

SECTION 3: GROWTH FRAMEWORK

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		AMEND	ADD	
		<i>Consistent between CPAC & MPC</i>	<i>Not currently in Draft Plan</i>	
66 and map on 67	Figure 3.2	Community Plan Map to reflect all of Plantation Estates being changed from Agriculture to Rural Residential		To reflect full intent of changes made by Maui Planning Commission. The Honolua Ridge lots (Honolua Ridge phase 1 and Honolua Ridge phase 2) were annexed into Plantation Estates and the four phases of Plantation Estates (Plantation Estates phase 1, Plantation Estates phase 2, Honolua Ridge phase 1, and Honolua Ridge phase 2) are all known as Plantation Estates, governed by one board (Plantation Estates Land Owners Association)
68 and map on 69	Figure 3.3	Change the land use designation from Parks and Open Space to Industrial, to reflect and recognize the existing industrial use.	The HC&D concrete batching plant in operation since 1971 and current location is at TMK (2)4-4-001:1008 (por.) and (2) 4-4-003:001(por), approximately 1.666 acres.	These sites, approximately one (1) acre each, contain existing concrete batch plants operated by Hawaiian Cement and HC&D and are located adjacent to the industrial uses and wastewater treatment facility in Kā'anapali. The concrete batch plants provide a necessary service in support of construction and improvement projects on the West side. The concrete batch plants currently operate via conditional permits and special use permits. Changing the community plan designations to Industrial would best preserve the long-term viability of these operations, while keeping the long-standing uses in a location adjacent to other similar uses. Designating the two (2) batch plant sites as Park/Open Space is not consistent with the existing uses and would jeopardize approval of any future special use permits for continued use of the concrete batch plants. Updating the community plan designations underlying the concrete batch plants to Industrial is in the best interest of the community.

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82 and map on 83	Figure 3.10	Change the land use designation from Parks and Open Space to Industrial, to reflect and recognize the existing industrial use.	The Hawaiian Cement Concrete batching plant in operation since 1970 and current location is at TMK (2) 4-4-002:039, approximately 1.182 acres.	These sites, approximately one (1) acre each, contain existing concrete batch plants operated by Hawaiian Cement and HC&D and are located adjacent to the industrial uses and wastewater treatment facility in Kā'anapali. The concrete batch plants provide a necessary service in support of construction and improvement projects on the West side. The concrete batch plants currently operate via conditional permits and special use permits. Changing the community plan designations to Industrial would best preserve the long-term viability of these operations, while keeping the long-standing uses in a location adjacent to other similar uses. Designating the two (2) batch plant sites as Park/Open Space is not consistent with the existing uses and would jeopardize approval of any future special use permits for continued use of the concrete batch plants. Updating the community plan designations underlying the concrete batch plants to Industrial is in the best interest of the community.
Map on 69	Figure 3.3	Revise figure with the land use designations for Kaanapali Town North, Kaanapali Town and Kaanapali Town South as depicted on the "KLMC Requested WMCP Designations" Map		The "KLMC Requested WMCP Designations" Map was approved by the Kaanapali 2020 Community Planning Committee. This is a result of a 20-year community planning process based off of open input from what the community wants.
Map on 71	Figure 3.4	Change the land use designation from Parks and Open Space to Agriculture in the area south of Lahainaluna Road, including all or a portion of the following TMK numbers: (2) 4-6-018-003, (2) 4-6-016:032 and (2) 4-6-016:033, to reflect existing use		These lands are predominately owned by Kamehameha Schools and are currently used for agriculture. KS has preliminary plans to expand farming opportunities in that area.

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74 and Map on 75	Figure 3.6	Delete ", including development development mauka of the park. Ninety-seven acres mauka of Honoapiiliani Highy, between the Lahaina Civic Center and Wahikuli Gulch, are designated PKOS for future park and open space uses." And Remove the designation of 97 acres for Park and Open Space at Hanaka'ō'ō Mauka on corresponding map		The well-vetted Kaanapali 2020 project in this area has been slated for residential and mixed use. Kaanapali 2020 is in an Urban Growth Boundary in the current Maui Island Plan, which makes the PK/OS designation inconsistent. Kaanapali 2020 is slated to include a 10 acre park, housing, police substation, and connector road for the northern bypass. This will also be consistent with the "KLMC Requested WMCP Designations" Map based off of open input from community.
82		Revise paragraph 1 regarding reference to Kaanapali Town South by: deleting "During the community plan update process, it was determined that a buffer between Kaanapali and Lahaina Town would help ensure that each community remains separate and distinct. As such, Kaanapali Town South, as identified in the MIP, will remain in open space and agriculture."		To be consistent with the "KLMC Requested WMCP Designations" Map. This is a result of a 20-year community planning process based off of open input from what the community wants.
83	Figure 3.10	Revise figure with the land use designations for Kaanapali Town North, Kaanapali Town and Kaanapali Town South as depicted on the "KLMC Requested WMCP Designations" Map		To be consistent with the "KLMC Requested WMCP Designations" Map. This is a result of a 20-year community planning process based off of open input from what the community wants.
84		Revise paragraph 1 by deleting "In addition to the nearly 100 acres of open space area above Hanakao'ō Beeach (Canoe Beach),"		To be consistent with the "KLMC Requested WMCP Designations" Map. This is a result of a 20-year community planning process based off of open input from what the community wants.

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85		Revise paragraph 1 to delete "with the Small Town Center designation throughout, when"; capitalize "when", to read "When Kaanapapali is developed..."		For consistency with other proposed amendments