	Policy number changed.	2.2.45	No changes.	Delete	
		2.2.50	Encourage utilities to be powered off when winds reach high speeds.	2.2.46	Policy number changed.	2.2.46	No changes.	Delete	

Draft South Maui Community Plan Section 2: Policy Framework, Goal 3									
Department Draft		CPAC Draft		MPC Draft		Changes per Drafting Guideline		Recommended Changes	
Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
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. and which must be evaluated on a case-by-case basis.	2.3.1	No changes.	2.3.1	No changes.	2.3.1	To minimize **[**impacts**]** damages to development 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**]** for coastal erosion. **[**except**]** 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.	2.3.1	To minimize damages to development from future coastal erosion, new permanent structures must be located landward of the Hawai‘i Climate Mitigation and Adaptation Commission's recognized threshold for 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 a traditional Hawaiian cultural project such as loko i‘a , which must be evaluated on a case-by-case basis.

Draft South Maui Community Plan Section 2: Policy Framework, Goal 3									
Department Draft		CPAC Draft		MPC Draft		Changes per Drafting Guideline		Recommended Changes	
Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
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; b. Incorporate results of coordination into development plans by siting any new planned structures out of harm's way; c. Not hold the County of Maui and State of Hawai'i liable for any and all future costs associated with maintaining or protecting the property developed within the SLR-XA, including costs associated with retreat, hazard mitigation, and cleanup costs to maintain the health of the nearshore marine environment from material	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[;]. [c. Not hold the County of Maui and State of Hawai'i liable for any and all future costs associated with maintaining or protecting the property developed within the SLR-XA, including costs associated with retreat, hazard mitigation, and cleanup costs to maintain the health of the nearshore marine environment from material	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.	2.3.2	No changes	2.3.2	No changes recommended

Draft South Maui Community Plan Section 2: Policy Framework, Goal 3									
Department Draft		CPAC Draft		MPC Draft		Changes per Drafting Guideline		Recommended Changes	
Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
2.3.2 cont.	environment from material debris originating from the ocean or from the structures' own deterioration or failure; and d. Recognize that permit approvals from the County of Maui will be conditioned to prohibit future shoreline hardening for their property or project.	2.3.2 cont.	environment from material debris originating from the ocean or from the structures' own deterioration or failure; and d. Recognize that permit approvals from the County of Maui will be conditioned to prohibit future shoreline hardening for their property or project.]	2.3.2 cont.		2.3.2 cont.		2.3.2 cont.	

Draft South Maui Community Plan Section 2: Policy Framework, Goal 3									
Department Draft		CPAC Draft		MPC Draft		Changes per Drafting Guideline		Recommended Changes	
Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
		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.	2.3.3	Encourage shoreline setbacks that protect the natural shoreline and its beneficial uses (such as **[**tourism, recreation,**]** Native Hawaiian cultural practices, recreation, fishing, tourism, etc.) to lessen the impact on coastal processes and address sea level rise.	2.3.3	Encourage shoreline setbacks that protect the natural shoreline and its beneficial uses, such as Native Hawaiian cultural practices, recreation, fishing, tourism, **[**etc.)**]**, and to lessen the [impact on] negative consequences of coastal processes and address sea level rise.	2.3.3	Encourage shoreline setbacks that protect the natural shoreline and its beneficial uses, such as Native Hawaiian cultural practices —including the protection of iwi kūpuna— as well as recreation, fishing, tourism. **[**, to lessen the negative consequences on**]** Include natural coastal processes and [address] sea level rise in the analysis.

Draft South Maui Community Plan Section 2: Policy Framework, Goal 3									
Department Draft		CPAC Draft		MPC Draft		Changes per Drafting Guideline		Recommended Changes	
Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
2.3.3	Protect the access to and ecological function of wetlands, shorelines, beaches, and dunes by preserving waterfront land within the SLR-XA as undeveloped space, greenways, stormwater management facilities, or parks wherever possible.	2.3.4	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 as undeveloped space, greenways, stormwater management facilities, or parks wherever possible.	2.3.4	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, as undeveloped space, greenways, stormwater management facilities, or parks wherever possible.	2.3.4	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 undeveloped open space, [as undeveloped space,] greenways, stormwater management facilities, active restoration areas, or parks wherever possible.	2.3.4	No changes recommended

Draft South Maui Community Plan Section 2: Policy Framework, Goal 3									
Department Draft		CPAC Draft		MPC Draft		Changes per Drafting Guideline		Recommended Changes	
Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
2.3.4	Support amendments to the Maui Island Plan and Community Plan, and changes in Zoning for new development in Māʻalaea on land mauka of Hauoli Street and the SLR-XA for existing makai development retreating inland because of impacts from sea level rise or other coastal hazards.	2.3.5	Support amendments to the Maui Island Plan and Community Plan, and changes in zoning for new development in Māʻalaea on land mauka of Hauoli Street and the SLR-XA for **[**existing**]** affected makai development retreating inland because of impacts from sea level rise or other coastal hazards.	2.3.5	Support amendments to the Maui Island Plan and Community Plan, and Change **[**in**]** of Zoning for new development in Māʻalaea 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.	2.3.5	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 **[**impacts**]** adverse effects from sea level rise or other coastal hazards.	2.3.5	No changes recommended
2.3.5	Support coastal retreat of South Maui structures currently located in the shoreline setback area and the SLR-XA.	2.3.6	Policy number changed.	2.3.6	No changes.	2.3.6	No changes	2.3.6	No changes recommended

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Department Draft		CPAC Draft		MPC Draft		Changes per Drafting Guideline		Recommended Changes	
Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
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.	2.3.7	Policy number changed.	2.3.7	No changes.	2.3.7	Encourage redevelopment and new development **[**related to**]** <u>that implements</u> strategic relocation and increased resilience in preparation for and in response to climate change or natural disasters.	2.3.7	No changes recommended
2.3.7	Avoid development or redevelopment within Special Flood Hazard Areas (SFHA).	2.3.8	Policy number changed.	2.3.8	No changes.	2.3.8	No changes	2.3.8	No changes recommended

Draft South Maui Community Plan Section 2: Policy Framework, Goal 3									
Department Draft		CPAC Draft		MPC Draft		Changes per Drafting Guideline		Recommended Changes	
Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
2.3.8	Support expansion of community-supported renewable energy deployment, including small-scale community options, 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.	2.3.9	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.	2.3.9	No changes.	2.3.9	Support expansion of community-supported renewable energy deployment, including small-scale community options and decentralized energy systems. **[**, all of which include**]** 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.	2.3.9	Recommend Delete already covered under CWPP L
		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.	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] community plan area.	2.3.10	Sand **[**should**]** may not be moved between moku without consulting with Native Hawaiian Organizations **[**and/**]**or cultural practitioners from the South Maui community plan area.	2.3.10	Sand may not be moved between moku without consulting with the Department of ʻŌiwi Resources, Native Hawaiian Organizations or cultural practitioners from the South Maui community plan area.

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Department Draft		CPAC Draft		MPC Draft		Changes per Drafting Guideline		Recommended Changes	
Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
				2.3.11	Protect land within the SLR-XA as open space wherever possible.	2.3.11	No changes	2.3.11	No changes recommended
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.	2.3.11	Policy number changed.	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.	2.3.12	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.	2.3.12	No changes recommended
		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	Policy number changed.	2.3.13	No changes	2.3.13	Recommend Delete - this is an action.

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Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
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, and wildfires, including the development of additional roadways in and out of South Maui to improve safe evacuation during hazard events.	2.3.13	Improve the resilience of the transportation system to natural hazard events and climate change-related hazards such as sea level rise, flooding, **[**and**]** wildfires <u>wind, thunderstorms and tsunamis</u>, including the development of additional roadways in and out of South Maui to improve safe evacuation during hazard events.	2.3.14	Policy number changed.	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<u>,</u> and tsunamis, including the development of additional roadways in and out of South Maui to improve safe evacuation during hazard events.	2.3.14	No changes recommended
2.3.11	Consult and apply as appropriate the goals, objectives, and actions of the South Maui Community Wildfire Protection Plan and the Maui County Multi-Hazard Mitigation Plan Update.	2.3.14	Policy number changed.	2.3.15	Consult and apply **[**as appropriate**]** the goals, objectives and actions of the <u>current</u> South Maui Community Wildfire Protection Plan and the Maui County Multi-Hazard Mitigation Plan **[**Update**]**.	2.3.15	Consult and apply the goals, objectives<u>,</u> and actions of the current South Maui Community Wildfire Protection Plan and the Maui County Multi-Hazard Mitigation Plan .	2.3.15	No changes recommended

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Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
2.3.12	Encourage 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.	2.3.15	**[**Encourage**]** 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	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.	2.3.16	No changes	2.3.16	No changes recommended
2.3.13	Require new buildings that serve as emergency shelters to be built to hurricane standards and support existing buildings that currently serve as emergency shelters to be retrofitted to Enhanced Hurricane Protection Area standards.	2.3.16	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.	2.3.17 **[**portion moved to action**]**	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**]**.	2.3.17	No changes	2.3.17	Require new **[**buildings**]** structures that are to serve as emergency shelters to be built to hurricane and fire-resistive standards.

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Department Draft		CPAC Draft		MPC Draft		Changes per Drafting Guideline		Recommended Changes	
Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
		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	**[**The following public policies regarding water must always be adhered to for current and future development:**]** Current and future development must adhere to and be consistent with the public trust doctrine and the State Water Code[, and] which includes the Maui Island Water Use and Development Plan (WUDP).	2.3.18	No changes	2.3.18	**[**Current and future development**]** 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).

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Department Draft		CPAC Draft		MPC Draft		Changes per Drafting Guideline		Recommended Changes	
Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
2.3.14	Require new developments to install landscaping that reduces water use, with drought-resistant and micro-climate appropriate design and plants emphasizing native species. Use water catchment systems to support irrigation, and gray water where allowed by the State Department of Health.	2.3.18	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 gray water where available and allowed by the State Department of Health.	2.3.19	Require new developments to install landscaping that [reduces] minimizes 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 gray water where available and allowed by the State Department of Health.	2.3.19	Require new developments to **[**install**]** use 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 gray water where available and allowed by the State Department of Health.	2.3.19	Require new developments to use landscaping that minimizes water use, with drought-resistant and micro-climate appropriate design and plants, emphasizing native species historically present in the specific area. **[**Use water catchment systems to support irrigation, and gray water where available and allowed by the State Department of Health.**]**
		2.3.19	Encourage the development of residential catchment systems for domestic non-potable use.	2.3.20	Policy number changed.	2.3.20	No changes	2.3.20	Encourage the **[**development of residential**]** use of catchment systems and gray water where available and allowed by the State Department of Health for **[**domestic**]** non-potable use.

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Department Draft		CPAC Draft		MPC Draft		Changes per Drafting Guideline		Recommended Changes	
Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
2.3.15	Support the protection, preservation, and management of South Maui's water sources including aquifers, recharge areas, and watersheds.	2.3.20	**[**Support**]** Prioritize above all else the protection, preservation, and management of South Maui's water sources including aquifers, recharge areas, streams and springs **[**watersheds**]**.	2.3.21	Prioritize **[**above all else**]** the protection, preservation, and management of South Maui's water sources including aquifers, recharge areas, streams and springs.	2.3.21	Prioritize the protection, preservation, and management of South Maui's water sources, including aquifers, recharge areas, streams, and springs.	2.3.21	No changes recommended
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.	2.3.21	Policy number changed.	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 **[**shall**]** must be designed to allow for future connections.	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**]**. If recycled water infrastructure is not readily available, developments **[**shall**]** must be designed to allow for future connections.	2.3.22	New developments in South Maui, including affordable housing and workforce housing 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.

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Department Draft		CPAC Draft		MPC Draft		Changes per Drafting Guideline		Recommended Changes	
Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
2.3.17	Support the use of gray water and recycled water in County parks and community gardens.	2.3.22	**[**Support**]** Require the use of gray water and recycled water in County parks and community gardens when legal and safe.	2.3.23	Require the use of gray water and recycled water in County parks, greenways and community gardens when legal and safe.	2.3.23	No changes	2.3.23	**[**Require**]** Support the use of gray water and recycled water in County parks, greenways and community gardens when legal and safe.
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 Māʻalaea area.	2.3.23	Policy number changed.	2.3.24	Support amendments to the Maui Island Plan and Community Plan, and **[**changes in**]** Change of 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 Māʻalaea area.	2.3.24	Support amendments to the Maui Island Plan and Community Plan, and Change of 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 Māʻalaea area.	2.3.24	No changes recommended

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Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
2.3.19	Support the transition of the Māʻalaea area away from the use of wastewater injection wells to a new system that increases treatment and provides better options for reuse or disposal of wastewater.	2.3.24	**[**Support the transition of the**]** Eliminate the use of wastewater injection wells in Māʻalaea **[**area away from the use of wastewater injection wells**]** by transitioning to a new system that increases the disinfection level and treatment capacity and provides better options for reuse or disposal of wastewater.	Delete					
		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.	2.3.25	No changes.	2.3.25	No changes	2.3.25	**[**Eliminate**]** Seek to 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.

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Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
		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.	2.3.26	Support **[**better**]** 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.	2.3.26	No changes	2.3.26	No changes recommended

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Department Draft		CPAC Draft		MPC Draft		Changes per Drafting Guideline		Recommended Changes	
Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
2.4.1	Protect ocean and stream water quality by requiring that wetlands, as defined by traditional historic knowledge or Section 404 of the Clean Water Act except for the requirement of a "federal nexus", be preserved with environmentally protective vegetated buffers. The buffers shall be adequate to mitigate pollutants and, support ecosystem functions, allow for migration, and incorporate future sea level rise scenarios.	2.4.1	**[**Protect ocean and stream water quality by requiring that**]**Preserve wetlands**[**, as defined by traditional historic knowledge or Section 404 of the Clean Water Act except for the requirement of a "federal nexus", be preserved with environmentally protective vegetated buffers. The**]** with buffers **[**shall be**]** adequate to mitigate pollutants, **[**and,**]** support ecosystem functions, allow for migration, and incorporate future sea level rise scenarios.	2.4.1	No changes.	2.4.1	No changes	2.4.1	No changes recommended

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Department Draft		CPAC Draft		MPC Draft		Changes per Drafting Guideline		Recommended Changes	
Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
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.	2.4.2	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.	2.4.2	No changes.	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.	2.4.2	Prioritize traditional Hawaiian cultural practices, [and] “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.	2.4.3	No changes.	2.4.3	No changes.	2.4.3	No changes	2.4.3	No changes recommended

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Department Draft		CPAC Draft		MPC Draft		Changes per Drafting Guideline		Recommended Changes	
Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
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.	2.4.4	No changes.	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 <u>including native plants</u> and other green infrastructure and nature-based solutions to minimize <u>and mitigate the effects of</u> stormwater runoff and coastal nonpoint source pollution.	2.4.4	Protect coastal water quality and nearshore marine environment by requiring redevelopment and new developments to include low-impact development techniques<u>. Low-impact development techniques,</u> such as adequate bioswales [including] <u>with</u> native plants and other green infrastructure and nature-based solutions<u>,</u> [to] minimize and mitigate [the effects of] stormwater runoff and coastal nonpoint source pollution.	2.4.4	No changes recommended

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Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
2.4.5	Gulches 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 unless low-impact development strategies are implemented to prevent stormwater runoff.	2.4.5a	[Gulches] For redevelopment, gulches and drainageways, as identified in the map in Figure 3.17 (pg. [106] 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 Māʻalaea, Kanaio, Pōhākea, Waikapū, Waiakoa, Kūlanihākoʻi, Waipuʻilani, Waimāha'iha'i, Liilioholo, Keawakapu, Wailea, Kamaʻole, Palauea and Kapunakea gulches.	2.4.5	For redevelopment, gulches and drainageways, as identified in the map in Figure [3.17 (pg. 106)] 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 (with the exception of public bridge crossings and public utilities) unless low-impact development strategies are implemented to prevent stormwater runoff [including but not limited to Māʻalaea, Kanaio, Pōhākea, Waikapū, Waiakoa, Kūlanihākoʻi, Waipuʻilani, Waimāha'iha'i, Liilioholo, Keawakapu, Wailea, Kamaʻole, Palauea and Kapunakea gulches].	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 **[**(with the exception of public bridge crossings and public utilities)**]** unless low-impact development strategies are implemented to prevent stormwater runoff. Exceptions may be made for public bridge crossings and public utilities.	2.4.5	**[**For redevelopment, gulches**]** 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 **[**(with the exception of public bridge crossings and public utilities)**]** unless low-impact development strategies are implemented to prevent stormwater runoff. Exceptions may be made for public bridge crossings and public utilities.

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				2.4.5a cont.		2.4.5a cont		2.4.5a cont	
		2.4.5b	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 Māʻalaea, Kanaio, Pōhākea, Waikapū, Waiakoa, Kūlanihākoʻi, Waipuʻilani, Waimāha'iha'i, Liilioholo, Keawakapu, Wailea, Kamaʻole, Palauea and Kapunakea gulches.	2.4.6	For new developments and subdivisions, gulches and drainageways as identified in the map in **[**3.17 (pg. 106)**]** 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 (with the exception of public bridge crossings and public utilities) to prevent stormwater runoff, including but not limited to Māʻalaea, Kanaio, Pōhākea, Waikapū, Waiakoa, Kūlanihākoʻi, Waipuʻilani, Waimāha'iha'i (Kēōkea), Liilioholo, Keawakapu, Wailea, Kamaʻole, Palauea and Kapunakea gulches. This open space area must be identified on the final	2.4.6	For new developments and subdivisions, 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. **[**(with the exception of**]** Exceptions may be made for public bridge crossings and public utilities. **[**) to prevent stormwater runoff, including but not limited to**]** The identified gulches and drainageways include Māʻalaea, Kanaio, Pōhākea, Waikapū, Waiakoa, Kūlanihākoʻi, Waipuʻilani, Waimāhaʻihaʻi (Kēōkea), Liilioholo, Keawakapu, Wailea, Kamaʻole, Palauea	2.4.6	For new **[**developments**]** development plans and subdivisions, gulches and drainageways as identified in the map in Figure ____ (pg. ___) 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. Exceptions may be made for public bridge crossings and public utilities. The identified gulches and drainageways **[**include**]** are Māʻalaea, Kanaio, Pōhākea, Waikapū, Waiakoa, Kūlanihākoʻi, Waipuʻilani, Waimāhaʻihaʻi (Kēōkea), Liilioholo, Keawakapu, Wailea, Kamaʻole, Palauea and Kapunakea gulches. This open space area must be

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		2.4.5b cont.		2.4.6 cont.	approved subdivision maps. Encourage maintenance of the open space area to the extent practicable.	2.4.6 cont.	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.	2.4.6 cont.	identified on the final approved development plans and subdivision maps. [Encourage maintenance of the open space area to the extent practicable.]
		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	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 [removed or] diminished.	2.4.7	No changes	2.4.7	No changes recommended

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Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
2.4.6	To reduce sediment loss and protect water quality, redevelopment and new development shall be encouraged to improve degraded areas by planting appropriate native plants.	2.4.7	To reduce sediment loss and protect water quality, redevelopment and new development shall **[**be encouraged**]** prioritize planting appropriate native plants to improve degraded areas on site and, as needed, ecologically advantageous non-invasive plants **[**by planting appropriate native plants**]**.	2.4.8	To reduce sediment loss and protect water quality, redevelopment and new development must **[**shall prioritize planting appropriate native plants to**]** improve degraded areas on site by planting appropriate native plants and, as needed, ecologically advantageous non-invasive plants.	2.4.8	No changes	2.4.8	No changes recommended

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Department Draft		CPAC Draft		MPC Draft		Changes per Drafting Guideline		Recommended Changes	
Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
2.4.7	To support watershed management and protect water quality, redevelopment and new development shall be encouraged 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	To support watershed management and protect water quality, redevelopment and new development shall be **[**encouraged**]** 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.	2.4.9	To support watershed management and protect water quality, redevelopment and new development **[**shall be required to**]** must avoid, minimize, **[**and**]** or mitigate impacts to the existing surface and groundwater hydrology. Wetland, wetland buffers, and recharge area conservation and restoration will be prioritized.	2.4.9	To support watershed management and protect water quality, redevelopment and new development must avoid, minimize, or mitigate **[**impacts] damages to the existing surface and groundwater hydrology as appropriate to conditions. Wetlands, wetland buffers and recharge area conservation and restoration must be prioritized.	2.4.9	No changes recommended
2.4.8	Encourage reestablishing historic hydrology and management of hydrologically connected systems where appropriate.	2.4.9	Policy number changed.	2.4.10	Policy number changed.	2.4.10	No changes	2.4.10	No changes recommended

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Department Draft		CPAC Draft		MPC Draft		Changes per Drafting Guideline		Recommended Changes	
Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
2.4.9	Preserve and protect native coastal vegetation and coastal processes by: a. Appropriately regulating and limiting development in the shoreline setback area; b. Requiring all proposed shoreline developments to use native coastal vegetation in landscaping; c. Encouraging dune restoration and native planting efforts, and limit irrigation; d. Supporting regional beach management at the beach cell level.	2.4.10	Preserve and protect native coastal vegetation and coastal processes by: **[**a. Appropriately regulating and limiting development in the shoreline setback area;**]** **[**b **]**a. Requiring all proposed shoreline developments to **[**use**]** prioritize planting appropriate native **[**coastal vegetation in landscaping**]** plants and, as needed, ecologically advantageous non-invasive plants; [c]b. Encouraging dune restoration and native planting efforts, and limit irrigation; and [d]c. Supporting regional beach management at the beach cell level.	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 limit irrigation; and c. Supporting regional beach management at the beach cell level.	2.4.11	No changes	2.4.11	No changes recommended

Draft South Maui Community Plan Section 2: Policy Framework, Goal 4									
Department Draft		CPAC Draft		MPC Draft		Changes per Drafting Guideline		Recommended Changes	
Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
2.4.10	Require new development and redevelopment to include native and endemic plants appropriate for the microclimate to conserve water, provide shade, beauty, and reduce sediment runoff. All new landscaping must minimize irrigation needs.	2.4.11	Require new development and redevelopment to include native [and endemic] 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	Require new development and redevelopment to **[**include**]** prioritize native and canoe 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	No changes	2.4.12	No changes recommended
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	Policy number changed.	2.4.13	Policy number changed.	2.4.13	No changes	2.4.13	Require affordable and workforce 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.

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Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
2.4.12	Protect and preserve open space areas as important assets of the region. Habitat connectivity for native species, watersheds, undeveloped shoreline areas, and other environmentally sensitive areas will be preserved.	2.4.13	Protect and preserve areas designated open space [areas] as important assets of the region. Habitat connectivity for native species, watersheds, undeveloped shoreline areas, and other environmentally sensitive areas will be preserved.	2.4.14	Policy number changed.	2.4.14	No changes	2.4.14	No changes recommended

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Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
2.4.13	Require the implementation of low-impact development practices in developments in South Maui to reduce stormwater runoff and protect water quality. Encourage management of flows that are greater than the five-year storm event to retain, filter, and sink as much stormwater through low-impact design as feasible on site.	2.4.14	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. [Encourage] Require management of flows that are greater than the five-year storm [event to retain, filter, and sink as much stormwater through] and remove pollutants through low-impact or permaculture design as feasible on site.	2.4.15	Require the implementation of low-impact development, green infrastructure, 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 event and remove pollutants through low-impact or permaculture design to retain, filter, and sink storm water as feasible on site.	2.4.15	No changes	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 or permaculture design to retain, filter, and sink storm water as feasible on site.]

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Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
								New	Encourage management of flows that are greater than the five-year storm event and remove pollutants through low-impact or permaculture design to retain, filter, and **[**sink**]** absorb storm water as feasible on site.
2.4.14	Encourage the provision of public restrooms in major parks and public spaces and explore implementing composting toilets.	Move to 2.2.6							
2.4.15	Encourage new shoreline developments and redevelopments to include public restrooms near beach access points to improve ocean water quality.	2.4.15	**[**Encourage**]** Any new shoreline developments and redevelopments or improvements should **[**to**]** include public restrooms near beach access points to improve ocean water quality.	2.4.16	Policy number changed.	2.4.16	Any new shoreline developments, **[**and**]** redevelopments or improvements **[**should**]** may include public restrooms near beach access points to improve ocean water quality.	2.4.16	**[**Any new**]** Encourage commercial shoreline developments, redevelopments or improvements **[**may**]** to include public restrooms near beach access points **[**to improve ocean water quality.**]**

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Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
		2.4.16	Discourage restrooms at Mākena State Park until technology has improved and will not degrade water quality.	2.4.17	Discourage restrooms at Mākena State Park until technology has improved **[**and will not degrade**]** to ensure protection of water quality in nearby wetlands.	2.4.17	No changes	2.4.17	**[**Discourage**]** For new restrooms at Mākena State Park **[**until technology has improved to ensure protection of**]** encourage the implementation of technology and techniques that protect and preserve water quality in nearby wetlands.
		2.4.17	Encourage coordination between South Maui and Upcountry groups in discussing, planning and managing Kula and Honuaʻula Watersheds.	2.4.18	Policy number changed.	2.4.18	No changes	2.4.18	No changes recommended

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Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
2.5.1	Ensure new development projects provide continued access to kuleana lands protected under Section 7-1, Hawai‘i Revised Statutes, as well as continued access for cultural practices including fishing, hunting and gathering to areas both mauka and makai.	2.5.1	**[**Ensure new**]** Require development projects seeking county permits or exemptions to provide continued access to kuleana lands, [protected under] 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). [as well as continued access for cultural practices including fishing, hunting and gathering to areas both mauka and makai.]	2.5.1	No changes.	2.5.1	Require development projects seeking county permits or exemptions to provide continued access to kuleana lands**[**, and preserve and protect access**]** and 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).	2.5.1	**[**Require**]** Ensure 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)**]**.

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Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
2.5.2	New development projects shall engage in consultation with Native Hawaiian Organizations, and those who have genealogical (and those with generational ties) to the area associated with the project area.	2.5.2	**[**New development**]** Development projects shall engage in consultation with Native Hawaiian Organizations, and those who have genealogical, **[**(and**]** those with generational ties**[**)**]**, cultural practitioners and knowledgeable individuals connected or **[**to the area**]** associated with the project area and provide evidence of this engagement to the appropriate reviewing agency.	2.5.2	Development projects **[**shall**]** must engage in consultation with Native Hawaiian Organizations, 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.	2.5.2	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 or associated with the project area. **[**and provide evidence**]** Evidence of this engagement must be provided to the appropriate reviewing agency.	2.5.2	Development projects must engage in consultation with Native Hawaiian Organizations, Department of ʻŌiwi Resources, those who have genealogical ties, those with generational ties, cultural practitioners, and knowledgeable individuals connected **[**or associated**]** with the project area. Evidence of this engagement must be provided to the appropriate reviewing agency.
2.5.3	Identify, preserve, protect, and restore significant wahi kūpuna and historic properties in South Maui.	2.5.3	No changes.	2.5.3	No changes.	2.5.3	No changes.	2.5.3	No changes recommended

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2.5.4	Protect public view corridors and scenic vistas, including traditionally significant views and views to and from the shoreline.	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.	2.5.4	No changes.	2.5.4	No changes.	2.5.4	No changes recommended
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 or desecration.	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, [or] desecration or overuse of the area.	2.5.5	No changes.	2.5.5	No changes.	2.5.5	No changes recommended

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Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
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.	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.	2.5.6	Ensure existing government trails are preserved during the discretionary review and entitlement process, including Change[s in]of Zoning, Community Plan Amendment[s], state land use district boundary amendment[s], 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.	2.5.6	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 [including] includes Change of Zoning, Community Plan Amendment, State Land Use District Boundary Amendment[s], 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].	2.5.6	Ensure existing government trails and historical roads are preserved and restored 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.

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Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
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 they must be removed for safety, then agreements should be made to provide wood or other useful elements to Hawaiian cultural practitioners or organizations from the particular area.	2.5.7	Healthy mature trees, particularly native trees, **[**must**]** shall be preserved and incorporated into the landscape plans of subdivisions, roads, and any other construction or development. If they must be removed [for safety,] first consult with Native Hawaiian Organizations prior to possible removal, then agreements **[**should**]** shall be made to provide wood or other useful elements to Hawaiian cultural practitioners **[**or**]** , non-profit organizations or artisans from the particular area first for sustainable cultural use.	2.5.7	Healthy mature trees, particularly native trees, **[**shall**]** must 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**]** must be made to provide wood or other useful elements to Hawaiian cultural practitioners, non-profit organizations or artisans from the particular area first for sustainable cultural use.	2.5.7	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 **[**they**]** trees must be removed, **[**first**]** consult with Native Hawaiian Organizations **[**prior to**]** before possible removal, **[**then agreements must 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.	2.5.7	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**]** Department of ʻOiwi Resources before possible removal. Offer wood or other useful elements to Hawaiian cultural practitioners, non-profit organizations or artisans from the **[**particular**]** area **[** first for**]** prioritizing sustainable cultural use. Nonnative trees known to be invasive in Hawaiʻi may be removed.

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		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.	2.5.8	No changes.	2.5.8	No changes.	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 **[**but may not be removed or diminished**]**.
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.	2.5.9	Policy number changed.	2.5.9	No changes.	2.5.9	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.	2.5.9	Use ‘ike kūpuna and 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.

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2.5.9	Encourage voluntourism that increases awareness of wahi kūpuna and South Maui's history.	2.5.10	Encourage [voluntourism that increases] 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.	2.5.10	No changes.	2.5.10	No changes.	2.5.10	No changes recommended

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Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy	Policy #	Policy
2.5.10	When wahi kūpuna or other historic properties are located within or adjacent to a project area, require restoration or preservation of the site(s) and require mitigation of potential adverse impacts on cultural resources during construction, as directed by State Historic Preservation Division or other applicable laws and regulations, including site avoidance, adequate buffer areas and interpretation. Particular attention should be directed toward the southern areas and shoreline of the planning region.	2.5.11 a	When wahi kūpuna or other historic properties are located within[or adjacent to] a project area, require restoration or preservation of the site(s) and require mitigation of potential adverse impacts on cultural resources during construction, [as directed by State Historic Preservation Division or other applicable laws and regulations,] including site avoidance, adequate buffer areas and interpretation[. Particular]; 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.	2.5.11 a	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] must be done in consultation with the State Historic Preservation Division, Maui County Archeologist, cultural practitioners, and Native Hawaiian Organizations.	2.5.11 a	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] consequences on cultural resources during construction[, including] Mitigation measures include site avoidance, adequate buffer areas, and interpretation. [particular] Particular attention [should] 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.	2.5.11 a	When wahi kūpuna or other historic properties are located within or adjacent to a project area, require restoration or preservation of the site and 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, Department of ʻŌiwi Resources, Maui County Archeologist, cultural practitioners, and Native Hawaiian Organizations.

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		2.5.11 b	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.	2.5.11 b	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**]** must be done in consultation with the State Historic Preservation Division, Maui County Archeologist, cultural practitioners, and Native Hawaiian Organizations.	2.5.11 b	When wahi kūpuna or other historic properties are located adjacent to a project area within the same parcel, require mitigation of potential adverse **[**impacts**]** consequences on cultural resources during construction, including site avoidance, adequate buffer areas and interpretation. **[**particular**]** Particular attention **[**should**]** 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.	Delete	Combine with 2.5.11a

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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.	2.5.12	Policy number changed.	2.5.12	No changes.	2.5.12	No changes.	2.5.12	No changes recommended
		2.5.13	Encourage community stewardship of wahi kūpuna and significant historic properties.	2.5.13	No changes.	2.5.13	No changes.	2.5.13	No changes recommended
		2.5.14	Preserve and restore historical roads and paths as cultural resources and require such resources to be available to the public.	2.5.14	No changes.	2.5.14	No changes.	Delete	Combine with 2.5.6.
		2.5.15	Support the restoration of Puʻu Hele.	2.5.15	No changes.	2.5.15	No changes.	2.5.15	No changes recommended

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		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.	2.5.16	No changes.	2.5.16	No changes.	2.5.16	No changes recommended

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		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 ʻōiwi culture.	2.5.17	No changes.	2.5.17	Support the establishment of **[**a**]** cultural centers and museums **[**(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 ʻōiwi culture.	2.5.17	Support the establishment of a cultural center and museum in the South Maui to perpetuate the traditions of the living ʻōiwi culture and preserve **[**help steward South Maui's history and tell its story. A community museum can be the caretaker of**]** artifacts, photos and other documents pertaining South Maui's history **[**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.**]**