

# Waikapū

## A Country Town Master Plan

*Presentation to the Maui County Council  
Planning and Sustainable Land Use Committee*

**Waikapū Properties, LLC**

**Mike Atherton, Partner**

March 13, 2019

RECEIVED AT PSLU MEETING ON 3/13/19



# Introduction





# Consultant Team

Consultant	Specialty
Planning Consultants Hawaii	Land Use Planning
Hawaii Land Design	Landscape Architecture
Mancini, Welch & Geiger	Legal, Land Use Law
Otomo Engineering	Civil Engineering
Fehr & Peers	Traffic Engineering
Hallstrom / CBRE	Market, Fiscal and Economic Impacts
Robert Hobdy	Flora & Fauna
Archaeological Services Hawaii	Archaeology
Hana Pono	Cultural Impacts
Enviniti	Wastewater Engineering
Mana Water	Wastewater Engineering
Water Resource Associates	Hydrology
DL Adams & Associates	Noise
B.D. Neal & Associates	Air Quality
Fukumoto Engineering, Inc.	Surveying
Aina Archaeology	Archaeological Monitoring & Preservation





# General Plan & Zoning





# ***Maui Island Plan***

## **MIP**

### **Planned Growth Area Rationale (In Part)**

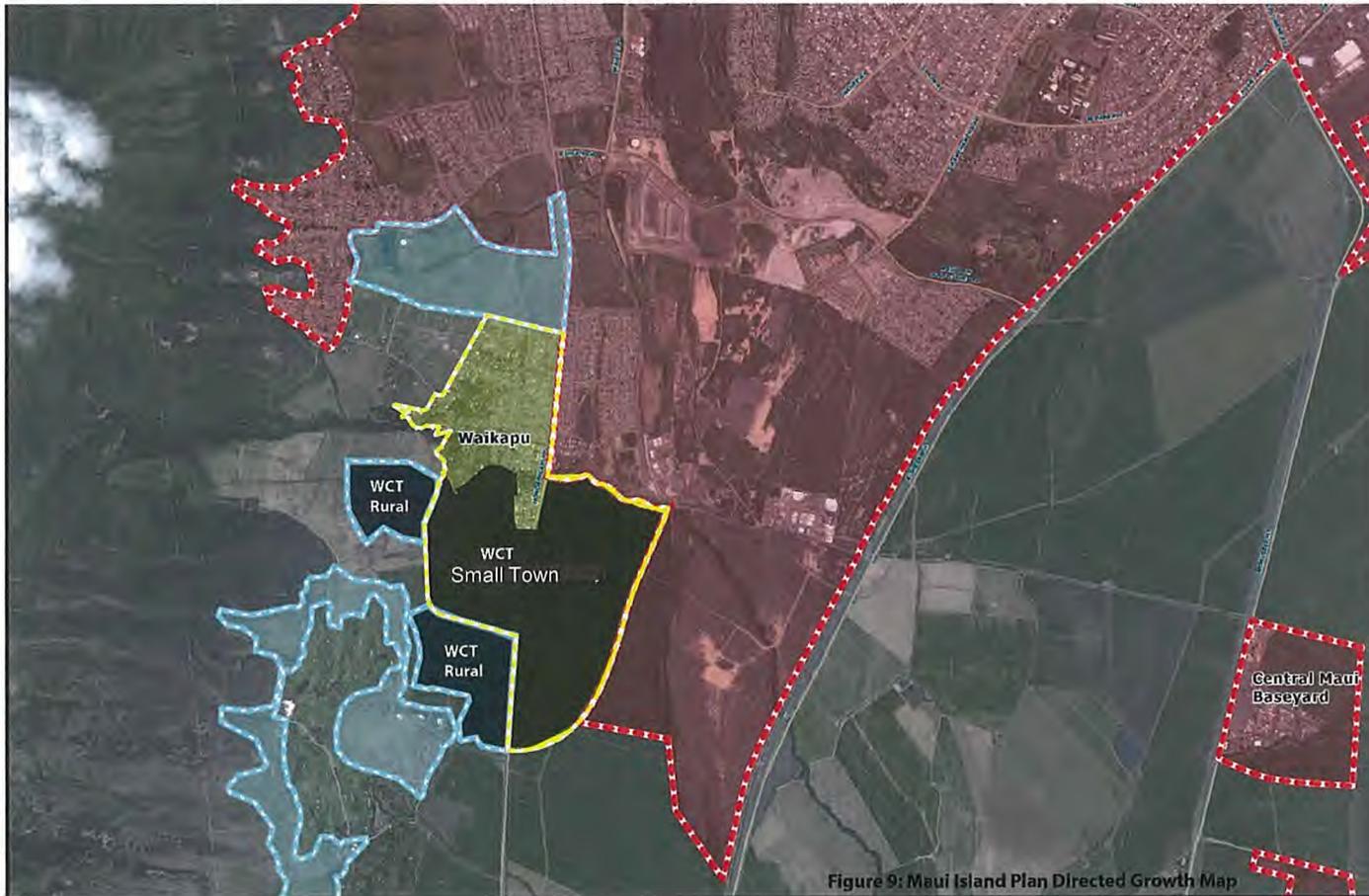
*“Keeping the Waikapū Tropical Plantation as its town core, this area will become a self-sufficient small town with a mix of single-family and multifamily housing units in a walkable community that includes affordable housing in close proximity to Wailuku’s employment centers.”*

### **Planning Guidelines**

- **1433 residential units.** The guidelines also include commercial, parks and open space.



# MIP Directed Growth Map



**Maui Island Plan  
Directed Growth  
Map**  
Waikapu / Kahului  
C3

**Legend**

**Growth Boundaries**

- Urban
- Small Town
- Rural

**Reference**

- 2011 Parcels
- Primary Roads



Scale: 0 500 1000 2000 3000 4000 Feet

Product Code: M-CET\_20121218\_02  
Copyright © December 18, 2012

Background Image: Worldview 2 - 2010

This is not a zoning map. Please contact the Planning Department for Zoning confirmation.

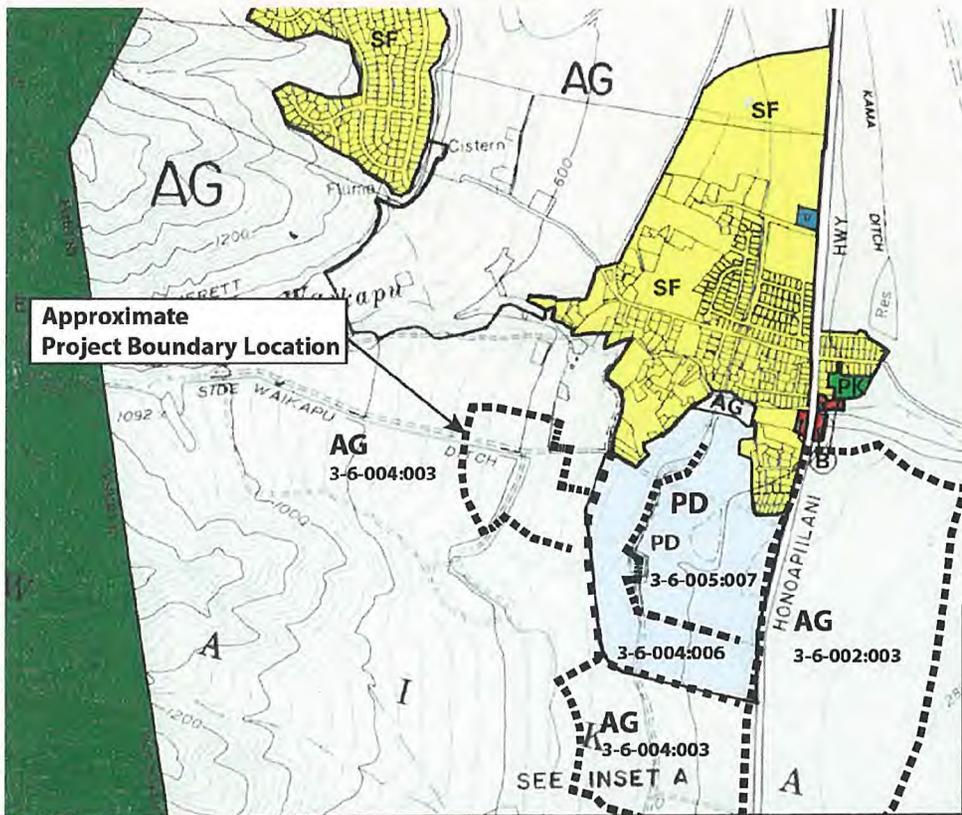
PREPARED BY:

Long Range Planning Division  
Department of Planning  
County of Maui  
260 South High Street  
Wailuku, Hawaii 96793

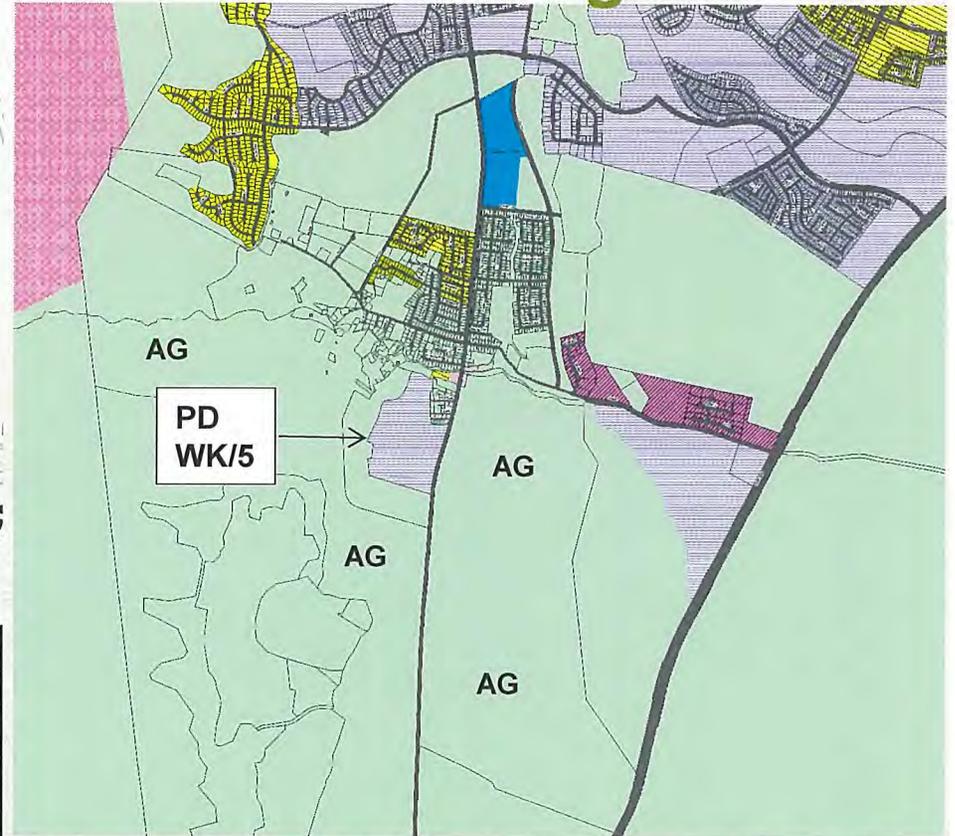


Figure 9: Maui Island Plan Directed Growth Map

# Community Plan



# Zoning





# Entitlement Request



## Community Plan Amendment

Ownership	TMK	Acres Subject to CPA	Existing Designation	Proposed Designation
Waikapu Properties LLC	(2)3-6-004:003	<b>138.728</b>	Agriculture /Single-Family	<b>Waikapū Country Town</b>
	(2)3-6-004:006	<b>53.630</b>	Project District 5	
	(2)3-6-006:036	<b>0.721</b>	Single-Family	
MTP Land Partners LLC and the Filios, William Separate Property Trust	(2)3-6-005:007	<b>59.054</b>	Project District 5	<b>Waikapū Country Town</b>
Waiale 905 Partners LLC	(2)3-6-002:003	<b>243.772</b>	Agriculture	<b>Waikapū Country Town</b>
<b>TOTAL</b>		<b>495.905</b>		

## Change in Zoning

Ownership	TMK	Acres Subject to CIZ	Existing Designation	Proposed Designation
Waikapu Properties LLC	(2)3-6-004:003	<b>138.728</b>	Agricultural	<b>Waikapū Country Town</b>
	(2)3-6-004:006	<b>53.630</b>	Agricultural	
	(2)3-6-006:036	<b>0.721</b>	Agricultural	
MTP Land Partners LLC and the Filios, William Separate Property Trust	(2)3-6-005:007	<b>59.054</b>	Project District WK/5	<b>Waikapū Country Town</b>
Waiale 905 Partners LLC	(2)3-6-002:003	<b>243.772</b>	Agricultural	<b>Waikapū Country Town</b>
<b>TOTAL</b>		<b>495.905</b>		

# MCC 19.96 – Waikapū Country Town District

District	≈ Gross acreage allocation
A. Town center	24.80
B. Main street	14.75
C. Commercial / Emp.	9.56
D. Residential	222.60
E. Rural	114.70
F. Education	12.00
G. Parks	32.50
H. Open space	65.00
<b>Total project acres</b>	<b>≈495.905</b>



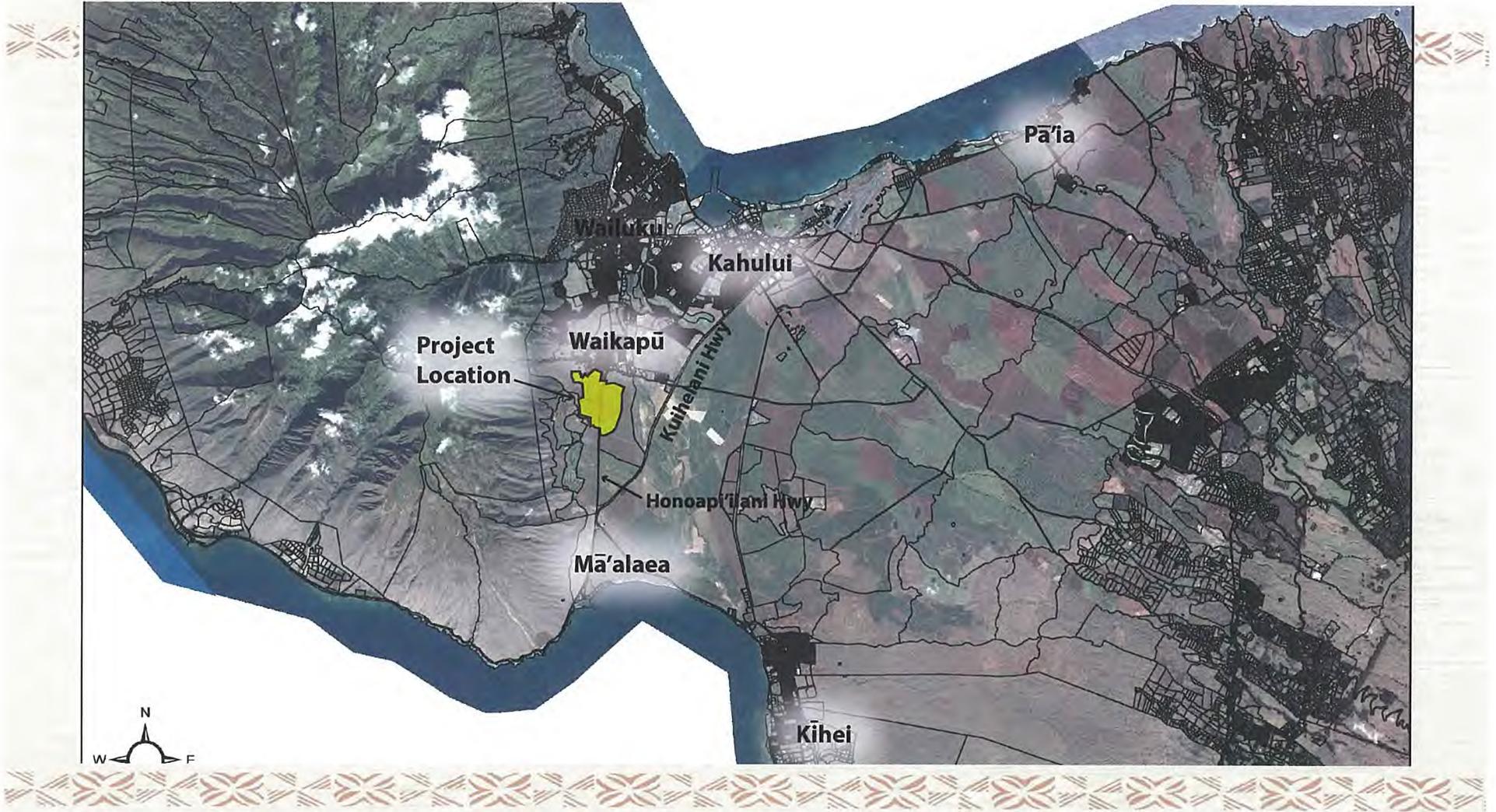
**Controlling Plan**



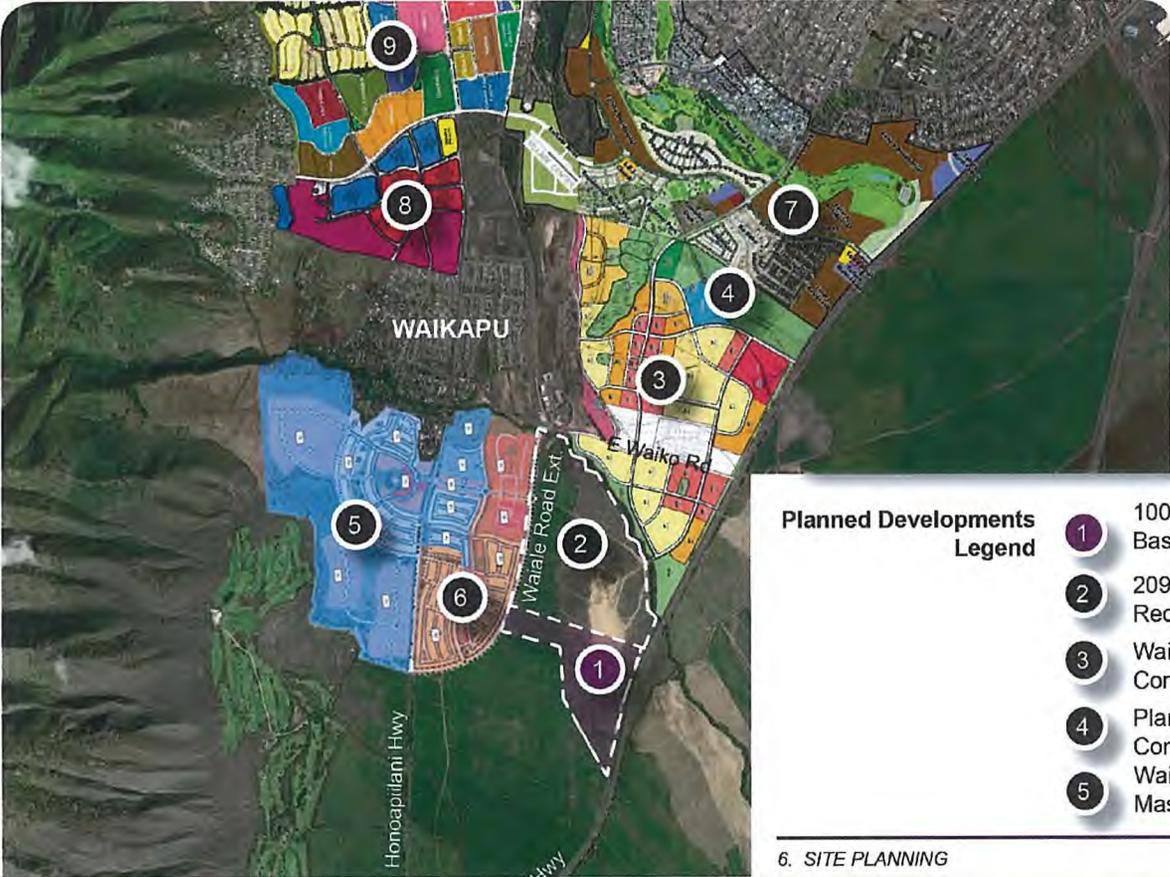


# Waikapū Country Town





# Neighboring Land Uses



Source: County of Maui, Waikapū Facilities Master Plan (April 2015)

**Planned Developments Legend**

- 1 100 acres recommended for Base Yard
  - 2 209 acres for Parks and Recreation
  - 3 Wai'ale Mixed Use Community Master Plan
  - 4 Planned Central Maui Sports Complex
  - 5 Waikapu Country Town Master Plan
- 6 Waikapu Country Town Master Plan
  - 7 Maui Lani
  - 8 Pu'unani
  - 9 Kehalani



## ***Residential Workforce Housing***

- ❑ The WCT intends to provide **358** (25% of the total) **Workforce Housing units**
- ❑ The unit mix and pricing will be subject to Chapter 2.96 – Residential Workforce Housing Policy
- ❑ The WCT will enter into a workforce housing agreement with the Department of Housing and Human Concerns prior to final subdivision approval or issuance of a building permit
- ❑ Residential workforce housing units will be made available either before or concurrently with market rate units
  
- ❖ **The owner desires to offer both multi-family rentals and fee-simple single- or multi-family units to satisfy the workforce housing requirements**

## *Residential Workforce Housing*

### Example for Illustrative Purposes

Workforce Housing Units	358	
Single-Family Fee Simple	158	3 bed / 2 bath
Multi-Family Rentals	200	2 bed / 2 bath



## Example for Illustrative Purposes

Workforce Housing Rentals	Percent	Number	Rental Rate \$
1/3 at "very low" and "low income"	33	67	up to 916 to 1465
1/3 at "below-moderate" income	33	66	1465 to 1832
1/3 at "moderate-income"	33	67	1832 to 2198

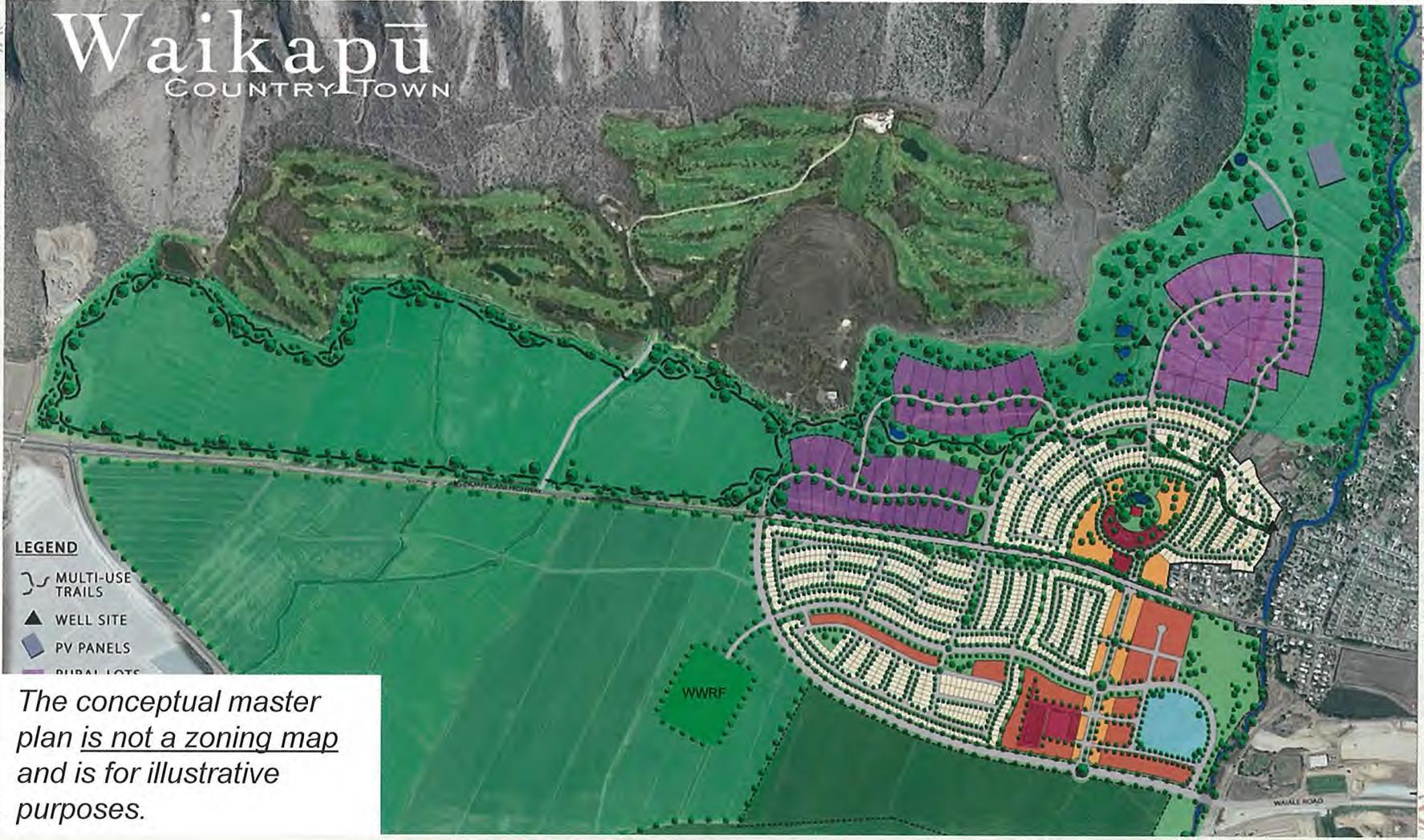
Workforce Housing Fee Simple Units	Percent	Number	Sales Price \$
30% at "below-moderate"	30	47	301,800 to 377,300
50% at "moderate income"	50	79	377,300 to 452,700
20% at "above-moderate"	20	32	452,700 to 528,200

\*Assumes a 5.5% APR

**TOTAL WORKFORCE HOUSING UNITS** **358**

# Waikapū

COUNTRY TOWN



**LEGEND**

- MULTI-USE TRAILS
- WELL SITE
- PV PANELS
- RURAL LOTS

*The conceptual master plan is not a zoning map and is for illustrative purposes.*

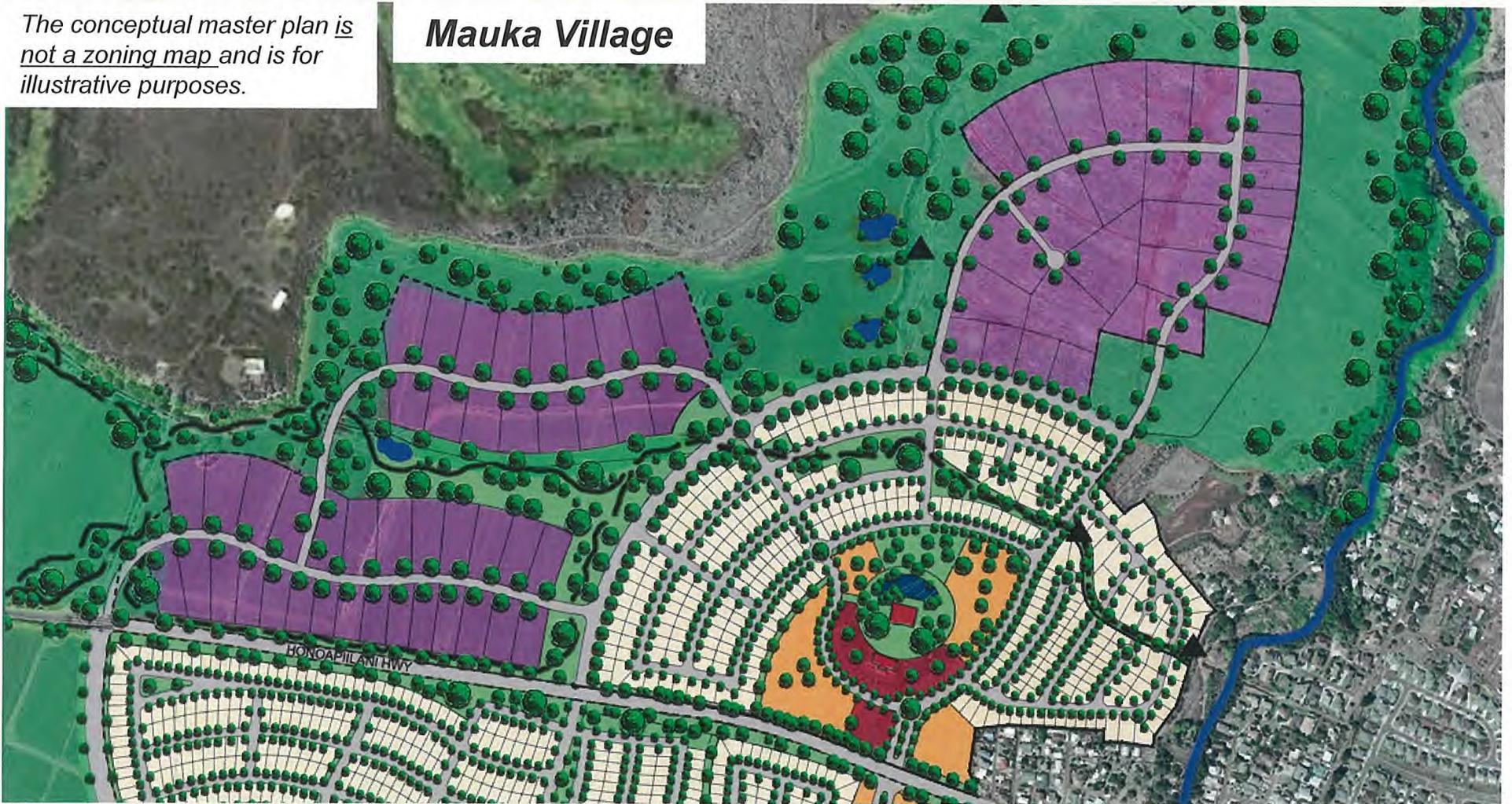
# The Master Plan

## *Mauka Village*



*The conceptual master plan is not a zoning map and is for illustrative purposes.*

## **Mauka Village**





















# Makai Village



## Makai Village



*The conceptual master plan is not a zoning map and is for illustrative purposes.*









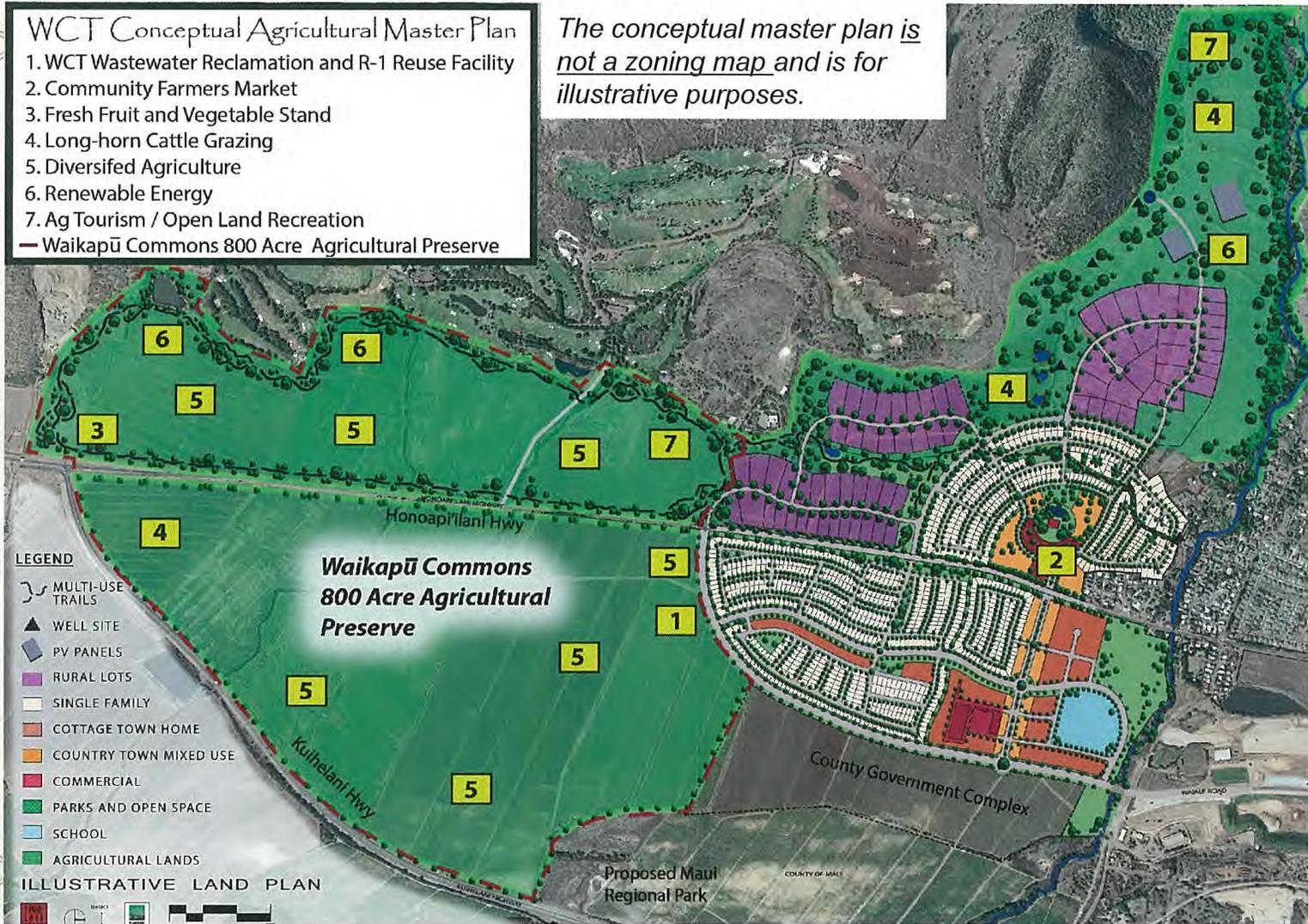
# *Agricultural Master Plan*



## WCT Conceptual Agricultural Master Plan

1. WCT Wastewater Reclamation and R-1 Reuse Facility
  2. Community Farmers Market
  3. Fresh Fruit and Vegetable Stand
  4. Long-horn Cattle Grazing
  5. Diversified Agriculture
  6. Renewable Energy
  7. Ag Tourism / Open Land Recreation
- Waikapū Commons 800 Acre Agricultural Preserve

*The conceptual master plan is not a zoning map and is for illustrative purposes.*





**LEGEND**

-  MULTI-USE TRAILS
-  WELL SITE
-  PV PANELS
-  RURAL LOTS
-  SINGLE FAMILY
-  COTTAGE TOWN HOME
-  COUNTRY TOWN MIXED USE
-  COMMERCIAL
-  PARKS AND OPEN SPACE
-  SCHOOL
-  AGRICULTURAL LANDS

**CONCEPT AGRICULTURAL MASTER PLAN 7-20-16**






DATE: 8/13/15



# *Sustainability Plan*



## Sustainability Elements

- *Implement WCT Sustainability Plan and Sustainability Design Guidelines*
- *Complete Community* – housing, employment, schools and parks in neighborhood setting
- *Proximity* – Close to region serving employment and facilities
- *Walking and Biking* – ≈ 8 miles of biking and walking paths
- *Water* – Dual non-potable water system; wastewater reuse; and water conserving fixtures
- *Renewable Energy* – solar, wind, potential hydro. and energy crops
- *Energy Efficiency* – building design; materials; and Energy Star appliances
- *Drainage* – retained on-site; grassed swales; bio-retention; and open space
- *Agricultural Lands* – 1,077 acres to remain in ag and 900 acres to be dedicated in perpetuity



# *Cultural Resources Plan*



# Natural & Cultural Resources in the Waikapū Ahupua‘a

Overview by Hōkūo Pellegrino (2019)

Waikapū is the first ahupua‘a in the greater moku (district) of Wailuku, Nā Wai ‘Ehā, Hawai‘i’s largest contiguous wetland kalo growing region. Specified below are cultural resources and associated T&C practices that currently exist within and around the WCT project area.

## Waikapū Watershed:

- Diverse mesic and dryland native forest watershed containing a wide range of rare and endangered endemic bird, insect, land snail, plant and mammal species.
- Native plants used by Native Hawaiian for the purpose of lā‘au lapa‘au or Hawaiian medicine and other cultural purposes. Gathering of seeds for native plant restoration efforts.

## Waikapū Stream:

- Perennial stream (4 mgd – Q90), mauka (Hana‘ula) to makai (Keālia) streamflow that sustained habitat for endemic and indigenous stream life such as ‘o‘opu (goby fish), ‘ōpae (shrimp) and possibly hīhīwai (snails), all of which were gathering and consumed as sustenance by Hawaiians.
- 4 documented ‘auwai (traditional irrigation systems) used for irrigating over 1,300

## Traditional Kuleana Ag. Systems:

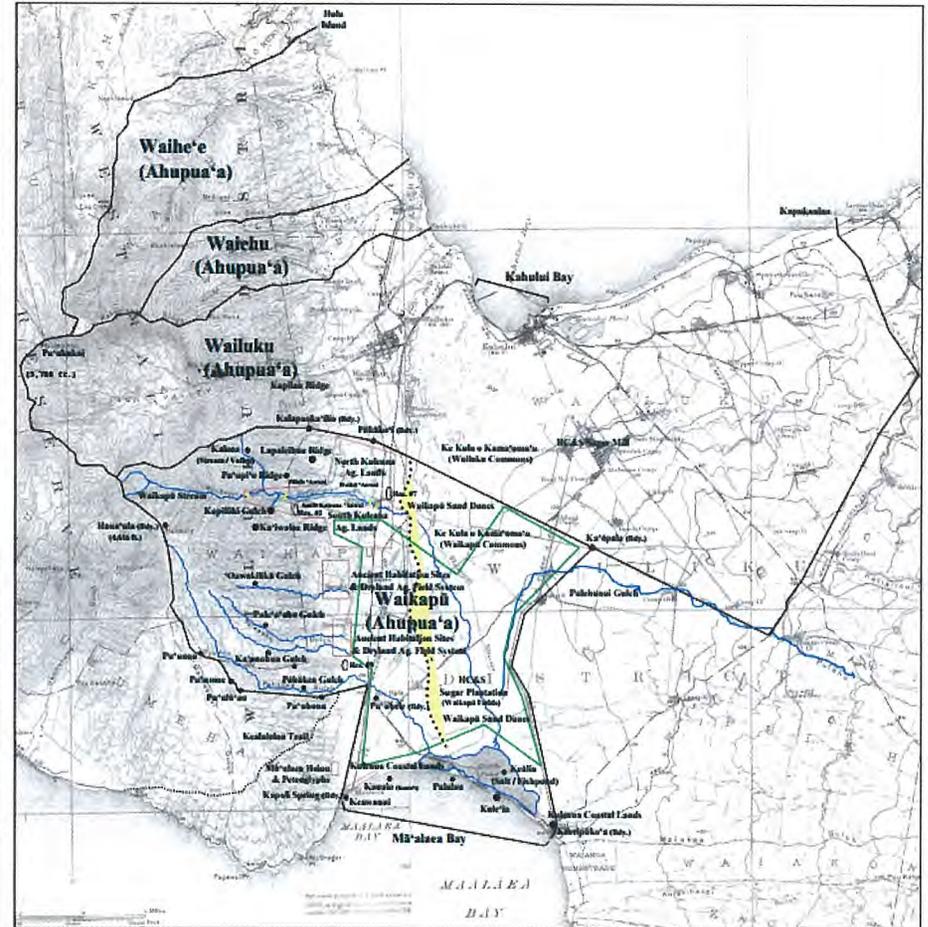
- Dryland and wetland field systems predominantly for cultivating kalo and ‘uala.
- 101 LCA (Land Commission Awards) and 74 Government Grants awarded during the Great Māhele between 1846 and 1875 extending from the interior of Waikapū Valley along the stream and outwards to the coastal region of Mā‘alaea and wetlands / inland fishpond of Keālia. Cultural & natural resources identified in kuleana awards were; ‘auwai (irrigations systems used for lo‘i kalo cultivation), hale (house lots), pā (pens / paddocks for animal husbandry), Po‘alima (specific cultivated plots and crops used to pay taxes to the konohiki and the government of the Kingdom), pu‘e one (sand dunes used as ancestral burial grounds), lo‘i kalo (wetland cultivation of kalo), kula, mo‘o, māla and kihapae (dryland cultivated plots for plants such as wauke, hala, ‘uala, kukui, wiliwili, ‘uala, kō, niu), pā

## Coastal Region:

- Largest wetland / inland fishpond on Maui; Keālia. Habitat for rare and endangered endemic aviary, insect and fish habitat. Keālia boasted Maui’s most important pre-contact salt grounds.
- Abundant nearshore fisheries at Mā‘alaea Bay from Keawanui to Kīheipūko‘a.

## Other Noted Cultural Resources & Historical Features:

- Heiau (ceremonial sites), pu‘u (cinder cones: Pu‘u‘hele, Po‘uhona, Pu‘ulū‘au, Pu‘umoe, Pu‘uanu), dryland agricultural field system (King Kamehameha and Kahili Golf Courses), Battle grounds of Ahulau ka Pi‘ipi‘i i Kakanilua or Battle of the Waikapū Commons, ki‘i pōhaku (petroglyph sites), pāhala‘u nīlo (umbilical stones)



# Integrated Natural-Cultural Resource Management & Preservation Plan

Draft Plan in Progress by: Hōkūāo Pellegrino (2019)



	Goal 1: Ho'okama'āina (Familiarize)	Goal 2: Mālama (Protect & Preserve)	Goal 3: Ho'āla Hou (Restore)	Goal 4: 'Auamo (Manage)
Actions/Priority Projects	<p><b>Key Priority Projects:</b></p> <ul style="list-style-type: none"> <li>Complete assessment of surface water use and reduction initiative of Waikapū Stream.</li> <li>Identifying traditional &amp; customary gathering and access rights.</li> <li>Cultural site preservation assessment.</li> <li>South kuleana 'auwai management plan.</li> <li>Biocultural Overview.</li> </ul>	<p><b>Key Priority Projects:</b></p> <ul style="list-style-type: none"> <li>Waikapū Water Resource Plan for both ground and surface water.</li> <li>Designated Cultural Mauka Preserve.</li> <li>Integrated Biocultural plan.</li> <li>South Kuleana 'Auwai management plan.</li> <li>Access easements for kuleana lands and T&amp;C NH practices.</li> </ul>	<p><b>Restoration Projects:</b></p> <ul style="list-style-type: none"> <li>Eliminate 0.9 m. of open ditch. Restore of South Kuleana 'Auwai.</li> <li>Biocultural restoration in partnership with Hui Mālama o Waikapū</li> <li>Waikapū Stream management with Hui o Nā Wai 'Ehā.</li> <li>Site integrity and stabilization of plantation era sites / ditches</li> </ul>	<p><b>Key Priority Projects:</b></p> <ul style="list-style-type: none"> <li>Inventory of cultural sites associated in cultural preserve.</li> <li>Development of 'aina-based educational sites and programs around traditional agriculture and water resource management.</li> <li>Biocultural research and training</li> </ul>
Outcomes	<p><b>Sense of Place:</b></p> <ul style="list-style-type: none"> <li>Acquire knowledge of cultural, natural and water resources.</li> <li>In-depth understanding of historical land tenure.</li> <li>Recorded data, establishing baselines for future research.</li> <li>Strategies for protection, restoration and stewardship.</li> </ul>	<p><b>Commitment:</b></p> <ul style="list-style-type: none"> <li>Risk mitigation.</li> <li>Strong community engagement with lineal descendants of Waikapū and key stakeholders.</li> <li>Compliance to CWRM IIFS and mauka to makai streamflow.</li> <li>Ensure the protection and proper stewardship of all natural and cultural resources.</li> </ul>	<p><b>Restore Kuleana</b></p> <ul style="list-style-type: none"> <li>Restoration of traditional agricultural sites and native dryland / mesic forests with HMOW.</li> <li>Sustainable use of cultural resources.</li> <li>Increase traditional access for cultural practices.</li> <li>Restore and interpret cultural landscapes.</li> </ul>	<p><b>Sustainable Model:</b></p> <ul style="list-style-type: none"> <li>Commit strong integration of Waikapū cultural and natural resources throughout entire WCT. (landscape, names, design, school, agriculture, businesses, education.</li> <li>Support and foster leadership in sustainability and</li> </ul>
Returns	<p><b>Knowledge &amp; Pilina:</b></p> <ul style="list-style-type: none"> <li>Complete knowledge of natural and cultural resource within WCT project and surrounding area.</li> <li>Fostering relationships with current community initiatives.</li> </ul>	<p><b>Integrity &amp; Preservation:</b></p> <ul style="list-style-type: none"> <li>Threats mitigated at cultural sites and around sensitive natural resources.</li> <li>Integrity of Waikapū stream, flow and kuleana 'auwai / ag systems.</li> </ul>	<p><b>Adaptive Reuse:</b></p> <ul style="list-style-type: none"> <li>Reconnection to place.</li> <li>Increased stewardship &amp; educational opportunities</li> <li>Community engagement trust. &amp; empowerment.</li> <li>Adaptive management strategies to ensure sustainability</li> </ul>	<p><b>NCR Management Stewardship &amp; Ed.:</b></p> <ul style="list-style-type: none"> <li>Capacity building for Waikapū community in natural &amp; cultural resource management.</li> <li>Expertise in sustainable development and NCR management professions for next</li> </ul>

***Aloha***

