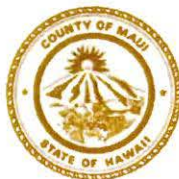


RICHARD T. BISSEN, JR.
Mayor

JOSIAH K. NISHITA
Managing Director

PATRICK S. MCCALL
Director

SHANE T. DUDOIT
Deputy Director



DEPARTMENT OF PARKS AND RECREATION
COUNTY OF MAUI
700 HALI'A NAKOA STREET, UNIT 2
WAILUKU, MAUI, HAWAII 96793
www.mauicounty.gov

November 5, 2025

Honorable Richard T. Bissen Jr.
Mayor, County of Maui
200 South High Street
Wailuku, Hawaii 96793

APPROVED FOR TRANSMITTAL

Richard T. Bissen Jr. 11-5-25
Mayor Date

For Transmittal to:

Honorable Tamara Paltin, Chair
Disaster Recovery, International Affairs, and Planning Committee
200 South High Street
Wailuku, Hawaii 96793

Dear Chair Paltin:

SUBJECT: BILL 163 (2025), BILL 164 (2025), AND BILL 165 (2025), TO AMEND THE MAUI ISLAND PLAN'S DIRECTED GROWTH MAP C5 (PULEHU ROAD), AMEND THE WAILUKU-KAHULUI COMMUNITY PLAN DESIGNATION, AND CHANGE THE ZONING FOR 166.511 ACRES SITUATED AT KAHULUI, HAWAII (HO'ONANI VILLAGE) (DRIP-19)

The Department of Parks and Recreation (DPR) has reviewed the proposed bills associated with the Ho'onani Village Mixed-Use Development project, which seeks to amend the Maui Island Plan's Directed Growth Map C5 (Pulehu Road), the Wailuku-Kahului Community Plan, and the zoning for approximately 166.5 acres.

The Ho'onani Village project proposes conversion of agricultural land to urban use, introducing residential, commercial, and light industrial components. Given the project's size and mixed-use intent, DPR anticipates an increase in park demand from both new residents and potential workforce populations.

Based on preliminary assessment, the project area lies within the service radius of existing facilities such as Keopuolani Park and Kahului Community Center Park; however, both are heavily utilized and may not accommodate additional demand without further improvements.

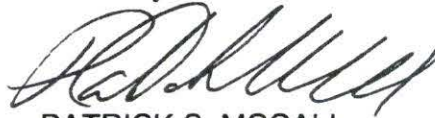
- **Recreation Demand:** Using our typical planning standard (approximately 10 acres per 1,000 residents), the proposed residential density could generate a need for an additional 10–15 acres of neighborhood and community park space.
- **Access and Connectivity:** The proposed site's proximity to major roadways underscores the importance of safe pedestrian and bicycle linkages to nearby facilities. DPR recommends requiring multi-modal connectivity in coordination with the Department of Public Works.
- **Maintenance and Operations:** Any park dedications or developer-built recreation areas must include long-term maintenance provisions. DPR typically requires full site improvements including irrigation, landscaping, and amenities prior to acceptance.

The Department supports responsible, well-planned growth that aligns with County Park standards and mitigates the impacts of new development on existing facilities. DPR requests continued consultation during the subdivision and design phases to ensure adequate recreational infrastructure is provided commensurate with the development's population and land use intensity.

Thank you for the opportunity to comment. The Department will attend and be prepared to respond to Committee questions at the November 5, 2025 meeting.

Should you have any questions or require additional information, please feel free to contact me or Samuel Marvel, Chief of Planning and Development, at samual.marvel@co.maui.hi.us or at (808) 270-6173.

Sincerely,



PATRICK S. MCCALL
Director of Parks and Recreation

c: Shane Dudoit, Parks Deputy Director
Samuel Marvel, Chief of Planning and Development

PSM:SAM

DRIP Committee

From: Michelle L. Santos <Michelle.Santos@co.maui.hi.us>
Sent: Wednesday, November 5, 2025 12:51 PM
To: DRIP Committee
Cc: Cynthia E. Sasada; Didi A. Hamai; Erin A. Wade; Josiah K. Nishita; Kelii P. Nahooikaika; Karissa Y. Kaeo; Patrick S. McCall; Shane T. Dudoit
Subject: MT#11297 Bill 163
Attachments: Image_011.pdf