

## 2 HONUA'ULA DESCRIPTION

### 2.1 BACKGROUND INFORMATION

#### 2.1.1 Location and Property Description

The Honua'ula Property is located in Kihei-Mākena, Maui on the relatively gentle lower slopes of Haleakalā with Wailea Resort to the west (makai), Mākena Resort to the south, 'Ulupalakua Ranch to the east (mauka), and the Maui Meadows subdivision to the north (Figure 2). The 670-acre Property, identified as TMKs 2-1-008: 056 and 071 (Figure 3), is bisected by a portion of the Pi'ilani Highway ROW previously reserved for a planned extension of Pi'ilani Highway to the Upcountry area. However, in their comment letter on the Draft EIS dated June 24, 2010 the State Department of Transportation (DOT) is no longer planning to use the ROW for the extension of stated that they now envision Pi'ilani Highway "to possibly extend south past the Wailea Ike intersection toward the Makena area." Approximately 370 acres of the site are mauka of the ROW and 300 acres are makai.

Historically the Honua'ula Property has been used for cattle grazing on a limited scale since the late 1800s. Limited cultivation of sweet potatoes also occurred on the Property. U.S. Army used the Property and other properties in the area as a training area during World War II. Presently the Property is vacant, except for two existing water wells, a 1.0 million gallon (MG) water tank, and a cellular phone tower in the Southwest corner of the property. The Property is secured by fences and gates.

A MECO substation is located on a separate parcel near the western boundary within the makai portion. Overhead transmission lines lead eastward (mauka) from the substation across the Property and along the makai property line.

Primary access to the Property is from the intersection of Pi'ilani Highway and Wailea Ike Drive. A secondary access is provided from Kaukahi Street.

Elevations across the Property range from approximately 320 to 710 feet above mean sea level. The Property is characterized by generally even slopes of 10 to 12 percent with some variation on some of the knolls and gullies in excess of 14 to 16 percent. Ocean views are available from almost all areas of the Property.

The northern two-thirds of the Property are characterized as *kiawe*-buffelgrass grassland with extensive grassland comprised primarily of *kiawe* (*Prosopis pallida*) and buffelgrass (*Cenchrus ciliaris*). The southern third of the parcel is 'a'ā land dissected by numerous gullies. The southern area is characterized mixed as *kiawe-wiliwili* shrubland that contains remnant native vegetation. Scattered groves of large-stature *wiliwili* (*Erythrina sandwicensis*) and *kiawe* trees co-dominate the upper story. Native shrubs, such as *'ilima* and *maiapilo*, and the native vine *'ānunu* (*Sicyos pachycarpus*), are represented in the understory. Introduced shrubs (e.g., *koa haole*, lantana, wild basil, and tree tobacco), and

introduced grasses (e.g., guinea grass, red natal) and introduced vines and herbaceous species dominate the ground vegetation. Figure 4 contains site photographs. Current land use designations for the Honua'ula Property are:

- State Land Use: Urban (Figure 5);
- Community Plan: Project District 9 (Figure 6);
- County Zoning: Project District 9; and
- Special Management Area: Not in SMA (Figure 7).

### 2.1.2 Surrounding Land Uses

Wailea Resort, west and makai of Honua'ula, is a master-planned resort-residential community consisting of hotels, multi-family and single-family residences, a shopping center, a tennis center, golf courses, parks, and open space areas.

Mākena Resort, to the south, comprises over 1,800 acres and includes the 310-room beachfront Maui Prince Hotel, two golf courses, and 1,300 acres of undeveloped land, master-planned to be the site of a large residential community.

'Ulupalakua Ranch, east and mauka of Honua'ula, is Maui's second largest cattle ranch, sprawling across 20,000 acres of land that begins at the ocean and rises to 6,000 feet elevation. 'Ulupalakua Ranch has Maui's only winery and provides activities on its property such as horseback riding and sporting clay shooting (<http://www.ulupalakuaranch.com/index.htm>).

Maui Meadows subdivision, directly north of Honua'ula, was built in the 1960s and has over 600 home sites. Maui Meadows is largely built out, but new home construction and renovations are ongoing, and a handful of undeveloped lots remain. Homes at Maui Meadows are priced in the \$1.4 to \$2 million range for a completed home (<http://www.4mauimeadows.com/faqs/>).

### 2.1.3 Regional Land Use History

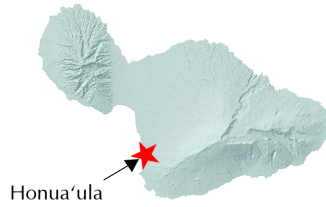
The Makawao District (previously known as the old district (*moku*) of Honua'ula), is located in the Kīhei-Mākena Community Plan region. There are 19 *ahupua'a* (land division) in this district, mostly narrow except the two at both ends, Paeahu and Kanaio.

Human settlement of the Honua'ula *moku* dates back to pre-historic times and continues today. The Honua'ula *moku* was a fishing and farming region from the beginning of its occupancy in early Hawai'i. A pattern of transience existed between coastal and inland areas (Chapman and Kirch 1979). Upland populations exchanged taro, bananas, and sweet potatoes with the coastal populations for ocean resources (Handy 1940). Trails linked permanent upland habitation areas to coastal areas. Temporary habitation sites, located along the trails were used by travelers from upland residences to the coast to



**LEGEND**

- Honua'ula
- Water Well / Tank
- Proposed Water Lines
- Wastewater Reclamation Facility
- Proposed Wastewater Line
- Makawao - Pukalani - Kula Community Plan
- Kihei - Makena Community Plan



**Figure 2**

Regional Location

**Honua'ula**

Honua'ula Partners, LLC

NORTH

LINEAR SCALE (FEET)

0 1,500 3,000 6,000

ISLAND OF MAUI

PBR HAWAII & ASSOCIATES, INC.



**LEGEND**

- Honua'ula
- Water Well
- Proposed Water Line
- Wastewater Reclamation Facility
- Proposed Wastewater Line

Source: Maui County (2009)  
 Disclaimer: This graphic has been prepared for general planning purposes only.



**Figure 3**  
 Tax Map Key  
**Honua'ula**

Honua'ula Partners, LLC  
 NORTH



NOT TO SCALE

ISLAND OF MAUI

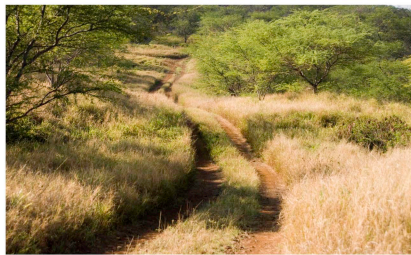




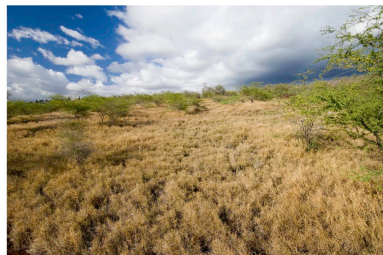
1. A view toward the ocean from the Honua'ula property.



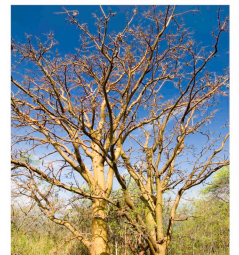
2. Non-native Kiawe trees in the northern part of the property.



3. Numerous jeep trails traverse the property.



4. A view toward Haleakala.



5. Native Wiliwili trees on the property.



6. A view from the property looking south.



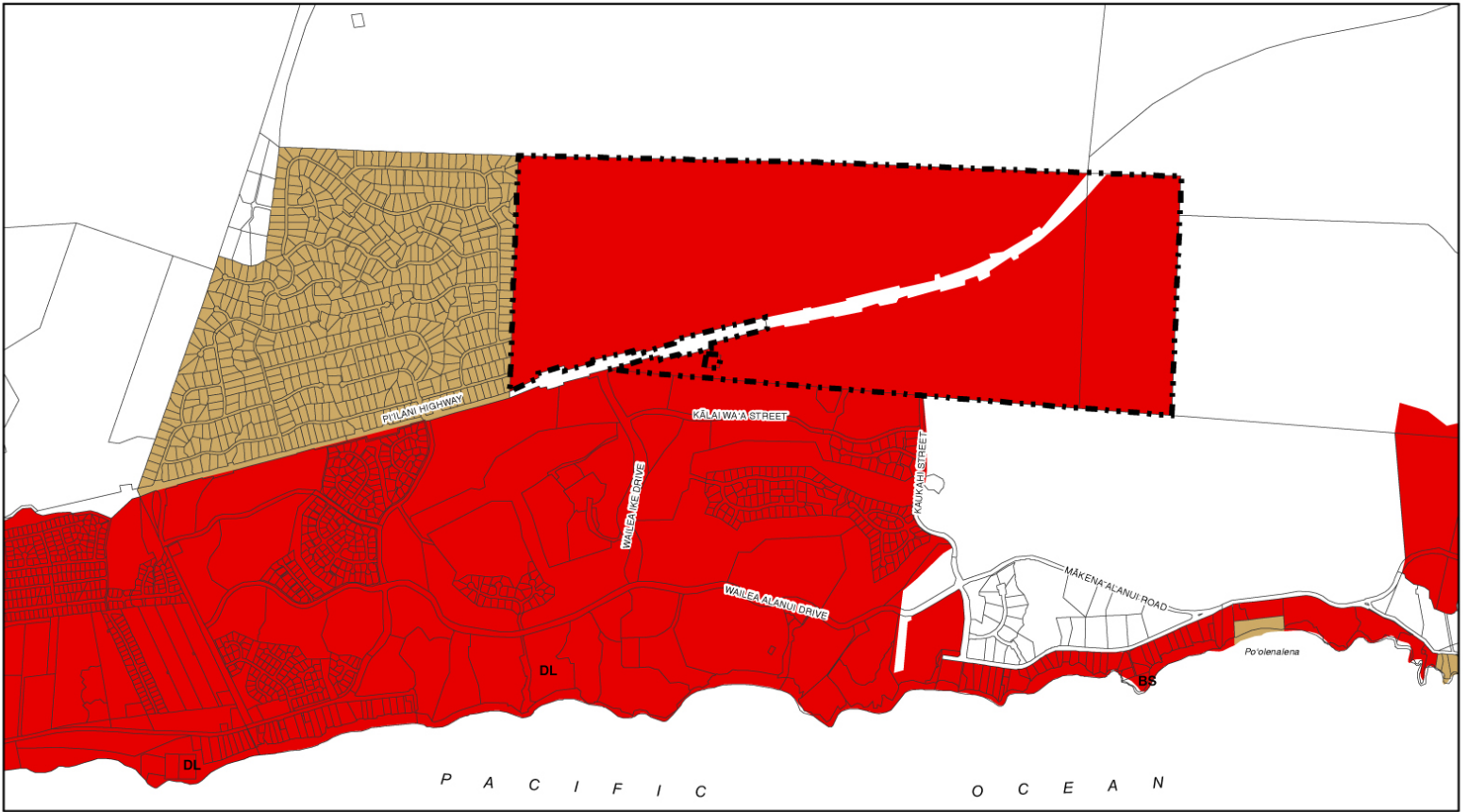
7. A section of the east-west rock wall in the southern portion of the property.



8. A native Maiapilo plant on the property.

**Figure 4**  
Site Photographs  
**Honua'ula**  
Honua'ula Partners, LLC

Photographs taken June 2007



**LEGEND**

Honua'ula

**State Land Use District**

- Agriculture
- Rural
- Urban

**Figure 5**

State Land Use Districts

**Honua'ula**

Honua'ula Partners, LLC

NORTH

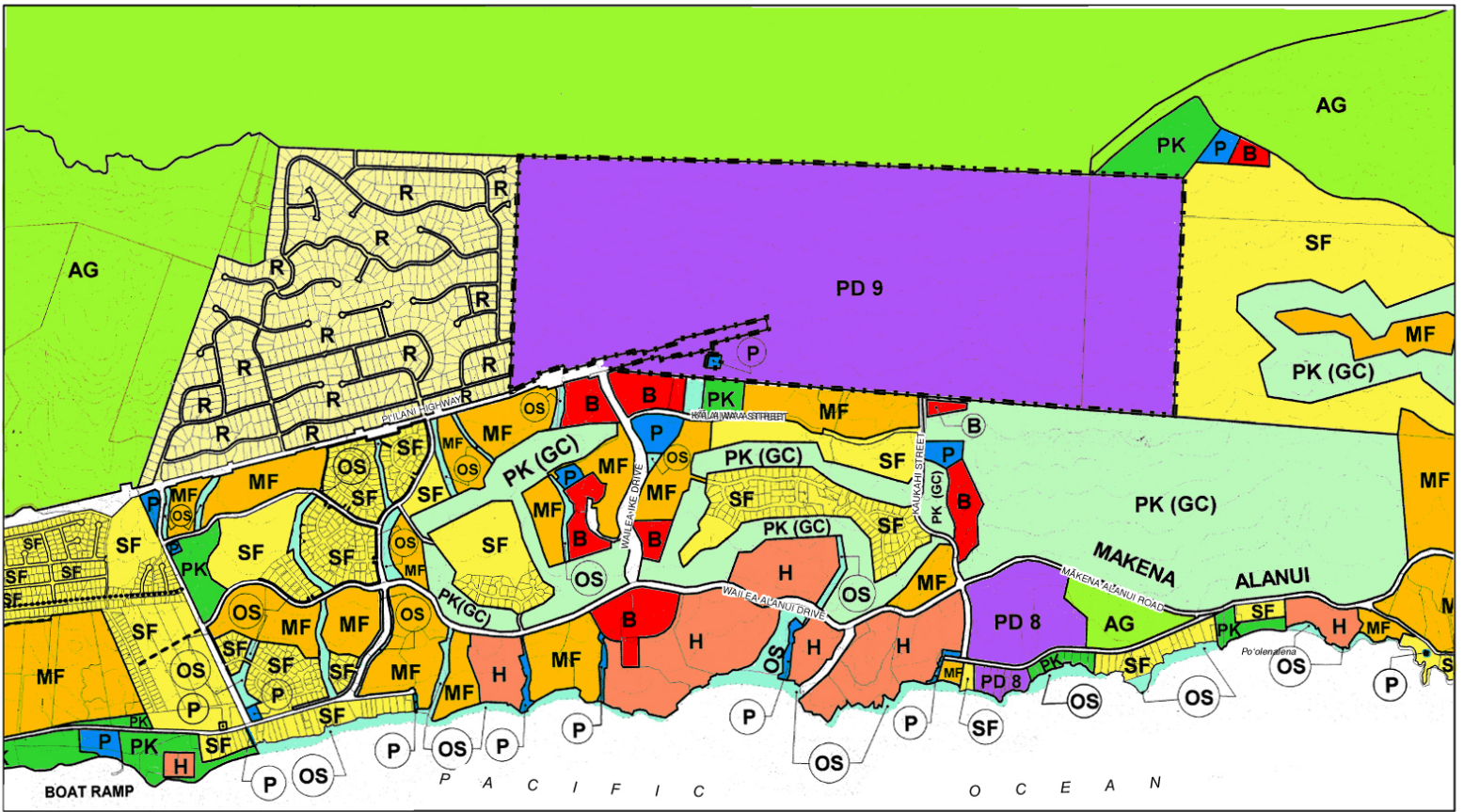
LINEAR SCALE (FEET)

0 1,000 2,000 4,000

ISLAND OF MAUI

PBR HAWAII & ASSOCIATES, INC.

Source: State Land Use Commission (2008)  
 Disclaimer: This graphic has been prepared for general planning purposes only.



**LEGEND**

Honua'ula

**Designation**

R	Rural	OS	Open Space
SF	Single Family	AG	Agriculture
MF	Multi-family	P	Public/Quasi-public
H	Hotel	PK	Park
B	Commercial	PK (GC)	Park/Golf Course
PD	Project District		

**Figure 6**

Kihei-Mākena Community Plan Map

**Honua'ula**

Honua'ula Partners, LLC

NORTH

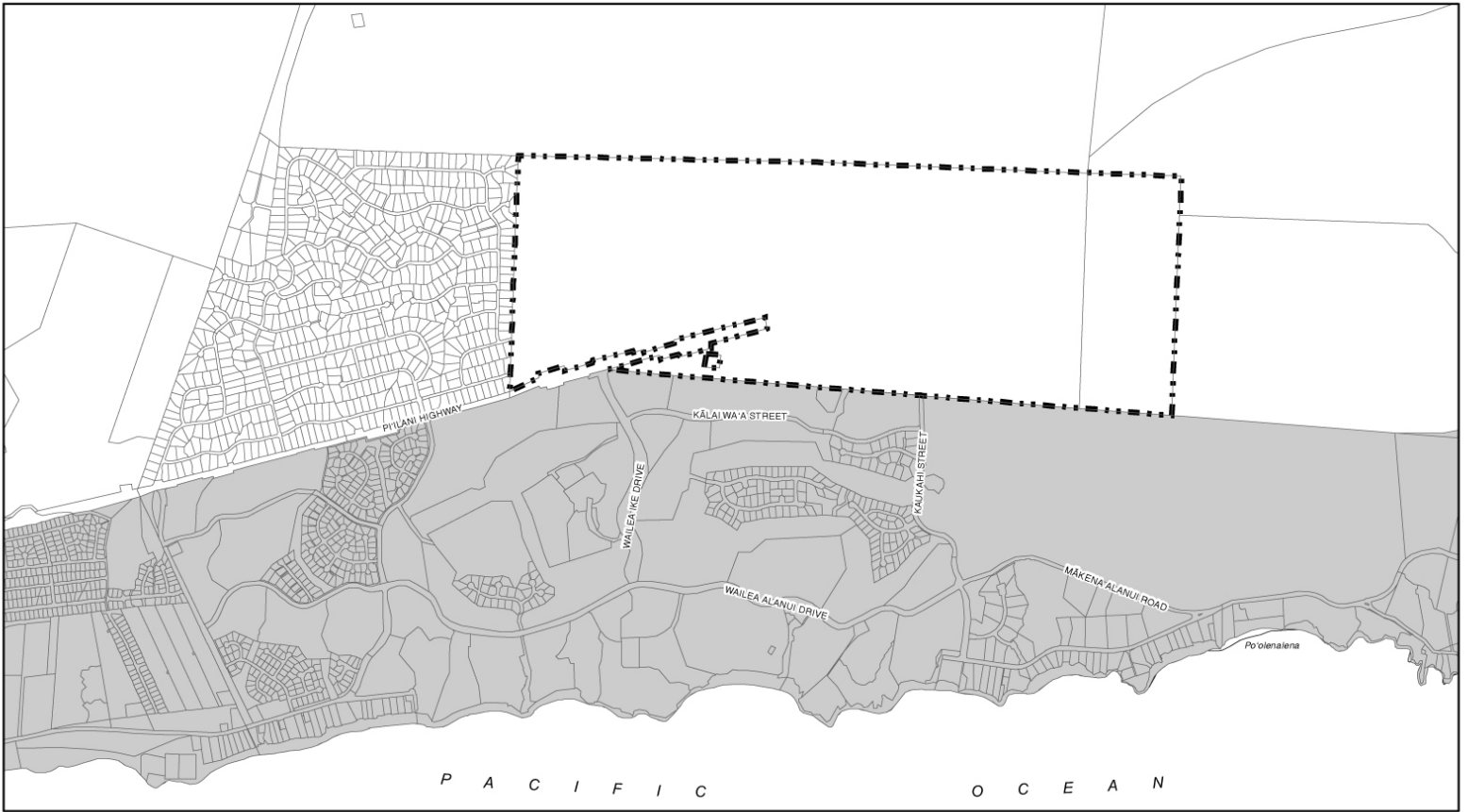
LINEAR SCALE (FEET)

0 1,000 2,000 4,000


ISLAND OF MAUI

PBR HAWAII & ASSOCIATES, INC.

Source: Maui Community Plans (1998)  
 Disclaimer: This map was made for general planning purposes only



**LEGEND**

-  Honua'ula
-  Special Management Area

**Figure 7**  
Special Management Area  
**Honua'ula**

Honua'ula Partners, LLC

NORTH

ISLAND OF MAUI

LINEAR SCALE (FEET)

0 1,000 2,000 4,000

PBR HAWAII & ASSOCIATES, INC.

Source: City & County of Honolulu GIS database (2008)  
Disclaimer: This graphic has been prepared for general planning purposes only.



gather seasonal marine resources. Recently, the presence of earlier permanent settlements on the coast has been discovered as well (Donham 1986 and Fredericksen 1999).

During the time of Kamehameha the Great, large quantities of sandalwood were harvested from mauka areas (Kula, Makawao, and Haleakalā). The mountains above Wailea then became grazing land for cattle from 'Ulupalakua Ranch in the 1800s. By the mid-1800s, Kalepolepo (now a tiny park) was a busy trading post, and there were docks at Mā'alaea and Mākena. Mākena Landing became the second busiest port after Lahaina as ranchers on the slopes of Haleakalā drove their cattle down to the shoreline to be loaded onto boats. By 1841, sugar was being produced at 'Ulupalakua for Kamehameha III.

During World War II, the U.S. military lined the beaches with barbed wire and practiced invasions on Kīhei's shore.

Water piped in from Central Maui in the 1970s made it possible for developers to turn the dry and sunny Kīhei coastline into a lush resort. Modern development of Kīhei began in the 1970s, and Kīhei has become one of the State's fastest-growing communities.

#### **2.1.4 Honua'ula Property History**

In 1988, the Property's former owner proposed a residential/resort community of more than 2,100 residential units, two 18-hole golf courses, a resort lodge, and six acres of commercial areas. To implement this proposal, the former landowner obtained several State and County land use approvals for the Property, including:

- A Community Plan Amendment of the *Kīhei-Mākena Community Plan* pertaining to Project District 9 (Ordinance No. 2094, effective on April 3, 1992);
- Establishment of Chapter 19.90, Kīhei-Mākena Project District 9 (Wailea 670 Project District) in Title 19, MCC (Ordinance No. 2172, effective on October 5, 1992). Initially, Chapter 19.90 established standards for Project District 9 that were limited to golf courses and recreational uses;
- Project District 9 Zoning (Conditional Zoning) for 402.35 acres of the Property (Ordinance No. 2171, effective on October 5, 1992). This conditional zoning allowed for two golf courses and related facilities on the Property, but no residential uses;
- Project District Phase II and Project Master Plan approval for 402 acres for two 18-hole golf courses, a driving range, a clubhouse, golf maintenance facilities, a park and related improvements (Maui Planning Commission approval on May 3, 1993);
- Project District Phase 3 approval for the golf courses, clubhouse, maintenance facility, park facilities, and related improvements (Maui Planning Department approval dated July 15, 1993); and
- A State Land Use District Boundary Amendment to reclassify the Property from the State Agricultural District to the State Urban District (September 8, 1994).

In the mid-1990s the *Kīhei-Mākena Community Plan* was subject to an extensive community-based revision and update. The County Council and the Mayor adopted the revised plan (Ordinance No. 2641), which became effective on March 6, 1998. The updated *Kīhei-Mākena Community Plan* maintained the Project District 9 designation for the Property. It also reaffirmed the vision—through a community-based process—that Project District 9 should be a residential community complemented with commercial uses and integrated with golf courses and other recreational amenities.

In January of 2000, WCPT/GW Land Associates, LLC acquired the Property, and the new owner proposed a revised plan from what earlier landowners had proposed. The revised plan envisioned a master-planned community with no more than 1,400 homes, one golf course, open space and recreational trails, and village mixed use areas. The revised master plan retained the vision for Project District 9 as envisioned in the *Kīhei-Mākena Community Plan*, but was significantly smaller in scale than the previously accepted 1988 Wailea 670 plan which proposed 2,100 housing units, two 18-hole golf courses, a 480-room resort and lodge, and six acres of commercial property.

In June 2000, applications were submitted to the County for a Change in Zoning and Project District Phase I Approval for the revised master plan. Subsequently, the proposed community name was changed from Wailea 670 to Honua'ula, after the old Honua'ula District (now known as Makawao District) on which the Property lies.

In July 2007, the Property was acquired by Honua'ula Partners, LLC, an entity comprised primarily of the same members as WCPT/GW Land Associates. Honua'ula Partners, LLC did not change the revised master plan and continued to process the applications previously prepared and submitted by WCPT/GW Land Associates.

In April 2008, following Maui County Council approval, the Mayor signed into law Honua'ula's Change in Zoning and Project District Phase I Approval requests in favor of the revised plan. As approved, Project District 9 now includes provisions for 1,400 homes (including affordable workforce homes in conformance with the County's Residential Workforce Housing Policy (Chapter 2.96, MCC), 250 of which will be provided off-site, thus reducing the total number of homes on-site to 1,150), village mixed uses, a single homeowners golf course, and other recreational amenities (Ordinance No. 3553 and No. 3554, approved April 8, 2008). Specific conditions of the approval are provided in Section 5.2.3.

## **2.2 HONUA'ULA PURPOSE AND NEED**

The purpose and intent of Honua'ula is to implement the Project District 9 ordinance (Chapter 19.90A, MCC) governing the Property, which establishes permissible land uses and appropriate standards of development for a residential community consisting of single-family and multi-family dwellings complemented with village mixed uses, all integrated with an 18-hole homeowner's golf course and other recreational amenities.

Honua'ula also implements State and County planning policies for the Property that have been thought-out, studied, and advanced for over 20 years. Honua'ula realizes and supports decisions regarding the use of the Property for residential, recreational, and commercial uses made by the State LUC, the Maui Planning Commission, and the Maui County Council, which were affirmed through a community-based process during the course of the most recent update of the *Kihei-Mākena Community Plan*. Honua'ula is also within the "urban growth boundary" of the current Directed Growth Maps of: 1) the Planning Department; 2) the Maui Planning Commission; and 3) the General Plan Advisory Committee. As such, Honua'ula realizes the vision for the Property that has been formulated and refined over the course of more than two decades.

It is stated in the *Kihei-Mākena Community Plan* (1998) that Project District 9 should:

*...provide a mix of single-family and multi-family housing types for a range of consumer groups with an emphasis on community development consisting of single-family, zero lot line, and multi-family units, complemented with village mix uses and commercial uses primarily serving the residents of the community, all integrated with two 18-hole golf courses and other recreational amenities. Public amenities should include community-oriented parks integrated with pedestrian bicycle recreation ways and buffer zones between residential areas and the proposed Pi'ilani Highway extension. A site for future public use should be provided in anticipation of need. (County of Maui 1998)*

As planned, Honua'ula is consistent with the residential, recreational, and commercial uses envisioned in the *Kihei-Mākena Community Plan* and under Chapter 19.90A, MCC regarding Project District 9.

Honua'ula is needed to help fulfill the substantial unmet demand for housing, including workforce housing, in the Kihei-Mākena region over the coming two decades. It is projected that demand for new residential units in the Kihei-Mākena region will range from 7,000 to over 10,000 units over the next 22 years. Excluding Honua'ula, a total of approximately 5,160 units are either currently unsold or planned in the region, resulting in a projected regional shortfall of 1,840 to 5,686 units. Therefore, Honua'ula, with its housing units priced for a range of consumer groups, will serve to satisfy the unmet demand for housing in the Kihei-Mākena region (Hallstrom 2009).

Honua'ula is also needed for the significant economic benefits it will provide, which will contribute toward Maui's long-term prosperity. Honua'ula is expected to infuse more than one billion dollars in capital investment into the Maui economy and create thousands of jobs during the projected 13-year construction and build-out period. After construction, Honua'ula will provide hundreds of permanent jobs and contribute over seven million dollars in annual property tax revenue to the County of Maui (Hallstrom 2009).

### 2.2.1 Statement of Objectives

The objectives of Honua'ula are rooted in the desire of Honua'ula Partners, LLC to implement the *Kihei-Mākena Community Plan* and create an appealing master-planned community with a variety of housing opportunities, village mixed uses, and abundant recreational amenities. Honua'ula will also foster preservation of natural and cultural resources while contributing to Maui's social fabric and economic diversity.

The objectives of Honua'ula are to:

- Reflect community values to create a unique and compelling community in context with the Kihei-Mākena region;
- Emphasize community development and create a complete and vibrant community with a range of housing types, including single-family, multifamily, and workforce housing, complemented with village mixed uses primarily serving the residents of the community;
- Integrate the golf course and recreational amenities with the different uses comprising the community;
- Preserve the inherent beauty of the Property by incorporating a Native Plant Preservation Area, Native Plant Conservation Areas, parks, and open space, as well as through excellence in landscaping and design;
- Make walking and biking meaningful alternatives to driving by locating commercial and retail establishments convenient to residential areas and integrating bicycle/pedestrian recreation ways throughout the community;
- Include buffer zones between residential areas and Pi'ilani Highway;
- Integrate natural and human-made boundaries and landmarks to craft a sense of place within a defined community;
- Incorporate and preserve natural and cultural resources to maintain the physical and historic character of the Property, thereby creating a distinctive community for generations;
- Provide homes near regional employment centers, thereby decreasing commuting and increasing quality of life and environmental stewardship; and
- Incorporate sustainability by design.

### 2.3 HONUA'ULA DESCRIPTION

Honua'ula will be a master-planned community embracing "smart growth" principles such as diverse residential opportunities, village mixed uses, on-site recreational amenities, and integrated bicycle and pedestrian networks. Honua'ula will also foster preservation of natural and cultural resources while contributing to Maui's social fabric and economic diversity.

Honua'ula will reflect community values and feature distinctive architecture to create a unique and compelling community in context with the Kihei-Mākena region. This

cohesive approach will integrate natural and human-made boundaries and landmarks to craft a sense of place within a defined community. Incorporation of unique elements and natural and cultural resources will provide Honua'ula residents with a distinctive home for generations. In addition, the topography is a key defining feature of Honua'ula, and one of the principal design and planning goals is to preserve and utilize this topography as much as possible.

Honua'ula's integration of mixed land uses is a critical component of creating a true community. By locating commercial and retail establishments convenient to residential areas, alternatives to driving, such as walking or biking, once again become viable. This also provides a concentrated population base to support public transit alternatives and stations in the future. The mixed uses and economic diversity will foster neighborly interaction, greater local economic activity, and increased quality of life. Likewise, Honua'ula's open space, parks, conservation areas, bicycle and pedestrian network, and golf course will provide for significant recreational benefits, protection of important habitat and natural features, and an overall setting of enhanced environmental quality and community health.

Located in the Kīhei-Mākena region of Maui, on the slopes of Haleakalā and adjacent to Wailea Resort, the Honua'ula Property is comprised of two parcels totaling 670 acres designated as Project District 9 in the *Kīhei-Mākena Community Plan*. The Property is also zoned Project District 9 under Chapter 19.90A, MCC.

In compliance with the *Kīhei-Mākena Community Plan* and Chapter 19.90A, MCC, Honua'ula will:

- Provide a mix of single- and multi-family housing types for a range of consumer groups;
- Emphasize community development with single- and multi-family units complemented with village mixed uses and commercial uses primarily serving the residents of the community;
- Integrate a golf course and other recreational amenities with the different uses within Honua'ula;
- Integrate community-oriented parks with pedestrian and bicycle recreation ways;
- Incorporate buffer zones between residential areas and the Pi'ilani Highway extension corridor; and
- Provide a site for future public use in anticipation of need.

In compliance with Chapter 19.90A, MCC, Honua'ula will contain Single- and Multi-Family Residential, Village Mixed Use, and Recreation and Open Space/Utility sub-districts.

### **2.3.1 Single- and Multi-Family Residential Sub-districts**

The Single- and Multi- Family Residential sub-districts will contain Honua'ula's residential neighborhoods. Honua'ula will include homes priced for a wide range of consumer groups, including workforce affordable homes in compliance with Chapter 2.96, MCC (Residential Workforce Housing Policy). The number of residences that may be constructed in Honua'ula, together with any associated off-site residential workforce housing units, will not exceed 1,400. As required by County of Maui Ordinance No. 3554 (Condition 5), 250 of the required workforce affordable homes will be provided off-site at the Ka'ono'ulu Light Industrial Subdivision, thus reducing the total number of homes on-site to 1,150.

Because of the Property's elevations and topography, many homes will have golf course and/or ocean views.

Approximately 40 percent of homes will be single-family. The average density of the Single-Family Residential sub-district will be 2.5 units per acre or less, with a minimum lot area of 7,500 square feet.

Approximately 60 percent of the homes will be multi-family. The average density of the Multi-Family Residential sub-district will be 10 units per acre or less, with a minimum lot area of 10,000 square feet.

### **2.3.2 Village Mixed Use Sub-district**

The Village Mixed Use sub-district is envisioned as a community center comprised of a mix of residential, commercial, and recreational and community facilities serving the needs of Honua'ula residents and guests.

The intent of the Village Mixed Use sub-district is to create a community identity and character with landmark buildings and grouping of services within a central core that includes a mix of uses. Permitted uses in the Village Mixed Use sub-district include: retail food and beverage establishments; grocery stores; retail shops; offices; business services; minor medical offices; religious institutions; and public facilities.

The total floor area of all commercial and retail uses within the Village Mixed Use sub-district will not exceed 100,000 square feet. The total land area of the Village Mixed Use sub-district will not exceed 53 acres.

Appendix A includes a conceptual site plan of the proposed VMX Town Center. The Town Center is currently proposed to contain approximately 75,000 square feet of commercial and retail uses. Approximately 25,000 square feet of additional commercial and retail uses are currently proposed within the golf clubhouse complex area (see below), which is also part of the Village Mixed Use sub-district.

### 2.3.3 Recreation and Open Space/Utility Sub-district

The Recreation and Open Space/Utility sub-district will be an integral part of Honua'ula and will include: the golf course and golf driving range; community and recreation centers; parks and playgrounds; a Native Plant Preservation Area and Native Plant Conservation Areas; landscaped common or open space areas; trails and bike-pedestrian ways; drainage, utility, and erosion control systems; wells and reservoirs; and greenhouses and nurseries for the propagation of plants. The total land area of the Recreation and Open Space/Utility sub-district will not exceed 350 acres, including the golf course.

Open space in the Recreation and Open Space/Utility sub-district will include landscaped buffers, drainage ways, and steep topographic features. One of the major buffer zones will be located between Maui Meadows and Honua'ula. This buffer area will be at least 100 feet wide, consisting of a 50-foot wide landscape buffer and a landscaped roadway; provided there will be no roads within the 100-foot buffer area between Maui Meadows and any multi-family units. The total area of the buffer will be at approximately 7.5 acres. Other major buffer areas will include areas bordering Pi'ilani Highway. Minimum twenty-foot wide landscape buffer areas will be provided for single-family and multi-family areas adjoining the Pi'ilani Highway extension corridor. The total area of buffers bordering the Pi'ilani Highway extension adjoining single-family and multi-family areas will be approximately 7.8 acres.

### 2.3.4 Native Plant Preservation Area & Native Plant Conservation Areas

To protect native plants, the Recreation and Open Space/Utility sub-district will include a Native Plant Preservation Area, which contains the highest density of representative native and indigenous plants found within Honua'ula. No development will be allowed within the Native Plant Preservation Area other than erecting fences, enhancing trails, and constructing structures for maintenance of the area. ~~Additional native plant conservation and protection areas~~ Native Plant Conservation Areas also will be established. In total, approximately ~~143~~ 76 acres will be set aside on-site as Native Plant Areas to ensure the long-term genetic viability and survival of native plants. In addition, Honua'ula Partners, LLC will implement significant off-site measures to protect native plants and Blackburn's sphinx moth habitat and provide a net conservation benefit. Section 3.6 (Botanical Resources) provides more details regarding the Native Plant Preservation Area and Native Plant Areas.

### 2.3.5 Golf Course and Clubhouse

The 18-hole homeowner's golf course will include: a driving range; clubhouse facility with a restaurant; pro-shop; spa; and indoor and outdoor recreational amenities. The golf course and driving range will be part of the Recreation and Open Space/Utility sub-district, while the clubhouse complex will be within the Village Mixed Use sub-district. In addition to housing a golf pro shop, the clubhouse complex will offer dining options and other commercial and retail uses, a full-service spa, and a wide range of recreational

amenities. Appendix A contains a conceptual site plan of the golf clubhouse complex. Approximately 25,000 square feet of commercial and retail uses are currently proposed within this clubhouse complex area.

The defining characteristic of the golf course will be spectacular ocean views from virtually every hole. Occupying approximately 110 acres, the golf course layout is carefully routed to minimize impacts to the land, incorporate existing lava formations, and preserve and provide areas for native plants. Vertical rock walls and lava will provide a backdrop to many of the holes. The golf course turf will be the latest variety of Paspalum, which is drought tolerant, can be irrigated with brackish water, and requires very few pesticides or herbicides.

### **2.3.6 Design Guidelines**

To ensure an overall architectural theme as well as other design standards are established for Honua'ula, design guidelines have been prepared. The design guidelines cover various aspects of Honua'ula design with the overall goal of providing a framework so that a consistent character is achieved. Guiding principles and design objectives for Honua'ula within the design guidelines include:

- Adhering to the adopted Project District ordinance (Chapter 19.90A, MCC) and zoning requirements (Ordinance 3554 (2008)) and related development standards;
- Encouraging building forms that respect and maintain both the unique topographic and landscape character of each individual building site;
- Encouraging building designs that de-emphasize the scale and size of the structures where possible, expressed as a grouping of individual "pavilions" linked together by interior or exterior passages;
- Creating buildings that are appropriate to the climate, solar orientation, prevailing winds, and island lifestyle;
- Encouraging buildings that respect the view corridors of the buildings above them;
- Creating buildings composed of materials, textures, and finishes that exist naturally in the environment;
- Encouraging building designs that are simple, timeless, and permanent in execution;
- Encouraging buildings that respect local traditions, history, and culture; and
- Encouraging design sites and buildings that are sustainable and utilize "green" building strategies, where practical.

In addition, Honua'ula Partners, LLC will implement the recommendations of the Urban Design Review Board (UDRB). At its regular meeting on June 1, 2010, the UDRB reviewed the design guidelines, landscaping, architectural plans, and related aspects of Honua'ula and provided the following recommendations:



1. That consideration be given to incorporating sidewalks within project culdesacs and making bike paths and sidewalks more consistent from area to area;
2. That existing rock walls and stepping stone trails within the project site be incorporated in the project's design;
3. That consideration be given to incorporating recreational courts within the project; and
4. That the multi-family area closest to Maui Meadows on the northern boundary [i.e. southern boundary of Maui Meadows] of the site be limited to 30 feet. in height. The Planning Department notes that the allowable height for the Multi-Family subdistrict is four stories or 50 feet.

Appendix A contains the complete Honua'ula Design Guidelines. Appendix A also contains: 1) conceptual site plans of the proposed VMX town center and golf clubhouse facility; and 2) typical architectural renderings and elevations of proposed Honua'ula structures.

### **2.3.7 Circulation and Roadways**

Pi'ilani Highway will provide primary access to Honua'ula from the intersection of Pi'ilani Highway/Wailea Ike Drive. At or before the completion of 50 percent of Honua'ula, Pi'ilani Highway will be extended south into the Property with two lanes from Wailea Ike Drive to connect with Kaukahi Street. Section 4.4 (Roadways and Traffic) provides more information on circulation and roadways.

Honua'ula will include a system of pedestrian and bike trails along the community's roadways, gulches, and drainage ways. This secondary circulation system of linked pedestrian/bike trails will connect residential areas to the village mixed use areas, neighborhood parks, golf course clubhouse, and other areas and will provide residents a meaningful alternative to driving for traveling within the community. Section 4.3 (Trails and Access) provides more information on trail systems.

### **2.3.8 Water System**

Honua'ula will not rely upon or burden any County water system or facilities. Instead, Honua'ula Partners, LLC will develop, maintain, and operate a private water system providing both potable and non-potable water for use within Honua'ula. Non-potable water will be used for all irrigation purposes. Figure 2 shows the location of Honua'ula's existing and proposed off-site water infrastructure, which includes wells, a waterline, and a storage tank. The existing off-site wells and any new off-site wells will be connected to Honua'ula by an underground water line running roughly parallel to the upper boundary of Maui Meadows in an unpaved easement approximately 30 feet in width. The 30-foot easement width allows for access and maintenance parallel to the underground transmission line. Section 4.8.1 (Water System) provides more information on the water system.

### 2.3.9 Wastewater Treatment

Honua'ula will not rely upon or burden any County wastewater system. Instead, Honua'ula Partners, LLC will either connect to the private Mākena WWRF approximately one mile south of Honua'ula or build a private on-site WWRF. Figure 2 shows the location of the proposed wastewater alignment for possible connection to the Mākena Resort WWRF. The alignment provides for underground wastewater transmission and R-1 return lines within an unpaved easement approximately 30 feet in width. The 30-foot easement width allows for access and maintenance parallel to the underground lines. Section 4.8.2 (Wastewater System) provides more information on the proposed wastewater system.

### 2.3.10 Off-Site Roadway Improvements

As a condition of the County of Maui Ordinance No. 3554 (Condition 2), Honua'ula Partners, LLC will contribute to significant off-site roadway improvements in the vicinity of Honua'ula. These off-site roadway improvements include:

- Upgrade Pi'ilani Highway, from Kilohana Drive to Wailea Ike Drive, to four lanes of traffic. The improvements will be completed prior to the commencement of any construction on the site, with the exception of grading;
- Extend Pi'ilani Highway for two lanes of traffic from Wailea Ike Drive to Kaukahi Street. The improvement will be constructed at or prior to the completion for 50 percent of Honua'ula and will be maintained by Honua'ula Partners, LLC, its successors and permitted assigns;
- Signalize the Pi'ilani Highway/Okolani Drive/Mikioi Place intersection and provide an exclusive left-turn lane on Okolani Drive prior to occupancy of the first unit in Honua'ula (Kīhei-Mākena Project District 9);
- Modify the Pi'ilani Highway/Wailea Ike Drive intersection into a signalized intersection and provide a free right-turn lane from Pi'ilani Highway to Wailea Ike Drive and a second right-turn lane from Wailea Ike Drive to northbound Pi'ilani Highway prior to occupancy of the first unit in Honua'ula (Kīhei-Mākena Project District 9);
- Modify the Wailea Alanui/Wailea Ike Drive intersection to add a signalized double right-turn movement from northbound to eastbound turning traffic and provide two left-turn lanes for southbound traffic from Wailea Ike Drive prior to occupancy of the first unit in Honua'ula (Kīhei-Mākena Project District 9);
- Modify the Pi'ilani Highway/Kilohana Drive/Mapu Place intersection to provide an exclusive left-turn lane, and the southbound Pi'ilani Highway approach to provide an exclusive right-turn lane into Mapu Place prior to occupancy of the first unit in Honua'ula (Kīhei-Mākena Project District 9);
- Signalize the Wailea Ike Drive/Kālai Wa'a Street intersection in coordination with Wailea Resort and Mākena Resort when warranted; and
- Signalize the Wailea/Kaukahi Drive/Kaukahi Street intersection in coordination with Wailea Resort and Mākena Resort when warranted.

For more information on the widening of Pi'ilani Highway see Section 4.4 (Roadways and Traffic) and Appendix R, which contains the complete Pi'ilani Highway Widening Project Final EA.

For more information on the Wailea Ike Drive and Wailea Alanui Drive intersection improvements see Section 4.4 (Roadways and Traffic) and Appendix R, which contains the complete Wailea Ike Drive and Wailea Alanui Drive Intersection Improvements Final EA.

## **2.4 HONUA'ULA SCHEDULE**

The creation of Honua'ula is expected to commence after Project District Phase II and III applications are approved. Full build-out is currently expected within 13 years. Based upon current forecasts, the initial period of building and occupancy of Honua'ula is expected to extend to 2016. By 2018 two-thirds of the community is expected to be built and occupied, and by 2022 Honua'ula is expected to be fully built-out.

## **2.5 ENVIRONMENTALLY-RESPONSIBLE PLANNING AND DESIGN**

Honua'ula Partners, LLC is committed to limiting the environmental impact of Honua'ula and will implement, to the extent feasible and practicable, measures to promote energy conservation, sustainable design, and environmental stewardship, such as the use of solar energy and solar heating, consistent with the standards and guidelines promulgated by the Building Industry Association of Hawaii, the U.S. Green Building Council (i.e. the Leadership in Energy and Environmental Design (LEED) rating systems), the Hawaii Commercial Building Guidelines for Energy Star, Green Communities, or other similar programs, into the design and construction of Honua'ula. Honua'ula Partners, LLC will also: 1) encourage lot purchasers to design houses that meet at least the minimum requirements of one of the aforementioned programs; and 2) provide information to home purchasers regarding energy conservation measures that may be undertaken by individual homeowners.

### **2.5.1 OEQC's Sustainable Building Design Guidelines**

The OEQC issued *Guidelines for Sustainable Building Design in Hawai'i: A Planner's Checklist* (OEQC 1999) and has requested that consideration be made in applying sustainable building techniques to projects. The OEQC Guidelines state:

*A sustainable building is built to minimize energy use, expense, waste and impact on the environment. It seeks to improve the region's sustainability by meeting the needs of Hawai'i's residents and visitors today without compromising the needs of future generations. Compared to conventional projects, a resource-efficient building project will:*

1. *Use less energy for operation and maintenance.*

2. *Contain less embodied energy (e.g. locally produced building products often contain less embodied energy than imported products because they require less energy-consuming transportation).*
3. *Protect the environment by preserving/conserving water and other natural resources and by minimizing impact on the site and ecosystems.*
4. *Minimize health risks to those who construct, maintain, and occupy the building.*
5. *Minimize construction waste.*
6. *Recycle and reuse generated construction wastes.*
7. *Use resource-efficient building materials (e.g. materials with recycled content and low embodied energy, and materials that are recyclable, renewable, environmentally benign, non-toxic, low VOC (Volatile Organic Compound) emitting, durable, and that give high life cycle value for the cost.)*
8. *Provide the highest quality product practical at competitive (affordable) first and life cycle costs.*

Where appropriate, Honua'ula will include sustainable design features described in the *Guidelines for Sustainable Building Design in Hawai'i*. These may include:

- Identification of eco-efficient goals and ensuring goals are met;
- A community design that includes a mix of residential, commercial, public uses, parks, open space, a neighborhood school, biking and walking paths combining to form a community that encourages residents to build relationships with each other, rely less on cars for transportation, walk and bicycle more often, enjoy outdoor surroundings, and actively engage in civic life;
- The existing resources and natural features of the Property will be preserved;
- Buildings will be sited to take advantage of natural features and maximize their beneficial effects where practical;
- Bike racks will be provided for bicycle commuters in commercial areas and other suitable locations;
- The streets within the community will be designed to maximize pedestrian use;
- Natural cooling such as street trees that shade buildings and paved areas will be included within the community;
- Use renewable energy. Use solar water heaters and consider the use of photovoltaics and Building Integrated Photovoltaics;
- Energy consumption will be minimized through the use of solar design features such as solar water heaters;
- Where feasible, landscaping will include:
  - Use of locally made soil amendments and compost for plant nourishment, improved water absorption and holding capacity;
  - Use of drought tolerant and/or slow growing hardy grasses, native and indigenous plants, shrubs, ground covers, trees, appropriate for local conditions, to minimize the need for irrigation;
  - Use of mulches to minimize evaporation, reduce weed growth, and retard erosion; and

- Use of non-potable water or reclaimed water for common areas, fire system, and recreational fields.
- Recycling and waste diversion strategies will be employed during construction and during occupancy;
- Homes will include water conserving, low flow fixtures as required by Uniform Plumbing Code;
- Provide an Integrated Pest Management approach. The use of products such as Termi-mesh, Basaltic Termite Barrier and the Sentricon “bait” system can provide long term protection from termite damage and reduce environmental pollution;
- For termite protection, use non-toxic alternatives to pesticides and herbicides, such as Borate treated lumber, Basaltic Termite Barrier, stainless steel termite barrier mesh, and termite resistant materials; and
- Specifications for building materials will encourage use of products with high recycled content, low or non-toxic materials, which are locally produced.

## 2.5.2 Energy Efficiency

### EPA Energy Star Program

Honua'ula Partners, LLC will design and construct energy systems for all residential units to meet all applicable ENERGY STAR requirements established by the United States Environmental Protection Agency (EPA) in effect at the time of construction. Energy systems will include all hot water systems, roof and attic areas, outside walls, windows, air cooling systems, and heating systems.

The ENERGY STAR program was established in 1992 for energy-efficient computers. Now a joint program under the EPA and the U.S. Department of Energy, the ENERGY STAR program has grown to encompass more than 35 energy-efficient product categories for homes and workplace.

Homes that earn the ENERGY STAR designation must meet guidelines for energy efficiency set by the EPA. ENERGY STAR qualified homes can include a variety of energy-efficient features, such as effective insulation, high performance windows, tight construction and ducts, efficient heating and cooling equipment, and ENERGY STAR qualified lighting and appliances.

These EPA standards for the ENERGY STAR program can be found at the following website: <http://www.energystar.gov>.

### Hot Water Systems

All residential units (single-family and multifamily) will be equipped with a primary hot water system at least as energy efficient as a conventional solar panel hot water system, sized to meet at least 80 percent of the hot water demand for the unit.

### **Heating and Air Cooling**

All air cooling systems and all heating systems for laundry facilities, swimming pools, and spa areas will make maximum use of energy-efficient construction and technology.