



Waikapū
A Country Town Master Plan
*Presentation to the Maui County Council
Water and Infrastructure Committee*

Waikapū Properties, LLC
Mike Atherton, Partner
November 18, 2019

MIP Directed Growth Map

Maui Island - Directed Growth Map C3

County of Maui

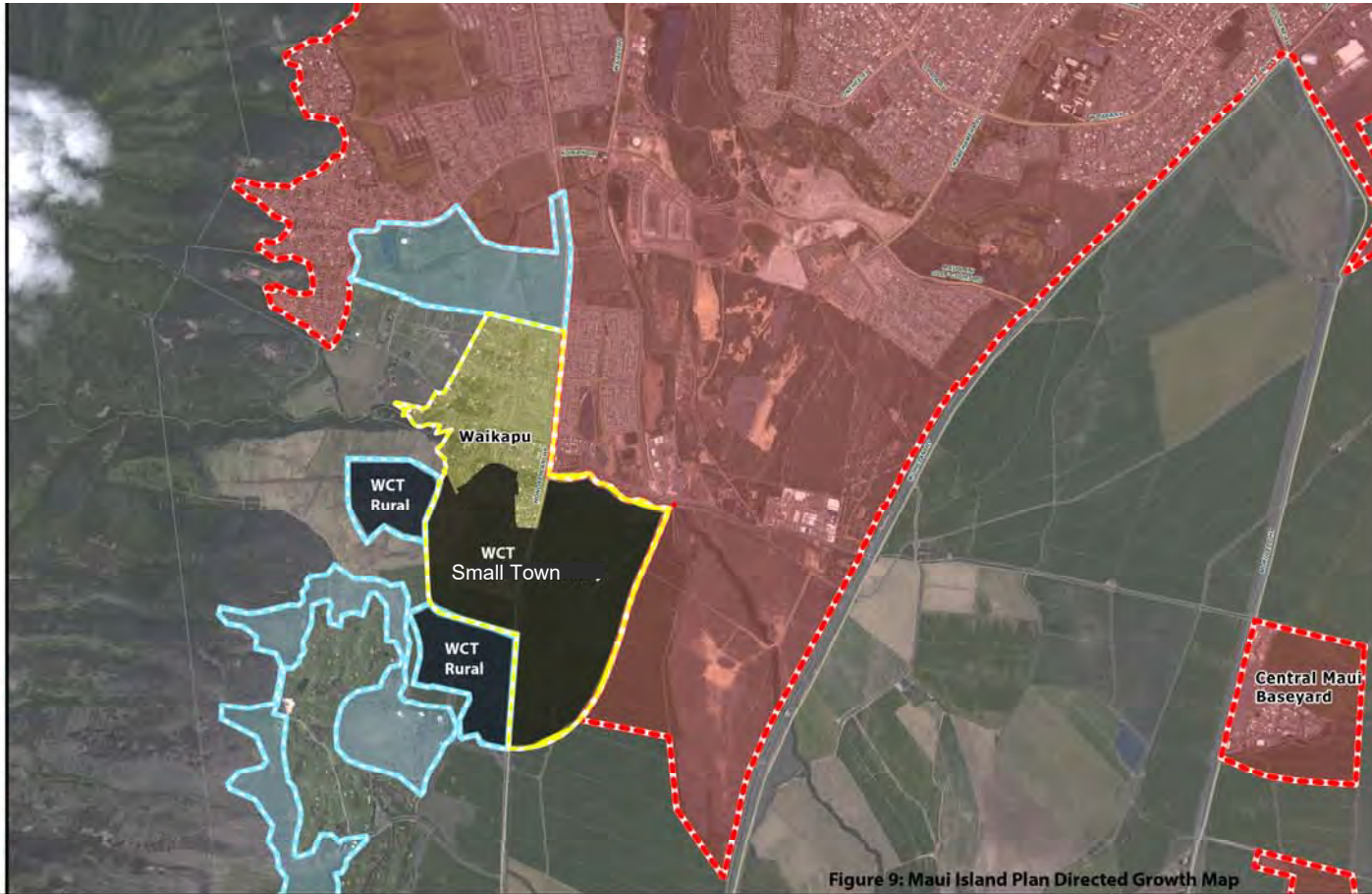


Figure 9: Maui Island Plan Directed Growth Map

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

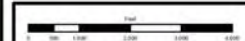
Legend

Growth Boundaries

-  Urban
-  Small Town
-  Rural

Reference

-  2011 Parcels
-  Primary Roads



Product Code: M-CET_20121210-02
Copyright © December 10, 2012

Background Image: Worldview 2 - 2010

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

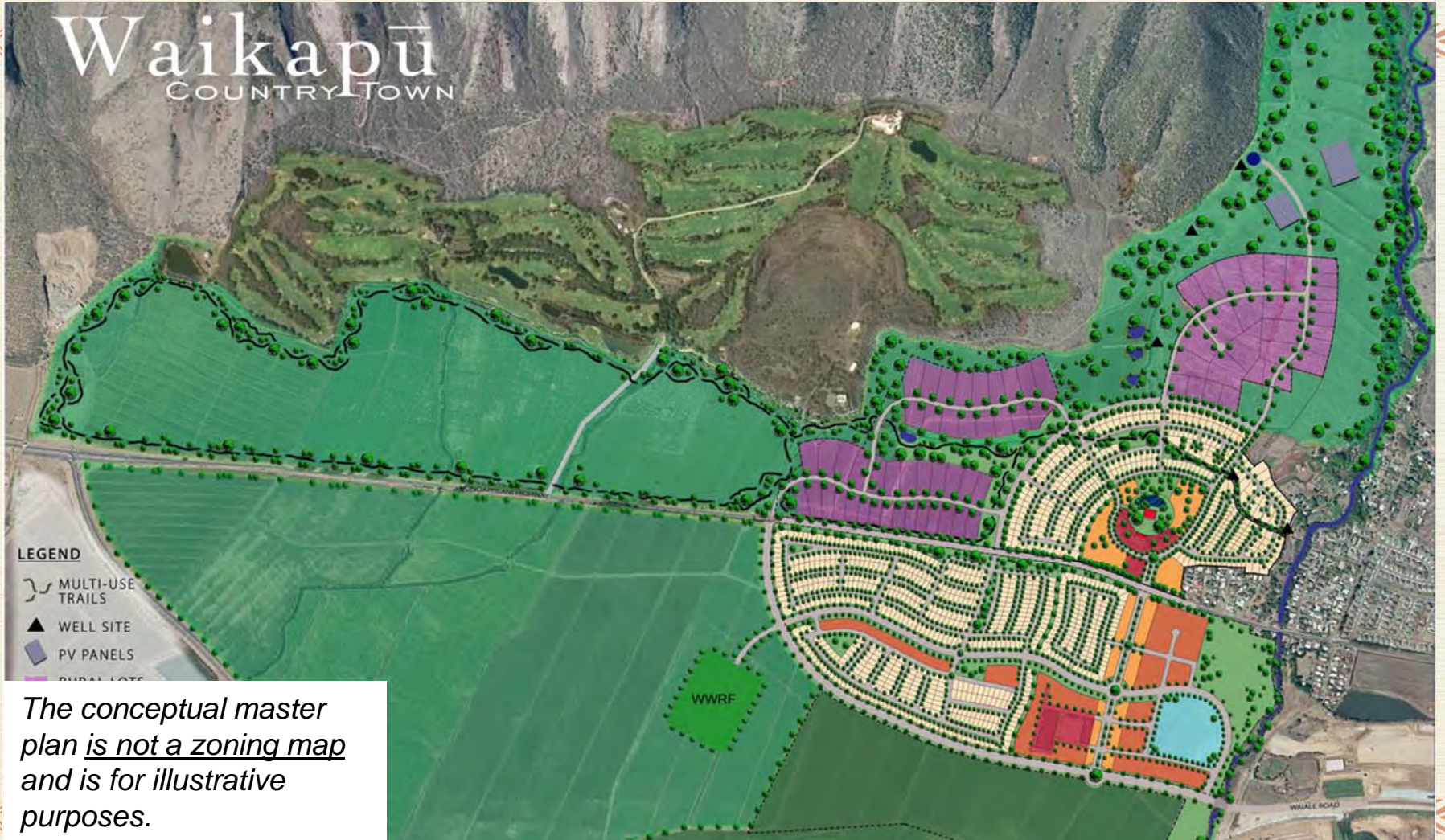
PREPARED BY:

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



Waikapū

COUNTRY TOWN



LEGEND

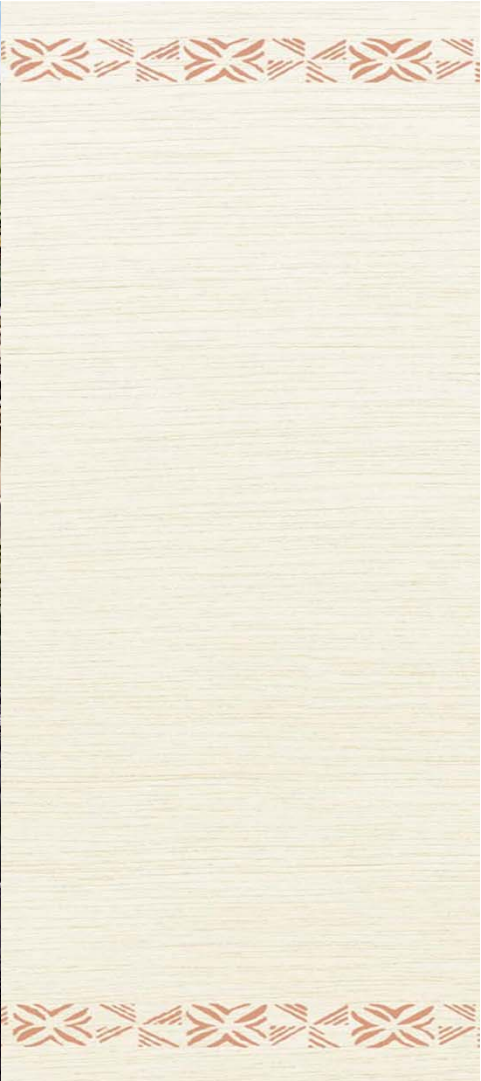
- MULTI-USE TRAILS
- WELL SITE
- PV PANELS
- RURAL LOTS

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

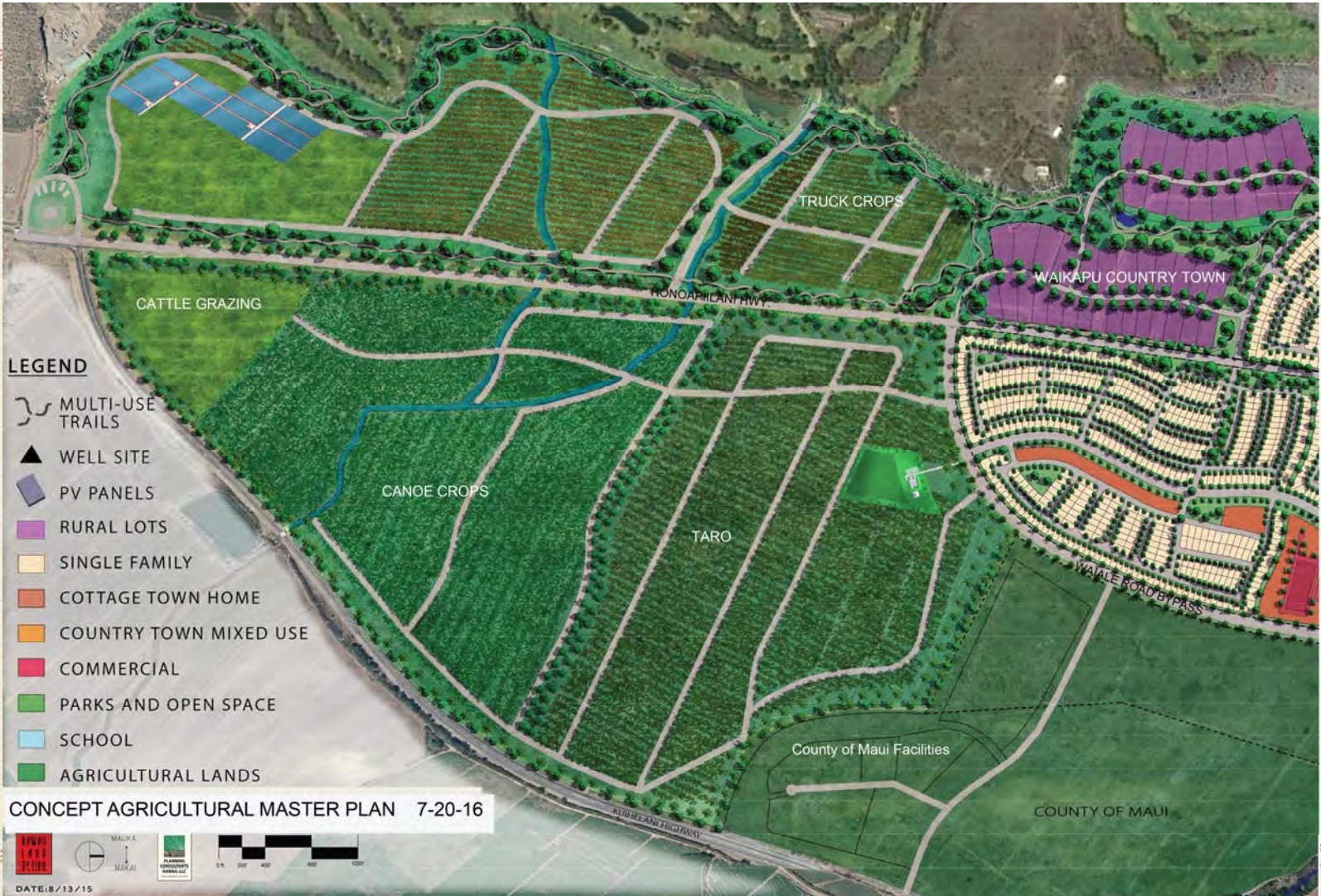




Figure 16: Mixed-Use with Live-Work







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






CFD FINANCING



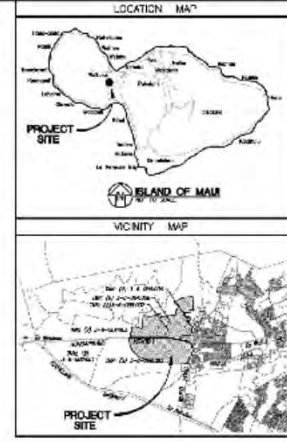
CFD Benefits:

- ❑ Removes high up-front regional infrastructure costs
- ❑ Reduces purchase price of homes
- ❑ Creates a predictable revenue stream to pay for debt surface
- ❑ Lowers borrowing costs
- ❑ Facilitates infrastructure concurrency for regional facilities





WATER



OTOMO
ENGINEERING, INC.
1000 W. IIAI, SUITE 100
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A-10-D
NO. 1000 W. IIAI, SUITE 100
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DATE: 05/11/06
SCALE: AS SHOWN

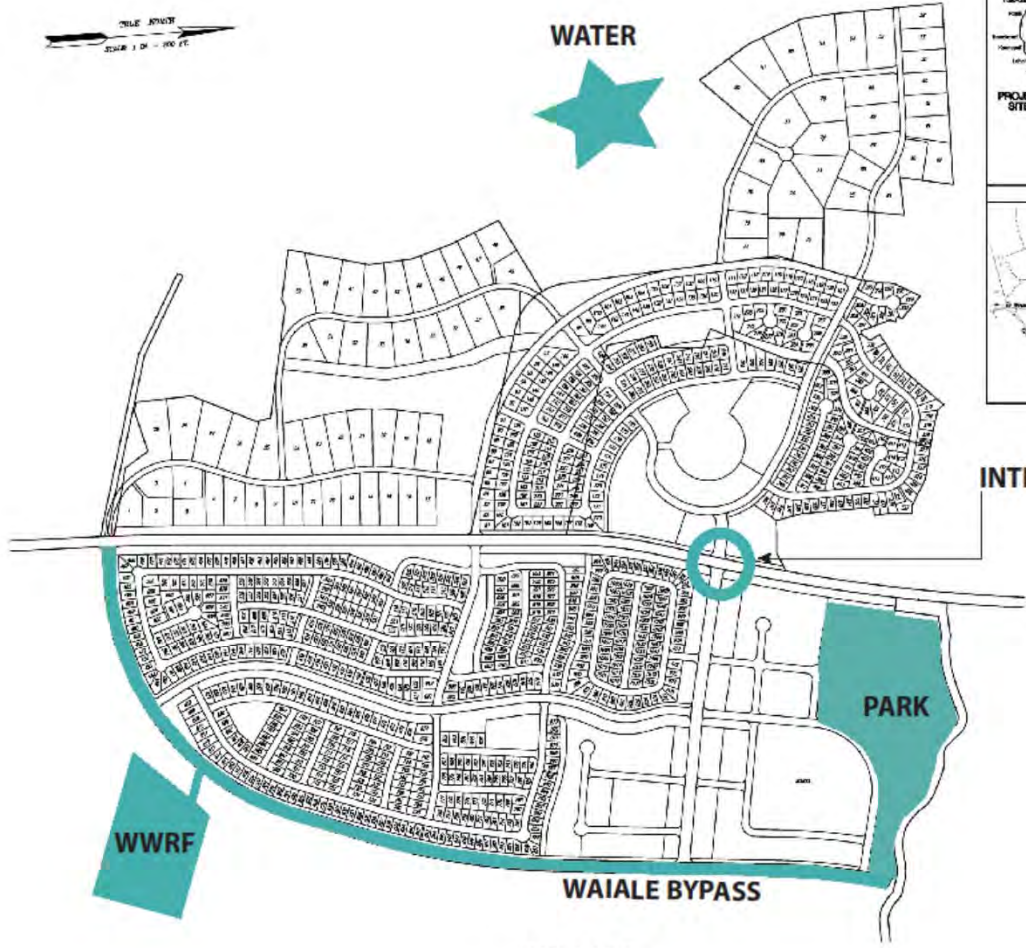
WAIKAPU COUNTRY TOWN
WAIKAPU, MAUI, HAWAII
OVERALL SITE PLAN

T.M.K.: (2) 3-5-005-007; (2) 3-6-002-001 & 003; (2) 3-6-002-006; (2) 3-6-004-003 & 006

| NO. | DATE | BY |
|-----|------|----|
| | | |
| | | |
| | | |
| | | |

DESIGNED BY: E.A.S.
DRAWN BY: C.S.
PROJECT NO.: 02-3-06
DRAWN, CHECKED, & IN CHARGE
DATE: 05/11/06

SHEET NO.
C-1
OF SHEETS



OVERALL SITE PLAN
SCALE: 1 IN. = 100 FT.

A tropical landscape featuring a lush green field in the foreground, a line of palm trees and other vegetation in the middle ground, and a range of mountains in the background under a cloudy sky. A red truck and a green bus are visible on a road in the middle ground. The image is framed by a decorative border with a repeating geometric pattern.

Aloha