

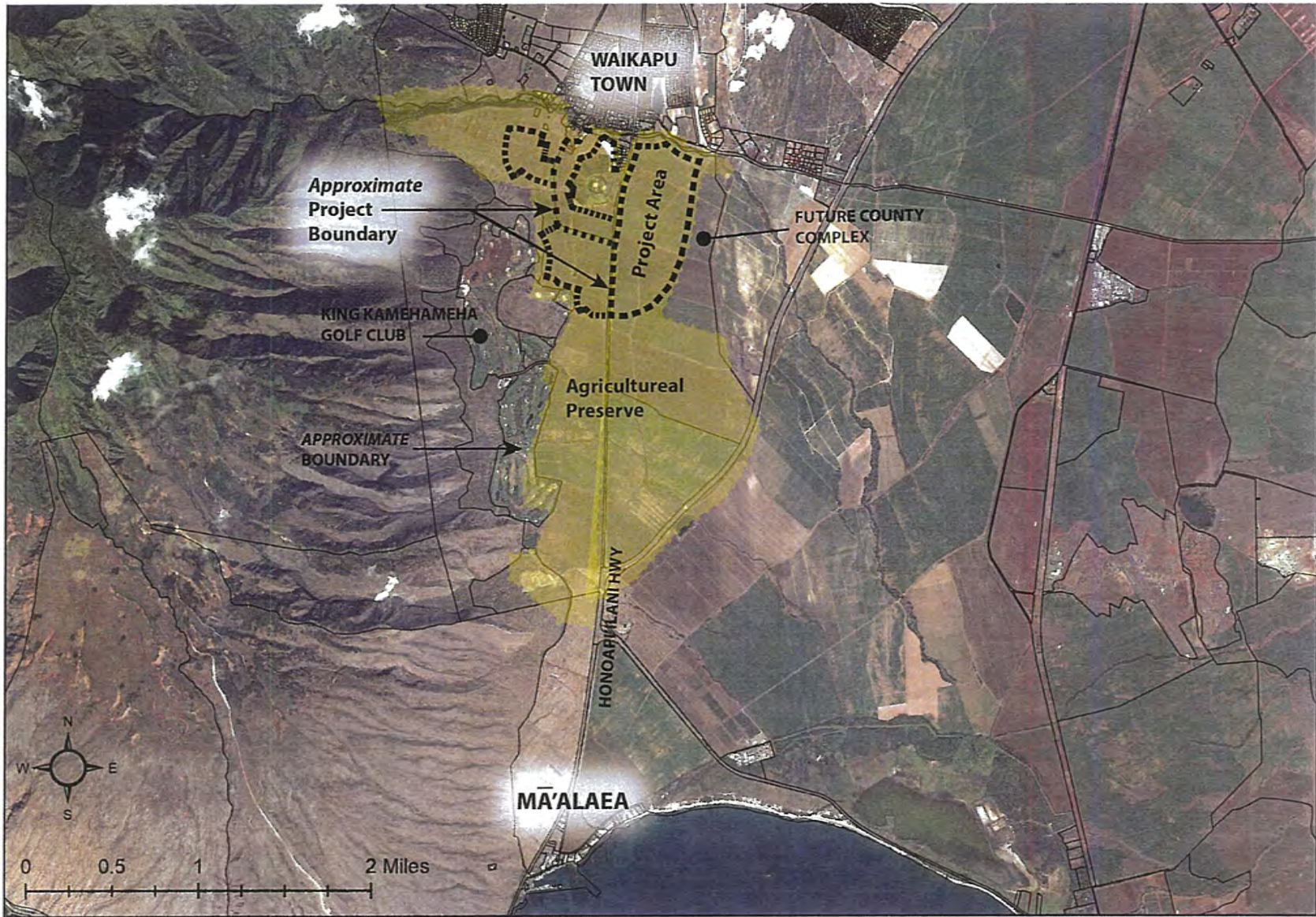
**Figure 1**

Regional Location

**WAIKAPŪ COUNTRY TOWN**



PLANNING  
CONSULTANTS  
HAWAII, LLC



**FIGURE 2**  
AERIAL LOCATION

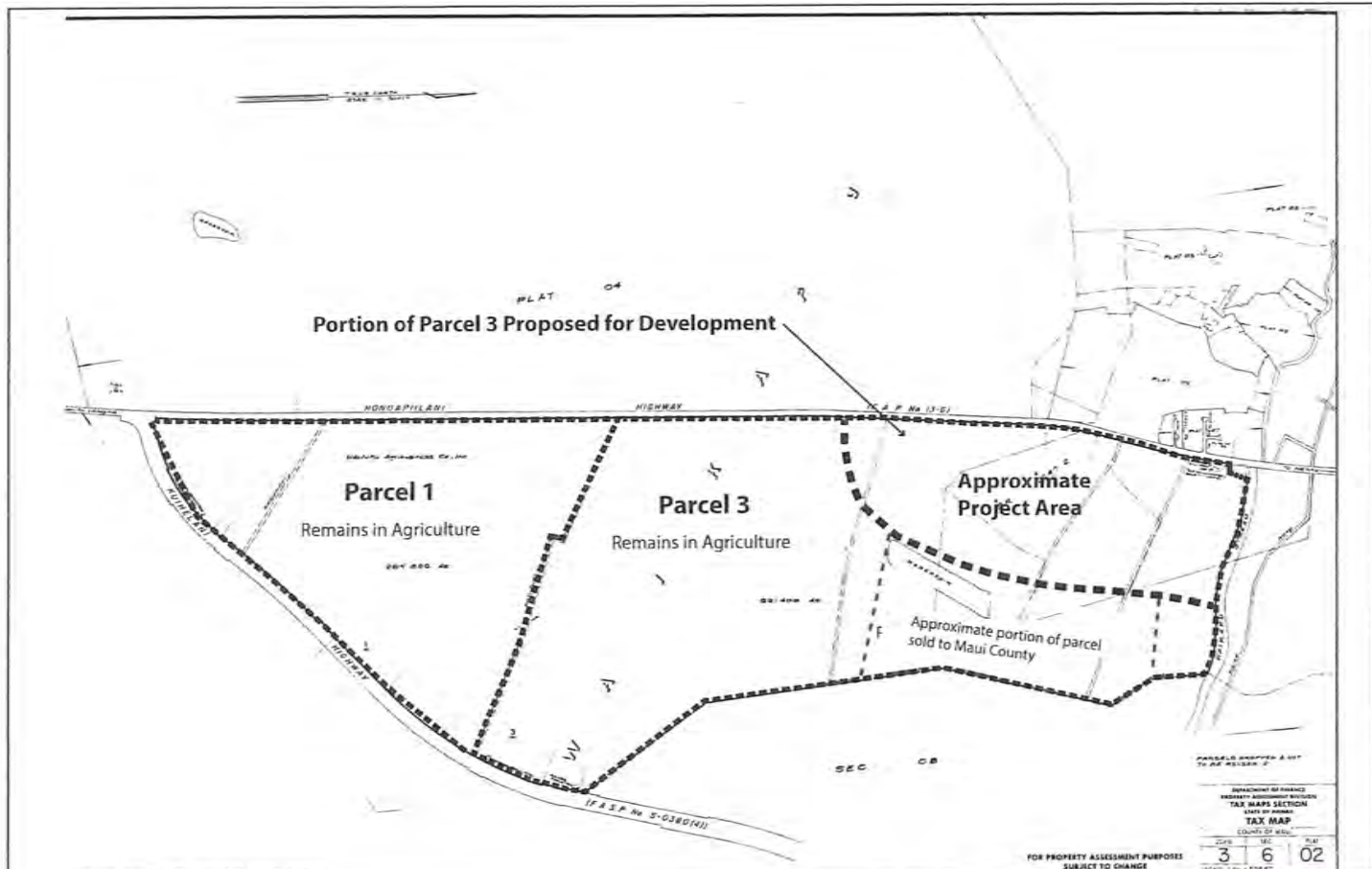


WAIKAPŪ COUNTRY TOWN



PLANNING  
CONSULTANTS  
HAWAII, LLC



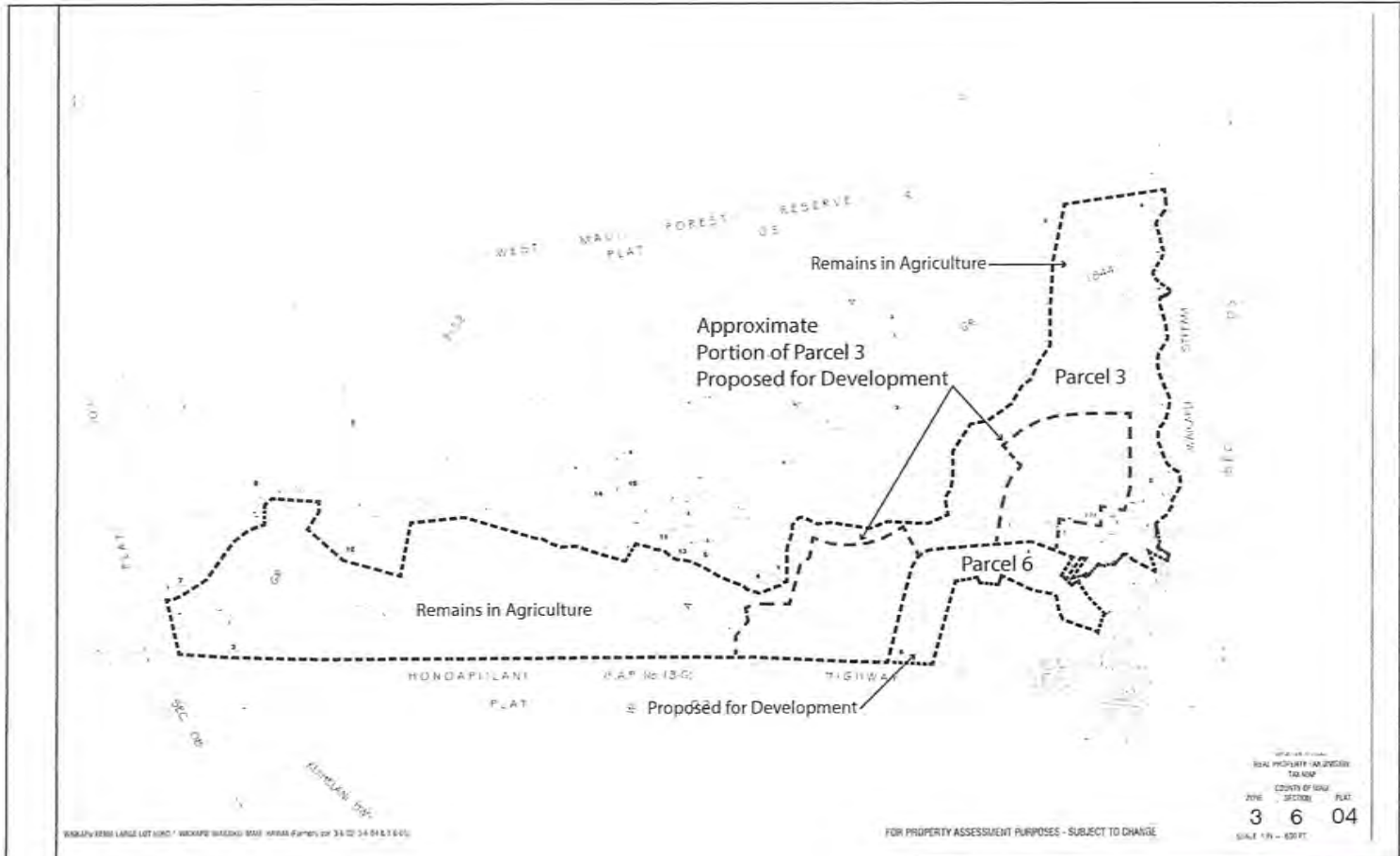


PORTION OF WAIKAPU, WAILUKU, MAUI, HAWAII

**Figure 3b**  
 TMK MAP  
 TMK No. (2) 3-6-002: (001 and 003)

WAIKAPU COUNTRY TOWN



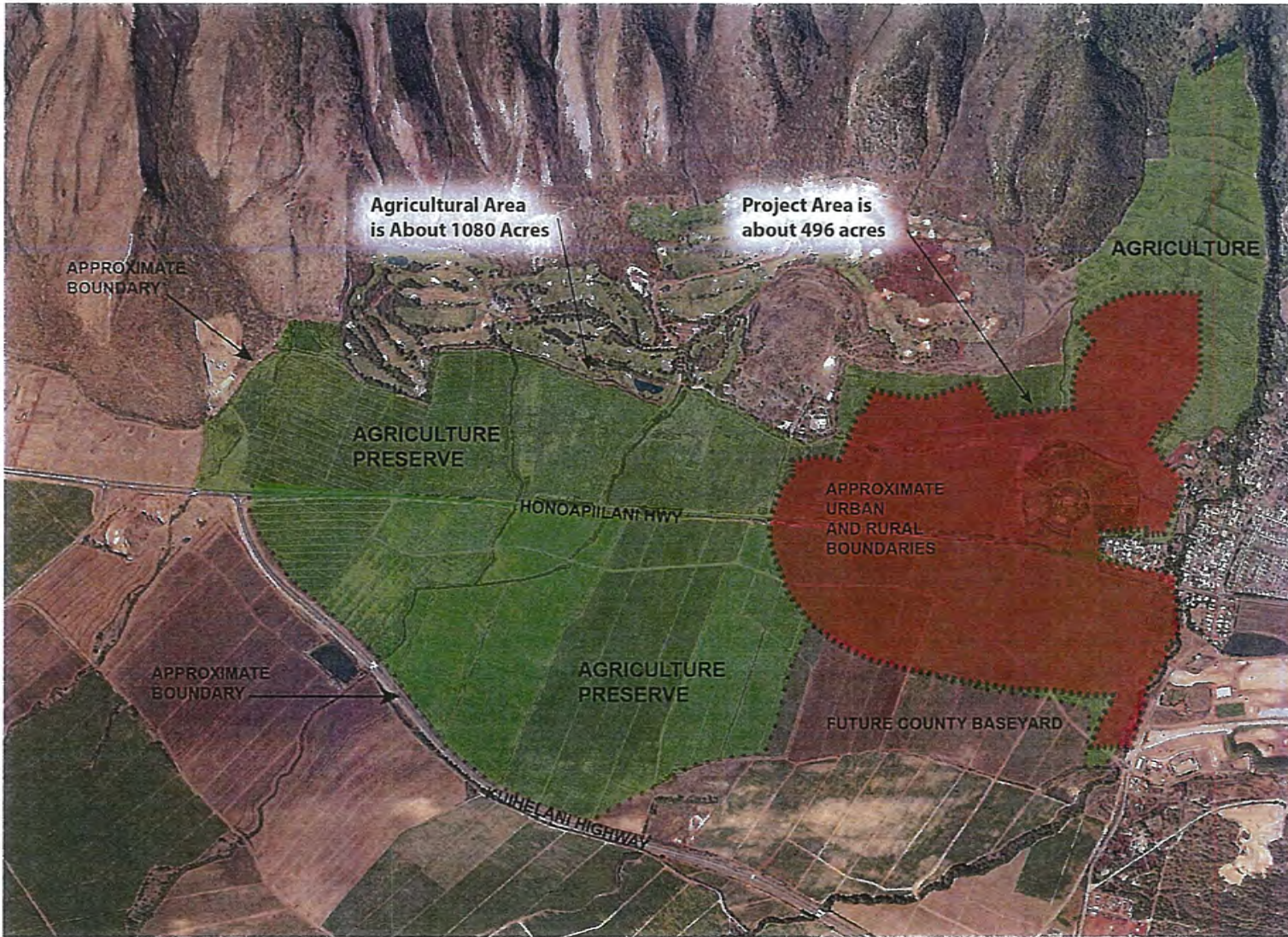


**Figure 3c**  
 TMK MAP  
 TMK No. (2) 3-6-004; 003 and 6



WAIKAPŪ COUNTRY TOWN





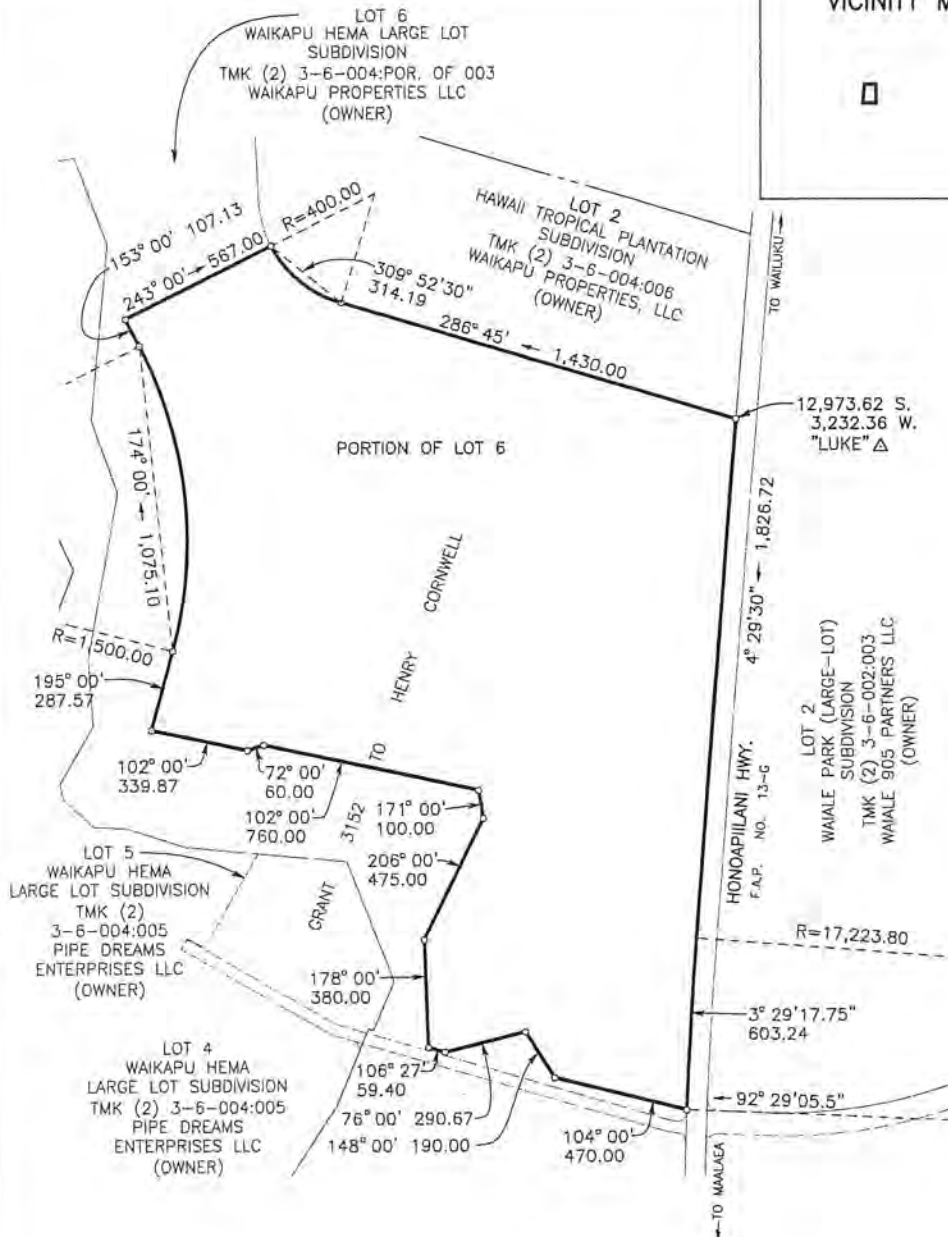
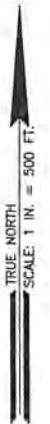
**EXHIBIT 8**

**Figure 4**  
Project Area Illustration



PLANNING  
CONSULTANTS  
HAWAII, LLC

WAIKAPŪ COUNTRY TOWN



THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION,

FUKUMOTO ENGINEERING, INC.  
1721 WILI PA LOOP, SUITE 203  
WAILUKU, HAWAII 96793  
JULY 28, 2017

MICHAEL E. SILVA  
LICENSED PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 12960  
LICENSE EXPIRES 4/30/2018

**TAX MAP KEY**

T.M.K. (2) 3-6-004:POR. OF 003

**AREA**

87.832 ACRES

**SURVEY MAP SHOWING WAIKAPU HEMA LARGE LOT SUBDIVISION PORTION OF LOT 6**

AMENDMENT TO DISTRICT BOUNDARY – WAIKAPU, MAUI, HAWAII FROM AGRICULTURAL TO RURAL

**EXHIBIT 9**



**DESCRIPTION OF PROPOSED  
LAND USE DISTRICT BOUNDARY AMENDMENT**

**WAIKAPU HEMA LARGE LOT SUBDIVISION  
Agricultural to Urban  
Portion of Lot 6**

Being a portion of Lot 6 of Waikapu Hema Large Lot Subdivision, being also a portion of Grant 3152 to Henry Cornwell situated in Waikapu, Wailuku, Island and County of Maui, State of Hawaii.

Beginning at the Northeast corner of this parcel on the Westerly side of Honoapiilani Highway (Federal Aid Project No. 13-G), the coordinates of said point of beginning referred to Government Survey Triangulation Station "LUKE" being:

12,973.62 feet South

3,232.36 feet West

and running by azimuths measured clockwise from True South:

1.    4°    29'    30"        1,826.72 feet along the Westerly side of Honoapiilani Highway (Federal Aid Project No. 13-G);
  
2.    Thence along same on a curve to the left with a radius of 17,223.80 feet, the radial azimuth from the radius point to the end of the curve being: 92° 29' 05.5"  
the chord azimuth and distance being:  
3°  29'  17.75"            603.24 feet;
  
3.    104°  00'            470.00 feet along the remainder of Lot 6 of the Waikapu Hema Large Lot Subdivision, being also the remainder of Grant 3152 to Henry Cornwell;
  
4.    148°  00'            190.00 feet along same;
  
5.    76°    00'            290.67 feet along same;
  
5.    106°  27'            59.40 feet along same;
  
6.    178°  00'            380.00 feet along same;
  
7.    206°  00'            475.00 feet along same;
  
8.    171°  00'            100.00 feet along same;

9. 102° 00' 760.00 feet along same;
10. 72° 00' 60.00 feet along same;
11. 102° 00' 339.87 feet along same;
12. 195° 00' 287.57 feet along same;
13. Thence along same on a curve to the left with a radius of 1,500.00 feet, the chord azimuth and distance being:  
174° 00' 1,075.10 feet;
14. 153° 00' 107.13 feet along same;
15. 243° 00' 567.00 feet along same;
16. Thence along Lot 2 of the Hawaii Tropical Plantation Subdivision, being also remainder of Grant 3152 to Henry Cornwell on a curve to the left with a radius of 400.00 feet, the chord azimuth and distance being:  
309° 52' 30" 314.19 feet;
17. 286° 45' 1,430.00 feet along same to the point of beginning and containing an area of 87.832 Acres.

This work was prepared by me  
or under my supervision.

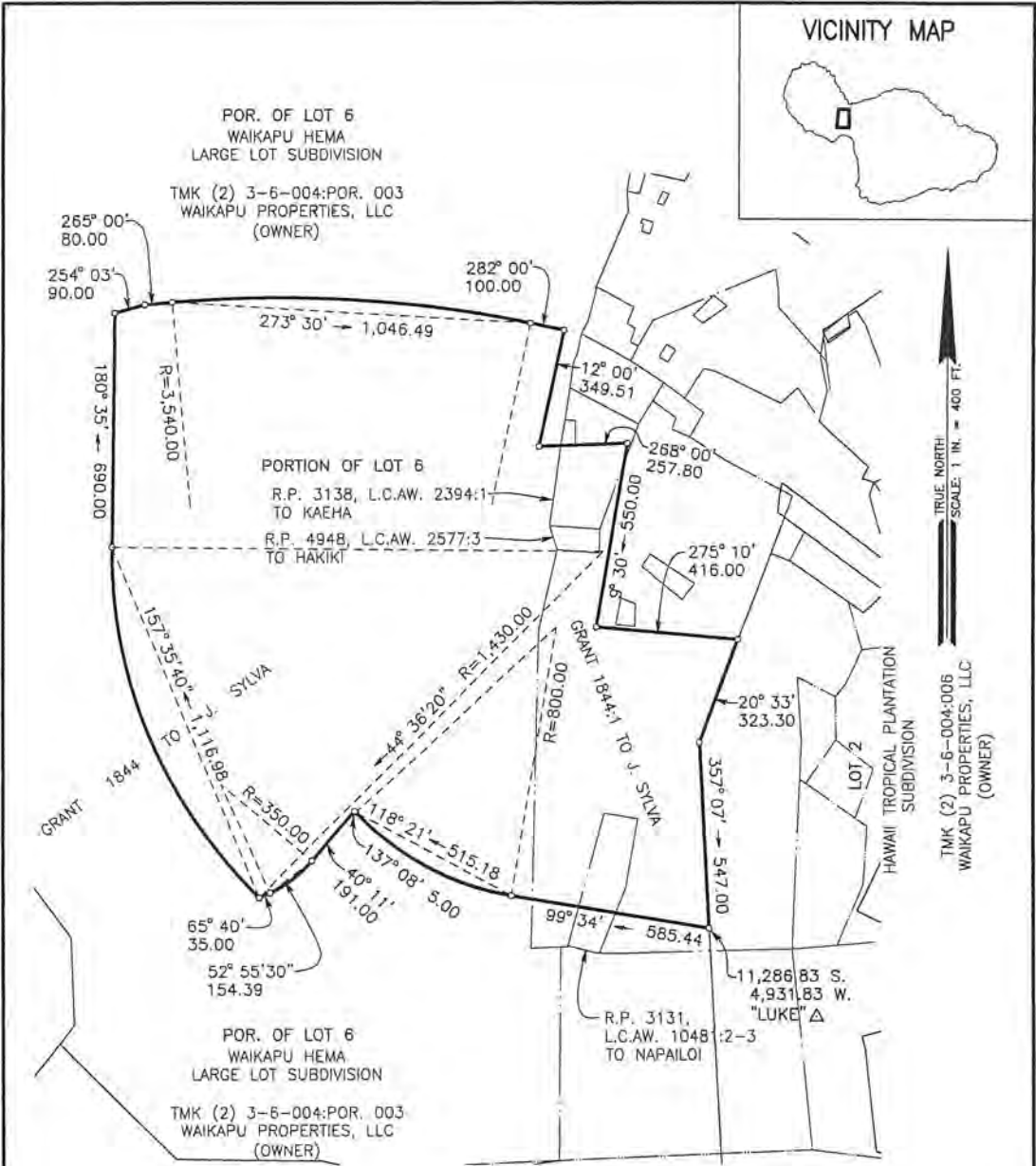
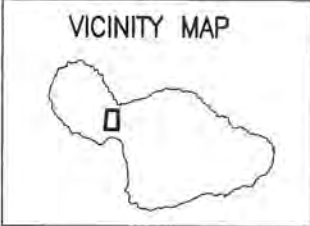


FUKUMOTO ENGINEERING, INC.

*M. Silva*  
 Michael E. Silva  
 Licensed Professional Land Surveyor  
 Certificate Number 12960  
 License Expires: 4/30/18

1721 Wili Pa Loop, Suite 203  
 Wailuku, Hawaii 96793  
 August 9, 2017

WP01



FUKUMOTO ENGINEERING, INC.  
 1721 WILI PA LOOP, SUITE 203  
 WAILUKU, HAWAII 96793  
 JULY 28, 2017



THIS WORK WAS PREPARED BY  
 ME OR UNDER MY SUPERVISION.

*M Silva*  
 MICHAEL E. SILVA  
 LICENSED PROFESSIONAL LAND SURVEYOR  
 CERTIFICATE NO. 12960  
 LICENSE EXPIRES 4/30/2018

**TAX MAP KEY**

T.M.K. (2) 3-6-004:POR. OF 003

**AREA**

57.454 ACRES

**SURVEY MAP SHOWING WAIKAPU HEMA LARGE LOT SUBDIVISION PORTION OF LOT 6**

AMENDMENT TO DISTRICT BOUNDARY – WAIKAPU, MAUI, HAWAII  
 FROM AGRICULTURAL TO RURAL

**DESCRIPTION OF PROPOSED  
LAND USE DISTRICT BOUNDARY AMENDMENT**

**WAIKAPU HEMA LARGE LOT SUBDIVISION  
Agricultural to Urban  
Portion of Lot 6**

Being a portion of Lot 6 of Waikapu Hema Large Lot Subdivision, being also all of Royal Patent 4948, Land Commission Award 2577, Apana 3 to Hakiki and being also portions of Royal Patent 3131, Land Commission Award 1048, Apana 2-3 to Napailoi, Royal Patent 3138, Land Commission Award 2394, Apana 1 to Kaeha, Grant 1844 to J. Sylva, and Grant 1844, Apana 1 to J. Sylva situated in Waikapu, Wailuku, Island and County of Maui, State of Hawaii.

Beginning at the Southeast corner of this parcel, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LUKE" being:

11,286.83 feet South

4,931.83 feet West

and running by azimuths measured clockwise from True South:

1.     99°   34'                   585.44 feet along the remainder of Lot 6 of the Waikapu Hema Large Lot Subdivision, being also the remainders of Grant 1844, Apana 1 to J. Sylva, Royal Patent 3131, Land Commission Award 1048, Apana 2-3 to Napailoi, and Grant 1844 to J. Sylva;
  
2.     Thence along the remainder of Lot 6 of the Waikapu Hema Large Lot Subdivision, being also the remainder of Grant 1844 to J. Sylva on a curve to the right with a radius of 800.00 feet, the chord azimuth and distance being:  
          118° 21'                   515.18 feet;
  
3.     137° 08'                   5.00 feet along same;
  
4.     40° 11'                   191.00 feet along same;
  
5.     Thence along same on a curve to the right with a radius of 350.00 feet, the chord azimuth and distance being:  
          52° 55' 30'               154.39 feet;
  
6.     65° 40'                   35.00 feet along same;
  
7.     Thence along same on a curve to the right with a radius of 1,430.00 feet, the radial azimuth from the radius point to the beginning of the curve being: 44° 36' 20";

and the chord azimuth and distance being:  
157° 35' 40" 1,116.98 feet;

8. 180° 35' 690.00 feet along same;
9. 254° 03' 90.00 feet along same;
10. 265° 00' 80.00 feet along same;
11. Thence along same on a curve to the right with a radius of 3,540.00 feet, the chord azimuth and distance being:  
273° 30' 1,046.49 feet;
12. 282° 00' 100.00 feet along same;
13. 12° 00' 349.51 feet along same;
14. 268° 00' 257.80 feet along the remainder of Lot 6 of the Waikapu Hema Large Lot Subdivision, being also the remainders of Grant 1844 to J. Sylva and Royal Patent 3138 Land Commission Award 2394, Apana 1 to Kaeha;
15. 9° 30' 550.00 feet along the remainder of Lot 6 of the Waikapu Hema Large Lot Subdivision, being also the remainders of Royal Patent 3138 Land Commission Award 2394, Apana 1 to Kaeha and Grant 1844, Apana 1 to J. Sylva;
16. 275° 10' 416.00 feet along remainder of Lot 6 of the Waikapu Hema Large Lot Subdivision, being also the remainder of Grant 1844, Apana 1 to J. Sylva;
17. 20° 33' 323.30 feet along Lot 2 of the Hawaii Tropical Plantation Subdivision, being also the remainder of Grant 1844, Apana 1 to J. Sylva;
18. 357° 07' 547.00 feet along same to the point of beginning and containing an area of 57.454 Acres.

This work was prepared by me  
or under my supervision.



FUKUMOTO ENGINEERING, INC.

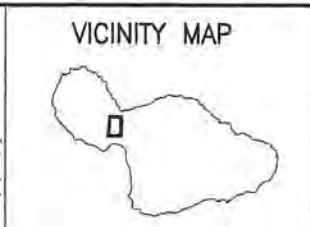
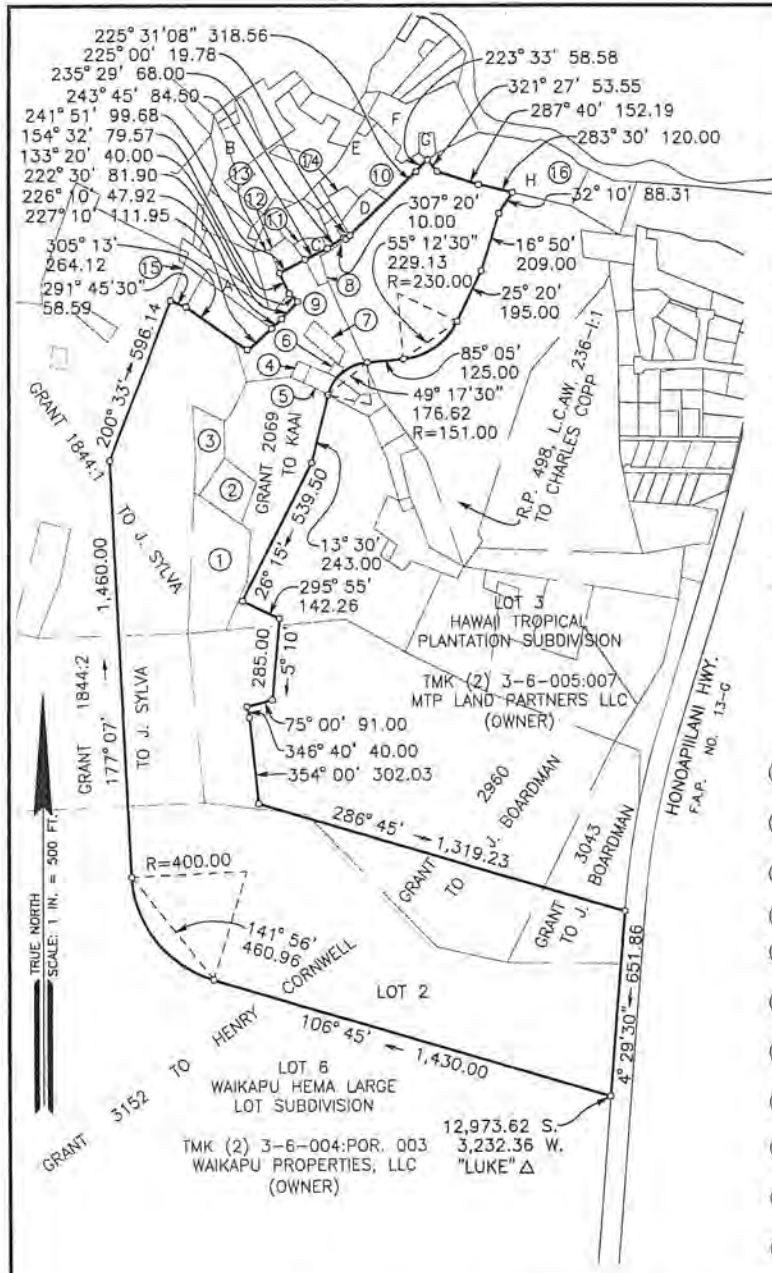
A handwritten signature in black ink that reads "M. Silva".

---

Michael E. Silva  
Licensed Professional Land Surveyor  
Certificate Number 12960  
License Expires: 4/30/18

1721 Wili Pa Loop, Suite 203  
Wailuku, Hawaii 96793  
August 9, 2017

WP01



- LIST OF ADJOINING OWNERS:
- A TMK (2) 3-6-006:036  
WAIKAPU PROPERTIES LLC
  - B TMK (2) 3-6-006:013  
CLAYTON SHIGETO SUZUKI TRUST
  - C TMK (2) 3-6-006:009  
CLAYTON SHIGETO SUZUKI TRUST
  - D TMK (2) 3-6-006:003  
HIGA, GEORGE S.
  - E TMK (2) 3-6-006:004  
HIGA, GEORGE S. & YONEKO F.
  - F TMK (2) 3-6-006:001  
BARBARA J.K. PAWN TRUST
  - G TMK (2) 3-6-006:002  
TAKETO CISCO EMOTO TRUST
  - H TMK (2) 3-6-006:068  
LOT 4 HAWAII TROPICAL  
PLANTATION SUBDIVISION  
HAWAII TROPICAL PLANTATION-  
CONDO MASTER

- LIST OF GRANTS & AWARDS:
- ① R.P. 3148, L.C.A.W. 110160:1  
TO MAHOE
  - ② R.P. 3142, L.C.A.W. 11022:6  
TO WAHINEALII
  - ③ R.P. 3131, L.C.A.W. 10481:1  
M-1 TO NAPALDOI
  - ④ POLIMA
  - ⑤ R.P. 3130, L.C.A.W. 8874:1  
TO KANAE
  - ⑥ R.P. 6374, L.C.A.W. 9324:2  
TO KEAKINI
  - ⑦ R.P. 3156, L.C.A.W. 3527:2  
TO KAMAHAHI
  - ⑧ R.P. 4115, L.C.A.W. 3224:3  
TO OPUNUI
  - ⑨ R.P. 4014, L.C.A.W. 5774:2  
TO KAAI
  - ⑩ R.P. 4122, L.C.A.W. 3397:1-2  
TO PUHI
  - ⑪ R.P. 6223, L.C.A.W. 3526:1  
TO KEKOAHEEWALE
  - ⑫ GRANT 2069, APANA 2 TO KAAI
  - ⑬ R.P. 4115, L.C.A.W. 3224:5  
TO OPUNUI
  - ⑭ GRANT 1713 TO JOHN ROSS
  - ⑮ L.C.A.W. 2609:1 AND 5 TO  
POEPOE
  - ⑯ R.P. 4014, L.C.A.W. 5774:1  
TO KAAI

TRUE NORTH  
SCALE: 1 IN. = 500 FT.



THIS WORK WAS PREPARED BY  
ME OR UNDER MY SUPERVISION,

*M. Silva*  
MICHAEL E. SILVA  
LICENSED PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 12960  
LICENSE EXPIRES 4/30/2018

FUKUMOTO ENGINEERING, INC.  
1721 WILI PA LOOP, SUITE 203  
WAILUKU, HAWAII 96793  
AUGUST 9, 2017

TAX MAP KEY  
T.M.K.: (2) 3-6-004:006

AREA  
53.630 ACRES

**SURVEY MAP SHOWING HAWAII TROPICAL  
PLANTATION - LOT 2**  
AMENDMENT TO DISTRICT BOUNDARY - WAIKAPU, MAUI, HAWAII  
FROM AGRICULTURAL TO URBAN

**DESCRIPTION OF PROPOSED  
LAND USE DISTRICT BOUNDARY AMENDMENT**

**HAWAII TROPICAL PLANTATION SUBDIVISION  
Agricultural to Urban  
Lot 2**

Being all of Lot 2 of Hawaii Tropical Plantation Subdivision, being also all of a Polima, Royal Patent 3131, Land Commission Award 10,481, Apana 1, Mahele 1 to Napailoi, Royal Patent 3142, Land Commission Award 11,022, Apana 6 to Wauhinealii, Royal Patent 3148, Land Commission Award 10,160, Apana 1 to Mahoe, Royal Patent 3156, Land Commission Award 3527, Apana 2 to Kamohai, Royal Patent 4115, Land Commission Award 3224, Apana 3 to Oponui, Royal Patent 6374, Land Commission Award 9324, Apana 2 to Keakini and being also portions of Royal Patent 498, Land Commission Award 236-I, Apana 1 to Charles Copp, Royal Patent 3130, Land Commission Award 8874, Apana 1 to Kaneae, Royal Patent 4014, Land Commission Award 5774, Apana 2 to Kaii, Grant 1844, Apana 1 to J. Sylva, Grant 1844, Apana 2 to J. Sylva, Grant 2960 to Kaai, Grant 3043 to J. Boardman, and Grant 3152 to Henry Cornwell situated in Waikapu, Wailuku, Island and County of Maui, State of Hawaii.

Beginning at the South corner of this parcel on the Westerly side of Honoapiilani Highway (Federal Aid Project No. 13-G), the coordinates of said point of beginning referred to Government Survey Triangulation Station "LUKE" being:

12,973.62 feet South

3,232.36 feet West

and running by azimuths measured clockwise from True South:

1.    106° 45'                    1,430.00 feet along Lot 6 of the Waikapu Hema Large-Lot Subdivision, being also the remainder of Grant 3152 to Henry Cornwell;
  
2.    Thence along same on a curve to the right with a radius of 400.00 feet, the chord azimuth and distance being:  
                                  141° 56'                    460.96 feet;
  
3.    177° 07'                    1,460.00 feet along Lot 6 of the Waikapu Hema Large-Lot Subdivision, being also the remainders of Grant 3152 to Henry Cornwell, Grant 1844, Apana 2 to J. Sylva, and Grant 1844, Apana 1 to J. Sylva;
  
4.    200° 33'                    596.14 feet along Lot 6 of the Waikapu Hema Large-Lot Subdivision, being also the remainder of Grant 1844, Apana 1 to J. Sylva;



5. 291° 45' 30" 58.59 feet along Lot 6 of the Waikapu Hema Large-Lot Subdivision, being also along Land Commission Award 2609, Apana 1 and 5 to Poepoe;
6. 305° 13' 264.12 feet along Lot 6 of the Waikapu Hema Large-Lot Subdivision and Royal Patent 4014, Land Commission Award 5774, Apana 2 to Kaai, being also the remainder Royal Patent 4014, Land Commission Award 5774, Apana 2 to Kaai;
7. 227° 10' 111.95 feet along Lot 6 of the Waikapu Hema Large-Lot Subdivision, being also the remainder of Royal Patent 4014, Land Commission Award 5774, Apana 2 to Kaai;
8. 226° 10' 47.92 feet along the remainder of Royal Patent 4014, Land Commission Award 5774, Apana 2 to Kaai;
9. 222° 30' 81.90 feet along same;
10. 133° 20' 40.00 feet along same;
11. 154° 32' 79.57 feet along Royal Patent 4115, Land Commission Award 3224, Apana 5 to Opunui;
12. 241° 51' 99.68 feet along Grant 2069, Apana 2 to Kaai;
13. 243° 45' 84.50 feet along Royal Patent 6223, Land Commission Award 3526, Apana 1 to Kekoahewale;
14. 235° 29' 68.00 feet along the Grant 1713 to John Ross;
15. 307° 20' 10.00 feet along the remainder of Royal Patent 4115, Land Commission Award 3224, Apana 3 to Opunui;
16. 225° 00' 19.78 feet along Royal Patent 4115, Land Commission Award 3224, Apana 3 to Opunui;
17. 225° 31' 08" 318.56 feet along Royal Patent 4115, Land Commission Award 3224, Apana 3 to Opunui and Royal Patent 4122, Land Commission Award 3397, Apana 1-2 to Puhī;
18. 223° 33' 58.58 feet along Royal Patent 4122, Land Commission Award 3397, Apana 1-2 to Puhī;

19. 321° 27' 53.55 feet along Lot 4 of Hawaii Tropical Plantation Plantation Subdivision, being also along Royal Patent 4014, Land Commission Award 5774, Apana 1 to Kaai;
20. 287° 40' 152.19 feet along same;
21. 283° 30' 120.00 feet along same;
22. 32° 10' 88.31 feet along Lot 3 of the Hawaii Tropical Plantation Subdivision, being also along the remainder of Royal Patent 498, Land Commission Award 236-I, Apana 1 to Charles Copp;
23. 16° 50' 209.00 feet along same;
24. 25° 20' 195.00 feet along same;
25. Thence along same on a curve to the right with a radius of 230.00 feet, the chord azimuth and distance being:  
55° 12' 30" 229.13 feet;
26. 85° 05' 125.00 feet along same;
27. Thence along Lot 3 of the Hawaii Tropical Plantation Subdivision, being also the remainders of Royal Patent 498, Land Commission Award 236-I, Apana 1 to Charles Copp and of Royal Patent 4014, Land Commission Award 5774, Apana 2 to Kaai, Royal Patent 3130, Land Commission Award 8874, Apana 1 to Kaneae and Grant 2069 to Kaai on a curve to the left with a radius of 151.00 feet, the chord azimuth and distance being:  
49° 17' 30" 176.62 feet;
28. 13° 30' 243.00 feet along Lot 3 of the Hawaii Tropical Plantation Subdivision, being also the remainder of Grant 2069 to Kaai;
29. 26° 15' 539.50 feet along same;
30. 295° 55' 142.26 feet along same;
31. 5° 10' 285.00 feet along remainder of Grant 2069 to Kaai and Grant 2960 to Boardman;

- |     |            |   |
|-----|------------|---|
| 32. | 75° 00'    | 91.00 feet along the remainder of Grant 2960 to Boardman;   |
| 33. | 346° 40'   | 40.00 feet along same;  |
| 34. | 354° 00'   | 302.03 feet along same;   |
| 35. | 286° 45'   | 1,319.23 feet along remainders of Grant 2960 to J. Boardman, Grant 3152 to Henry Cornwell, and Grant 3043 to J. Boardman;                       |
| 36. | 4° 29' 30" | 651.86 feet along the Westerly side of Honoapiilani Highway (F.A.P. No. 13-G) to the point of beginning and containing an area of 53.630 Acres. |

This work was prepared by me  
or under my supervision.



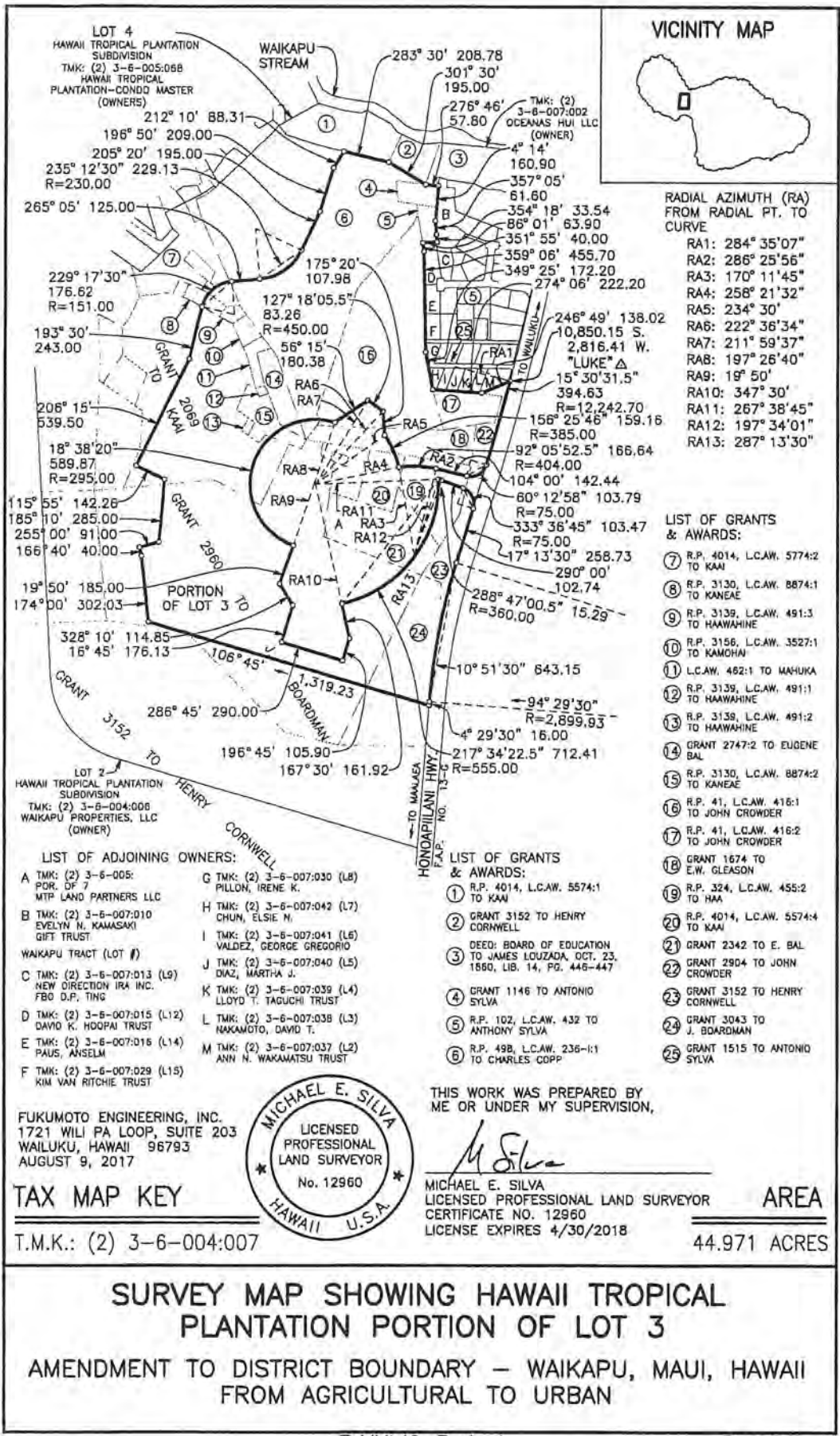
FUKUMOTO ENGINEERING, INC.

*Michael E. Silva*

Michael E. Silva  
Licensed Professional Land Surveyor  
Certificate Number 12960  
License Expires: 4/30/18

1721 Wili Pa Loop, Suite 203  
Wailuku, Hawaii 96793  
August 9, 2017

WP01



VICINITY MAP



RADIAL AZIMUTH (RA) FROM RADIAL PT. TO CURVE

- RA1: 284° 35' 07"
- RA2: 286° 25' 56"
- RA3: 170° 11' 45"
- RA4: 258° 21' 32"
- RA5: 234° 30'
- RA6: 222° 36' 34"
- RA7: 211° 59' 37"
- RA8: 197° 26' 40"
- RA9: 19° 50'
- RA10: 347° 30'
- RA11: 267° 38' 45"
- RA12: 197° 34' 01"
- RA13: 287° 13' 30"

LIST OF GRANTS & AWARDS:

- ⑦ R.P. 4014, L.C.A.W. 5774:2 TO KAM
- ⑧ R.P. 3130, L.C.A.W. 8874:1 TO KANEAE
- ⑨ R.P. 3139, L.C.A.W. 491:3 TO HAHAIONE
- ⑩ R.P. 3156, L.C.A.W. 3527:1 TO KAMOHAI
- ⑪ L.C.A.W. 462:1 TO MAHUKA
- ⑫ R.P. 3139, L.C.A.W. 491:1 TO HAHAIONE
- ⑬ R.P. 3139, L.C.A.W. 491:2 TO HAHAIONE
- ⑭ GRANT 2747:2 TO EUGENE BAL
- ⑮ R.P. 3130, L.C.A.W. 8874:2 TO KANEAE
- ⑯ R.P. 41, L.C.A.W. 416:1 TO JOHN CROWDER
- ⑰ R.P. 41, L.C.A.W. 416:2 TO JOHN CROWDER
- ⑱ GRANT 1674 TO E.W. GLEASON
- ⑲ R.P. 324, L.C.A.W. 455:2 TO HAA
- ⑳ R.P. 4014, L.C.A.W. 5574:4 TO KAA
- ㉑ GRANT 2342 TO E. BAL
- ㉒ GRANT 2904 TO JOHN CROWDER
- ㉓ GRANT 3152 TO HENRY CORNWELL
- ㉔ GRANT 3043 TO J. BOARDMAN
- ㉕ GRANT 1515 TO ANTONIO SYLVA

LIST OF ADJOINING OWNERS:

- A TMK: (2) 3-6-005: POR. OF 7 MTP LAND PARTNERS LLC
- B TMK: (2) 3-6-007:010 EVELYN N. KAMASAKI GIFT TRUST
- C TMK: (2) 3-6-007:013 (L9) NEW DIRECTION IRA INC. FBO D.P. TING
- D TMK: (2) 3-6-007:015 (L12) DAVID K. HOOPAI TRUST
- E TMK: (2) 3-6-007:016 (L14) PAUS, ANSELM
- F TMK: (2) 3-6-007:029 (L15) KIM VAN RITCHEE TRUST
- G TMK: (2) 3-6-007:030 (L8) PILLON, IRENE K.
- H TMK: (2) 3-6-007:042 (L7) CHUN, ELSIE M.
- I TMK: (2) 3-6-007:041 (L6) VALDEZ, GEORGE GREGORIO
- J TMK: (2) 3-6-007:040 (L5) DIAZ, MARTHA J.
- K TMK: (2) 3-6-007:039 (L4) LLOYD T. TAGUCHI TRUST
- L TMK: (2) 3-6-007:038 (L3) NAKAMOTO, DAVID T.
- M TMK: (2) 3-6-007:037 (L2) ANN N. WAKAMATSU TRUST

LIST OF GRANTS & AWARDS:

- ① R.P. 4014, L.C.A.W. 5574:1 TO KAM
- ② GRANT 3152 TO HENRY CORNWELL
- ③ DEED: BOARD OF EDUCATION TO JAMES LOUZADA, OCT. 23, 1860, LIB. 14, PG. 445-447
- ④ GRANT 1146 TO ANTONIO SYLVA
- ⑤ R.P. 102, L.C.A.W. 432 TO ANTHONY SYLVA
- ⑥ R.P. 498, L.C.A.W. 236-1:1 TO CHARLES COPP

FUKUMOTO ENGINEERING, INC.  
1721 WILI PA LOOP, SUITE 203  
WAILUKU, HAWAII 96793  
AUGUST 9, 2017



THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION,

*M. Silva*

MICHAEL E. SILVA  
LICENSED PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 12960  
LICENSE EXPIRES 4/30/2018

TAX MAP KEY

T.M.K.: (2) 3-6-004:007

AREA

44.971 ACRES

**SURVEY MAP SHOWING HAWAII TROPICAL PLANTATION PORTION OF LOT 3**  
**AMENDMENT TO DISTRICT BOUNDARY – WAIKAPU, MAUI, HAWAII**  
**FROM AGRICULTURAL TO URBAN**

**DESCRIPTION OF PROPOSED  
LAND USE DISTRICT BOUNDARY AMENDMENT**

**HAWAII TROPICAL PLANTATION SUBDIVISION  
Agricultural to Urban  
Portion of Lot 3**

Being a portion of Lot 3 of Hawaii Tropical Plantation Subdivision, being also all of Grant 1146 to Antonio Sylva, Land Commission Award 462, Apana 1 to Mahuka, Royal Patent 41, Land Commission Award 416, Apana 1 to John Crowder, Royal Patent 3139, Land Commission Award 491, Apana 1 to Haawahine, Royal Patent 3139, Land Commission Award 491, Apana 2 to Haawahine, Royal Patent 3139, Land Commission Award 491, Apana 3 to Haawahine, and Royal Patent 3156, Land Commission Award 3527, Apana 1 to Kamohai, and being also portions of Grant 1515 to Antonio Sylva, Grant 1674 to E.W. Gleason, Grant 2069 to Kaai, Grant 2342 to E. Bal, Grant 2747, Apana 2 to Eugene Bal, Grant 2904 to John Crowder, Grant 3043 to J. Boardman, Grant 3152 to Henry Cornwell, Royal Patent 41, Land Commission Award 416, Apana 1 to John Crowder, Royal Patent 102, Land Commission Award 432 to Anthony Sylva, Royal Patent 498, Land Commission Award 236-I, Apana 1 to Charles Copp, Royal Patent 324, Land Commission Award 455, Apana 2 to Haa, Royal Patent 3130, Land Commission Award 8874, Apana 1 to Kaneae, Royal Patent 3130, Land Commission Award 8874, Apana 2 to Kaneae, Royal Patent 4014, Land Commission Award 5574, Apana 2 to Kaai, and Royal Patent 4014, Land Commission Award 5574, Apana 4 to Kaai situated in Waikapu, Wailuku, Island and County of Maui, State of Hawaii.

Beginning at the Northeasterly corner of this parcel on the Westerly side of Honoapiilani Highway (Federal Aid Project No. 13-G), the coordinates of said point of beginning referred to Government Survey Triangulation Station "LUKE" being:

10,850.15 feet South

2,816.41 feet West

and running by azimuths measured clockwise from True South:

1. Thence along the Westerly side of Honoapiilani Highway (Federal Aid Project No. 13-G) on a curve to the right with a radius of 12,242.70 feet, the radial azimuth from the radius point to the beginning of the curve being: 284° 35' 07"; the radial azimuth from radius point to the end of the curve being: 286° 25' 56"; and the chord azimuth and distance being:  
15° 30' 31.5"                      394.63 feet;

2. Thence along the remainder of Lot 3 of the Hawaii Tropical Plantation Subdivision, being also the remainders of Grant 2904 to John Crowder, Grant 3152 to Henry Cornwell and Royal Patent 324, Land Commission Award 455, Apana 2 to Haa on a curve to the right with a radius of 75.00 feet, the radial azimuth from the radius point to the beginning of the curve being:  $286^{\circ} 25' 56''$ ; and the chord azimuth and distance being:  $60^{\circ} 12' 58''$  103.79 feet;
3.  $104^{\circ} 00'$  142.44 feet along the remainder of Lot 3 of the Hawaii Tropical Plantation Subdivision, being also the remainder of Royal Patent 324, Land Commission Award 455, Apana 2 to Haa;
4. Thence along the remainder of Lot 3 of the Hawaii Tropical Plantation Subdivision, being also the remainders of Royal Patent 324, Land Commission Award 455, Apana 2 to Haa and Grant 1674 to E. W. Gleason on a curve to the left with a radius of 404.00 feet, the radial azimuth from radius point to the end of the curve being:  $170^{\circ} 11' 45''$ ; and the chord azimuth and distance being:  $92^{\circ} 05' 52.5''$  166.64 feet;
5. Thence along the remainder of Lot 3 of the Hawaii Tropical Plantation Subdivision, being also the remainders of Grant 1674 to E. W. Gleason and Royal Patent 41, Land Commission Award 416, Apana 1 to John Crowder on a curve to the left with a radius of 385.00 feet, the radial azimuth from the radius point to the beginning of the curve being:  $258^{\circ} 21' 32''$ ; the radial azimuth from radius point to the end of the curve being:  $234^{\circ} 30' 00''$ ; and the chord azimuth and distance being:  $156^{\circ} 25' 46''$  159.16 feet;
6.  $175^{\circ} 20'$  107.98 feet along the remainder of Lot 3 of the Hawaii Tropical Plantation Subdivision, being also the remainder Royal Patent 41, Land Commission Award 416, Apana 1 to John Crowder;

7. Thence along same on a curve to the left with a radius of 450.00 feet, the radial azimuth from the radius point to the beginning of the curve being: 222° 36' 34";  
the radial azimuth from radius point to the end of the curve being: 211° 59' 37";  
and the chord azimuth and distance being:  
127° 18' 05.5"                      83.26 feet;
8.        56° 15'                      180.38 feet along same;
9. Thence along the remainder of Lot 3 of the Hawaii Tropical Plantation Subdivision, being also the remainders Royal Patent 41, Land Commission Award 416, Apana 1 to John Crowder, Royal Patent 498, Land Commission Award 236-I, Apana 1 to Charles Copp, Grant 2747, Apana 2 to Eugene Bal, Royal Patent 3130, Land Commission Award 8874. Apana 2 to Kaneae, Grant 2069 to Kaai, and Grant 2960 to J. Boardman on a curve to the left with a radius of 295.00 feet, the radial azimuth from the radius point to the beginning of the curve being: 197° 26' 40";  
the radial azimuth from radius point to the end of the curve being: 19° 50' 00";  
and the chord azimuth and distance being:  
18° 38' 20"                      589.87 feet;
10.    19° 50'                      185.00 feet along the remainder of Lot 3 of the Hawaii Tropical Plantation Subdivision, being also the remainder of Grant 2960 to J. Boardman;
11.    328° 10'                      114.85 feet along same;
12.    16° 45'                      176.13 feet along same;
13.    286° 45'                      290.00 feet along same;
14.    196° 45'                      105.90 feet along same;
15.    167° 30'                      161.92 feet along same;

16. Thence along the remainder of Lot 3 of the Hawaii Tropical Plantation Subdivision, being also the remainders of Grant 2960 to J. Boardman, Grant 2342 to E. Bal, and Royal Patent 324, Land Commission Award 455, Apana 2 to Haa on a curve to the left with a radius of 555.00 feet, the radial azimuth from the radius point to the beginning of the curve being: 347° 30'; the radial azimuth from the radius point to the end of the curve being: 267° 38' 45"; and the chord azimuth and distance being: 217° 34' 22.5" 712.41 feet;
17. Thence along the remainder of Lot 3 of the Hawaii Tropical Plantation Subdivision, being also the remainder of Royal Patent 324, Land Commission Award 455, Apana 2 to Haa on a curve to the right with a radius of 360.00 feet, the radial azimuth from the radius point to the beginning of the curve being: 197° 34' 01"; and the chord azimuth and distance being: 288° 47' 00.5" 15.29 feet;
18. 290° 00' 102.74 feet along same;
19. Thence along the remainder of Lot 3 of the Hawaii Tropical Plantation Subdivision, being also the remainders of Royal Patent 324, Land Commission Award 455, Apana 2 to Haa and Grant 3043 to J. Boardman and on a curve to the right with a radius of 75.00 feet, the chord azimuth and distance being: 333° 36' 45" 103.47 feet;
20. 17° 13' 30" 258.73 feet along the Westerly side of Honoapiilani Highway (Federal Aid Project No. 13-G);
21. Thence along same on a curve to the left with a radius of 2,899.93 feet, the chord azimuth and distance being: 10° 51' 30" 643.15 feet;
22. 4° 29' 30" 16.00 feet along same;
23. 106° 45' 1,319.23 feet along Lot 2 of Hawaii Tropical Plantation Subdivision, being also the remainders of Grant 3043 to J. Boardman, Grant 2960 to J. Boardman, and Grant 3152 to Henry Cornwell;



24. 174° 00' 302.03 feet along Lot 2 of Hawaii Tropical Plantation Subdivision, being also the remainder of Grant 2960 to J. Boardman;
25. 166° 40' 40.00 feet along same;
26. 255° 00' 91.00 feet along same;
27. 185° 10' 285.00 feet along Lot 2 of Hawaii Tropical Plantation Subdivision, being also the remainders to Grant 2960 to J. Boardman and Grant 2069 to Kaai;
28. 115° 55' 142.26 feet along Lot 2 of Hawaii Tropical Plantation Subdivision, being also the remainder to Grant 2069 to Kaai;
29. 206° 15' 539.50 feet along same;
30. 193° 30' 243.00 feet along same;
31. Thence along Lot 2 of Hawaii Tropical Plantation Subdivision, being also the remainders of Grant 2069 to Kaai, Royal Patent 3130, Land Commission Award 8874, Apana 1 to Kaneae, and Royal Patent 4014, Land Commission Award 5774, Apana 2 to Kaai, and Royal Patent 498, Land Commission Award 236-I, Apana 1 to Charles Copp on a curve to the right with a radius of 151.00 feet, the chord azimuth and distance being:  
229° 17' 30" 176.62 feet;
32. 265° 05' 125.00 feet along Lot 2 of Hawaii Tropical Plantation Subdivision, being also the remainder Royal Patent 498, Land Commission Award 236-I, Apana 1 to Charles Copp;
33. Thence along same on a curve to the left with a radius of 230.00 feet, the chord azimuth and distance being:  
235° 12' 30" 229.13 feet
34. 205° 20' 195.00 feet along same;
35. 196° 50' 209.00 feet along same;
36. 212° 10' 88.31 feet along same;

37. 283° 30' 208.78 feet along Lot 4 of Hawaii Tropical Plantation Subdivision, being also the remainder of Royal Patent 4014, Land Commission Award 5774, Apana I to Kaai;
38. 301° 30' 195.00 feet along Grant 3152 to Henry Cornwell;
39. 276° 46' 57.80 feet along Deed: Board of Education to James Louzada, October 23, 1860, Liber 14, Page 446-447;
40. 4° 14' 160.90 feet along and along the remainder of Royal Patent 102, Land Commission Award 432 to Anthony Sylva;
41. 357° 05' 61.60 feet along the remainder of Royal Patent 102, Land Commission Award 432 to Anthony Sylva;
42. 354° 18' 33.54 feet along same;
43. 86° 01' 63.90 feet along Lot 12 of the Waikapu Tract, being also along Royal Patent 102, Land Commission Award 432 to Anthony Sylva;
44. 351° 55' 40.00 feet along same;
45. 359° 06' 455.70 feet along Lot 12, Lot 14, Lot 15, Lot 8, and Ololi Place of Waikapu Tract, being also along Royal Patent 102, Land Commission Award 432 to Anthony Sylva;
46. 349° 25' 172.20 feet along Lot 8, Olo Place, and Lot 7 of Waikapu Tract, being also along Royal Patent 102, Land Commission Award 432 to Anthony Sylva and Grant 1515 to Antonio Sylva;
47. 274° 06' 222.20 feet along Lot 7, Lot 6, Lot 5, Lot 4, and Lot 3 of Waikapu Tract, being also along Grant 1515 to Antonio Sylva;
48. 246° 49' 138.02 feet along Lot 2 of the Waikapu Tract, being also along the remainder of Grant 2904 to John Crowder to the point of beginning and containing an area of 44.971 Acres.

This work was prepared by me  
or under my supervision.



FUKUMOTO ENGINEERING, INC.

A handwritten signature in black ink that reads "M. Silva".

---

Michael E. Silva  
Licensed Professional Land Surveyor  
Certificate Number 12960  
License Expires: 4/30/18

1721 Wili Pa Loop, Suite 203  
Wailuku, Hawaii 96793  
August 9, 2017

WP01



**DESCRIPTION OF PROPOSED  
LAND USE DISTRICT BOUNDARY AMENDMENT**

**WAIALE PARK (LARGE-LOT) SUBDIVISION  
Agricultural to Urban  
Portion of Lot 2**

Being a portion of Lot 2 of Waiale Park (Large-Lot) Subdivision, being also portions of Royal Patent 324, Land Commission Award 455 to Haa, Land Commission Award 411 to Poonui, Grant 2747 to Eugene Bal, and Grant 3152 to Henry Cornwell situated in Waikapu, Island and County of Maui, State of Hawaii.

Beginning at the Southerly corner of this parcel on the Easterly side of Honoapiilani Highway (Federal Aid Project No. 13-G), the coordinates of said point of beginning referred to Government Survey Triangulation Station "LUKE" being:

15,360.54 feet South

3,339.81 feet West

and running by azimuths measured clockwise from True South:

1. Thence along the Easterly side of Honoapiilani Highway (Federal Aid Project No. 13-G) on a curve to the right with a radius of 17,153.80 feet, the radial azimuth from the radius point to the beginning of the curve being:  
92° 37' 04.2";  
and the chord azimuth and distance being:  
183° 33' 17.1"                      560.98 feet;
2. 184° 29' 30"                      2,494.86 feet along same;
3. Thence along same on a curve to the right with a radius of 2,829.93 feet, the chord azimuth and distance being:  
190° 51' 30"                      627.63 feet;
4. 197° 13' 30"                      296.94 feet along same;
5. Thence along same on a curve to the left with a radius of 12,312.70 feet, the radial azimuth from the radius point to the end of the curve being: 280° 59' 15";  
and the chord azimuth and distance being:  
194° 06' 22.5"                      1,339.76 feet;
6. 280° 48' 30"                      88.20 feet along the remainder of Land Commission Award 411 to Poonui;

7. 192° 04' 89.20 feet along same;
8. 191° 47' 171.33 feet along the remainders of Land Commission Award 411 to Poonui and Grant 2747 to Eugene Bal;
9. 266° 52' 137.19 feet along the bank of a meandering stream, being also the remainder of Grant 2747 to Eugene Bal;
10. 280° 28' 58.32 feet along same;
11. 272° 38' 30" 99.27 feet along same;
12. 266° 20' 40" 96.78 feet along same;
13. 257° 52' 09" 130.37 feet along same;
14. 253° 47' 10" 106.23 feet along same;
15. 253° 18' 20" 71.30 feet along same;
16. Thence along same on a curve to the right with a radius of 61.00 feet, chord azimuth and distance being:  
286° 39' 10" 67.06 feet;
17. 320° 00' 123.33 feet along same;
18. Thence along same on a curve to the left with a radius of 172.00 feet, the radial azimuth from the radius point to the end of the curve being:  
357° 07' 20";  
and the chord azimuth and distance being:  
293° 33' 40" 153.16 feet;
19. Thence along the bank of a meandering stream, being also the remainders of Grant 2747 to Eugene Bal and Grant 3152 to Henry Cornwell on a curve to the right with a radius of 159.00 feet, the radial azimuth from the radius point to the beginning of the curve being: 177° 07' 20";  
and the chord azimuth and distance being:  
281° 27' 35" 78.75 feet;
20. 295° 47' 50" 135.81 feet along the bank of a meandering stream, being also the remainder of Grant 3152 to Henry Cornwell;

21. Thence along same on a curve to the right with a radius of 172.00 feet, the radial azimuth from the radius point to the end of the curve being:  
 $237^{\circ} 54' 40''$ ;  
and the chord azimuth and distance being:  
 $311^{\circ} 51' 15''$       95.15 feet;
22. Thence along same on a curve to the left with a radius of 458.00 feet, the radial azimuth from the radius point to the beginning of the curve being:  $57^{\circ} 54' 40''$ ;  
the radial azimuth from the radius point to the end of the curve being:  $35^{\circ} 24'$ ;  
and the chord azimuth and distance being:  
 $316^{\circ} 39' 20''$       178.79 feet;
23. Thence along same on a curve to the left with a radius of 308.00 feet, the radial azimuth from the radius point to the beginning of the curve being:  $35^{\circ} 24'$ ;  
the radial azimuth from the radius point to the end of the curve being:  $7^{\circ} 26' 10''$ ;  
and the chord azimuth and distance being:  
 $291^{\circ} 25' 05''$       148.84 feet;
24. Thence along same on a curve to the left with a radius of 610.00 feet, the radial azimuth from the radius point to the beginning of the curve being:  $7^{\circ} 26' 10''$ ;  
the radial azimuth from the radius point to the end of the curve being:  $351^{\circ} 33' 30''$ ;  
and the chord azimuth and distance being:  
 $269^{\circ} 29' 50''$       168.50 feet;
25. Thence along same on a curve to the right with a radius of 198.00 feet, the radial azimuth from the radius point to the beginning of the curve being:  $171^{\circ} 33' 30''$ ;  
the radial azimuth from the radius point to the end of the curve being:  $197^{\circ} 21'$ ;  
and the chord azimuth and distance being:  
 $274^{\circ} 27' 15''$       88.38 feet;
26.  $287^{\circ} 21'$       73.41 feet along same;

27. Thence along the remainder of Lot 2 and along Lot 1 of the Waiale Park (Large-Lot) Subdivision, being also the remainder Grant 3152 to Henry Cornwell on a curve to the left with a radius of 3,960.00 feet, the radial azimuth from the radial point to the beginning of the curve being:  
 $106^{\circ} 12' 21''$   
and the chord azimuth and distance being:  
 $10^{\circ} 53' 40.5''$  733.12 feet;
28.  $5^{\circ} 35'$  1,498.28 feet along Lot 1 of the Waiale Park (Large-Lot) Subdivision, being also the remainders of Grant 3152 to Henry Cornwell and Grant 2747 to Eugene Bal;
29. Thence along Lot 1 of the Waiale Park (Large-Lot) Subdivision, being also the remainders of Grant 2747 to Eugene Bal and Grant 3152 to Henry Cornwell on a curve to the right with a radius of 5,040.00 feet, the chord azimuth and distance being:  
 $13^{\circ} 16'$  1,347.68 feet;
30.  $20^{\circ} 57'$  521.33 feet along Lot 1 of the Waiale Park (Large-Lot) Subdivision, being also the remainder of Grant 3152 to Henry Cornwell;
31. Thence along same on a curve to the right with a radius of 1,800.00 feet, the chord azimuth and distance being:  
 $28^{\circ} 37' 57''$  481.26 feet;
32.  $126^{\circ} 18' 54''$  80.00 feet along the remainder of Lot 2 of the Waiale Park (Large-Lot) Subdivision, being also the remainder of Grant 3152 to Henry Cornwell;
33. Thence along same on a curve to the right with a radius of 1,720.00 feet, the chord azimuth and distance being:  
 $64^{\circ} 19' 57''$  1,615.91 feet;
34.  $92^{\circ} 21'$  163.44 feet along same;
35. Thence along same on a curve to the right with a radius of 40.00 feet, the radial azimuth from the radius point to the end of the curve being:  
 $92^{\circ} 37' 04.2''$ ;  
and the chord azimuth and distance being:  
 $137^{\circ} 29' 02.1''$  56.70 feet to the point of beginning and containing an area of 243.772 Acres.



This work was prepared by me  
or under my supervision.



FUKUMOTO ENGINEERING, INC.

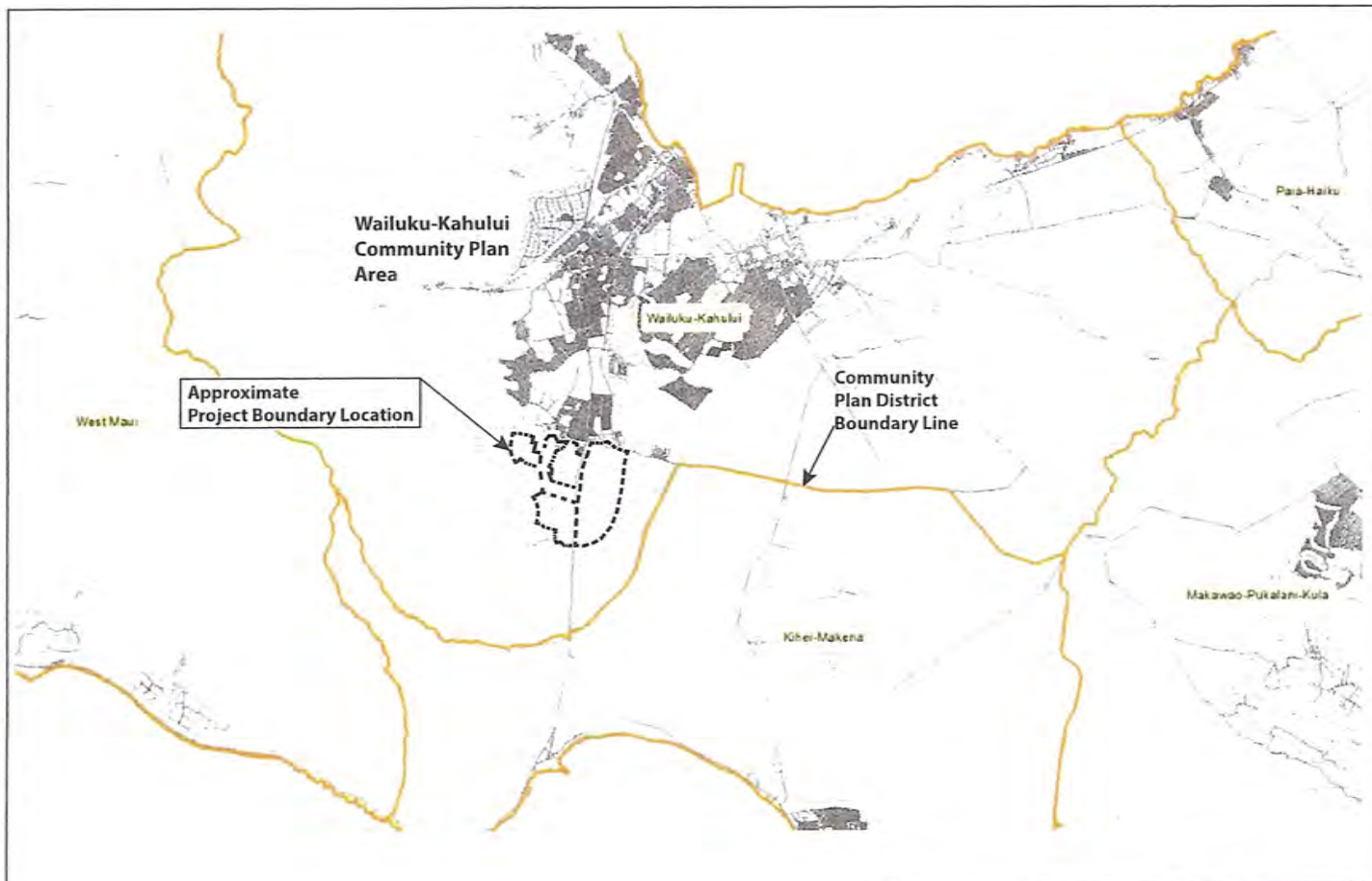
A handwritten signature in black ink that reads "M. Silva".

Michael E. Silva  
Licensed Professional Land Surveyor  
Certificate Number 12960  
License Expires: 4/30/18

1721 Wili Pa Loop, Suite 203  
Wailuku, Hawaii 96793  
August 9, 2017

WP01



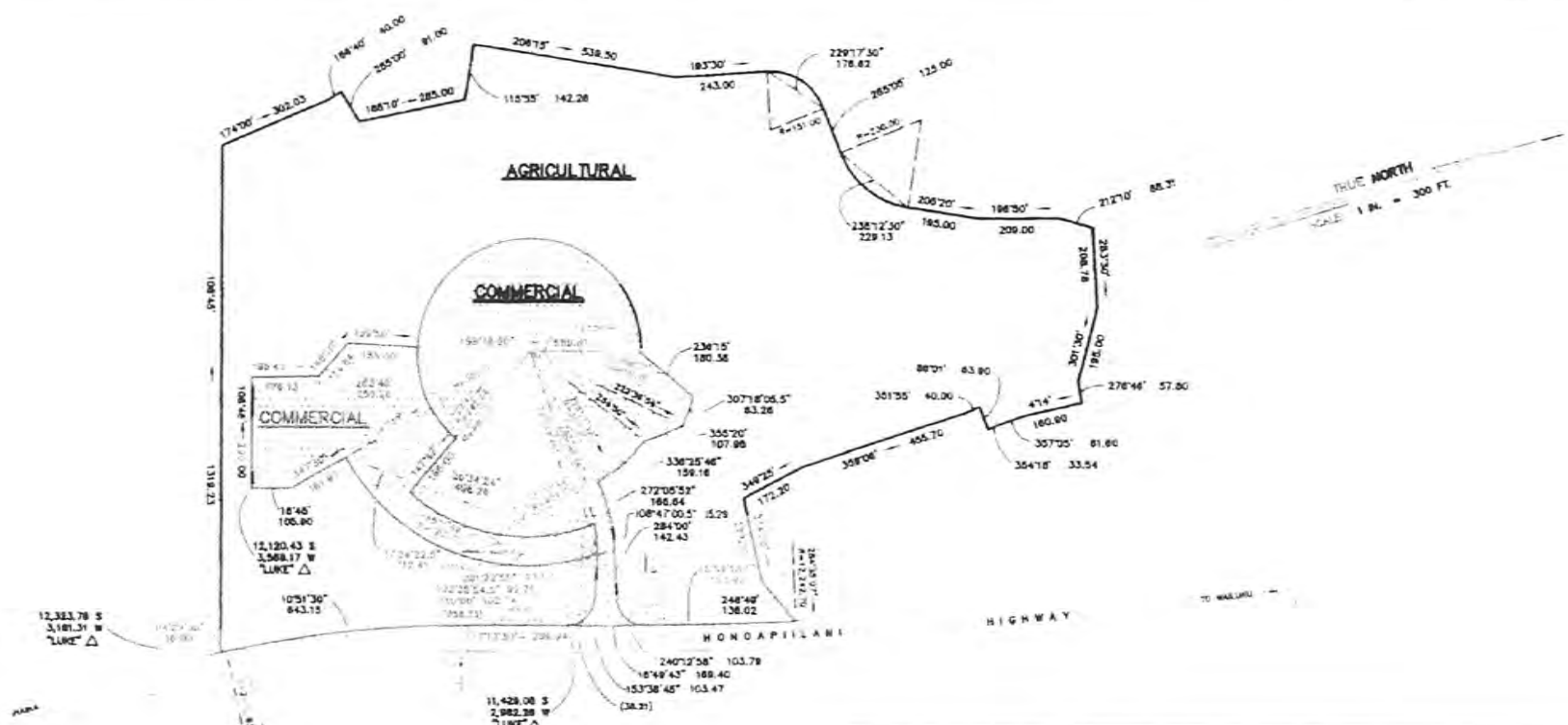


**FIGURE 5, B**  
 COMMUNITY PLAN MAP

Not to Scale

**WAIKAPŪ COUNTRY TOWN**

PLANNING CONSULTANTS HAWAII, LLC



<u>LAND:</u>	<u>AREA:</u>
AGRICULTURAL	45.054 ACRES
COMMERCIAL	14.000 ACRES
TOTAL = 59.054 ACRES	

X MAP KEY, 3-6-00 : PORTION OF 7

**LAND ZONING MAP NO. 412**  
 CHANGE IN ZONING - WAILUKU, MAUI  
 FROM COUNTY AGRICULTURAL DISTRICT TO WAILUKU /KAHULUI  
 PROJECT DISTRICT PD-WK/5

APPROVAL:	PUBLIC HEARING DATE: 11-05-91
<i>County Clerk</i>	ADOPTED BY COUNTY COUNCIL 10 - 5 - 92
<i>Planning Director</i>	ADOPTED BY MAYOR: 10 - 5 - 92
	ORDINANCE NO. 2159 (BILL No 69(1992))

**OFFICE OF THE COUNTY CLERK**  
 200 SO. HIGH ST., WAILUKU, MAUI, HAWAII, 96793

**FIGURE 6**  
 MTP LAND ZONING MAP NO. 412 Not to Scale  
 (2) 3-6-005:007

**WAIKAPŪ COUNTRY TOWN**



***Kāhili Rural Residential***

The Kāhili Rural Residential planned growth area is approximately 218 acres and located mauka of the Kāhili Golf course at Waikapū in the foothills of the West Maui Mountains. Access will be provided by a connecting roadway from the Honoapiʻilani Highway. The area is bounded by Rural and Park (Golf Course) Community plan designations. The goal of the Kāhili Rural Residential planned growth area is to provide low-density rural residential lots with a minimum lot size of 2 acres.

**Planned Growth Area Rationale**

It is intended that the area will be sensitively developed to address stormwater runoff and drainage, and to restrict development on slopes. The Kāhili Rural Residential planned growth area is located on Directed Growth Map #C3 and #C4. Table 8-8 provides planning guidelines for this planned growth area:

**Table 8 - 8: Kāhili Rural Residential Planned Growth Area**

<b>Background Information:</b>			
Project Name:	Kāhili Rural Residential	Directed Growth Map #:	C3/C4
Type of Growth:	Rural Expansion	Gross Site Acreage:	218 Acres
<b>Planning Guidelines</b>			
Dwelling Unit Count:	Approximately Rural – To be determined <sup>10</sup>	Residential Product Mix:	Rural - Residential
Net Residential Density:	Rural – 2-acre min. lot size	Parks & Open Space%:	N/A
		Commercial:	N/A

***Waikapū Tropical Plantation Town***

The Waikapū Tropical Plantation Town planned growth area is situated in the vicinity of the Maui Tropical Plantation, and includes lands on both the mauka and makai sides of Honoapiʻilani Highway. Providing the urban character of a traditional small town, this area will have a mix of single-family and multifamily rural residences, park land, open space, commercial uses, and an elementary or intermediate school developed in coordination with the Waiʻale project. The area is located south of Waikapū along Honoapiʻilani Highway, and it will incorporate the integrated agricultural and commercial uses of the existing tropical plantation complex. This area is proximate to the Waiʻale planned growth area, providing additional housing in central Maui within the Wailuku-Kahului Community plan region. As part of this project, parcels to the south of the project (identified as Agricultural Preserve on Figure 8-1) shall be protected in perpetuity for agricultural use through a conservation easement. A portion of this area may be dedicated to the County as an agricultural park administered pursuant to County regulations. Alternatively, this area can be developed as a private agricultural park available to Maui farmers, and executed through a unilateral agreement between the landowner and Maui County. The rural lots mauka of Honoapiʻilani Highway are intended to be developed using a Conservation Subdivision Design (CSD) plan. The CSD plan shall provide access to uninterrupted walking and bicycling trails and will preserve mauka and makai views while protecting environmentally sensitive lands both along Waikapū Stream and mauka of the subdivision.

<sup>10</sup> Additional units may be permitted through a transfer of development rights program or to provide affordable housing in excess of what is required by law. Unit counts may be further defined through the entitlement process in response to infrastructure and environmental constraints.

## Directed Growth Plan

### Planned Growth Area Rationale

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. Schools, parks, police and fire facilities, transit infrastructure, wastewater, water supply resources, and other infrastructure should be developed efficiently, in coordination with neighboring developments including Maui Lani, Kehalani, Pu'unani and Wai'ale. The Waikapū Tropical Plantation Town planned growth area is located on Directed Growth Map #C3. Table 8-9 provides planning guidelines for this planned growth area:

**Table 8 - 9: Tropical Plantation Town Planned Growth Area**

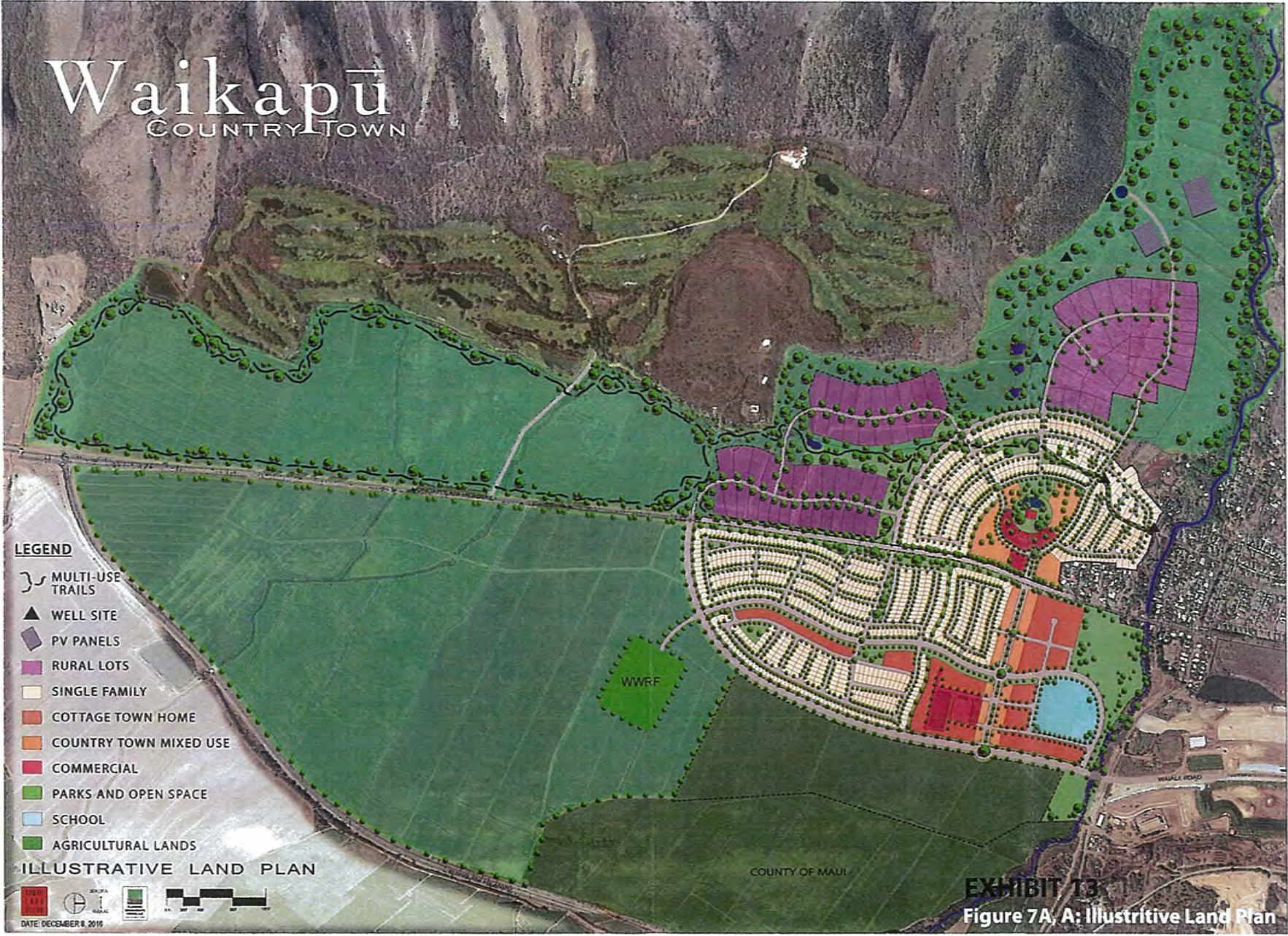
<b>Background Information:</b>			
Project Name:	Tropical Plantation Town	Directed Growth Map #:	C3
Type of Growth:	Small Town/Rural Expansion	Gross Site Acreage:	Small Town - 360 Acres Rural - 142 Acres
<b>Planning Guidelines</b>			
Dwelling	Approximately	Residential	Balance of SF and MF units
Unit	1,433 Units (Up to 80 of these units	Product Mix:	The rural residential units
Count:	can be rural residences. Ohana units		are on the mauka side of the
	do not count towards the total units. <sup>11</sup>		project.
			Small Town – 360 Acres
			Rural – 142 Acres
Net Residential	9 – 12 du/acre	Parks and Open	≥ 30%
Density:		Space% <sup>12</sup> :	
		Commercial:	Convenience Shopping

<sup>11</sup> Additional units may be permitted through a transfer of development rights program or to provide affordable housing in excess of what is required by law. Unit counts may be further defined through the entitlement process in response to infrastructure and environmental constraints.

<sup>12</sup> The distinct boundaries of the parks and open space, specific location of the recreational uses, and the precise amenities will be further defined during the Wailuku – Kahului Community Plan Update and the project review and approval process.

# Waikapū

COUNTRY TOWN



**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

**ILLUSTRATIVE LAND PLAN**

DATE: DECEMBER 8, 2016

COUNTY OF MAUI

**EXHIBIT 13**  
**Figure 7A, A: Illustrative Land Plan**

# WCT Conceptual Agricultural Master Plan

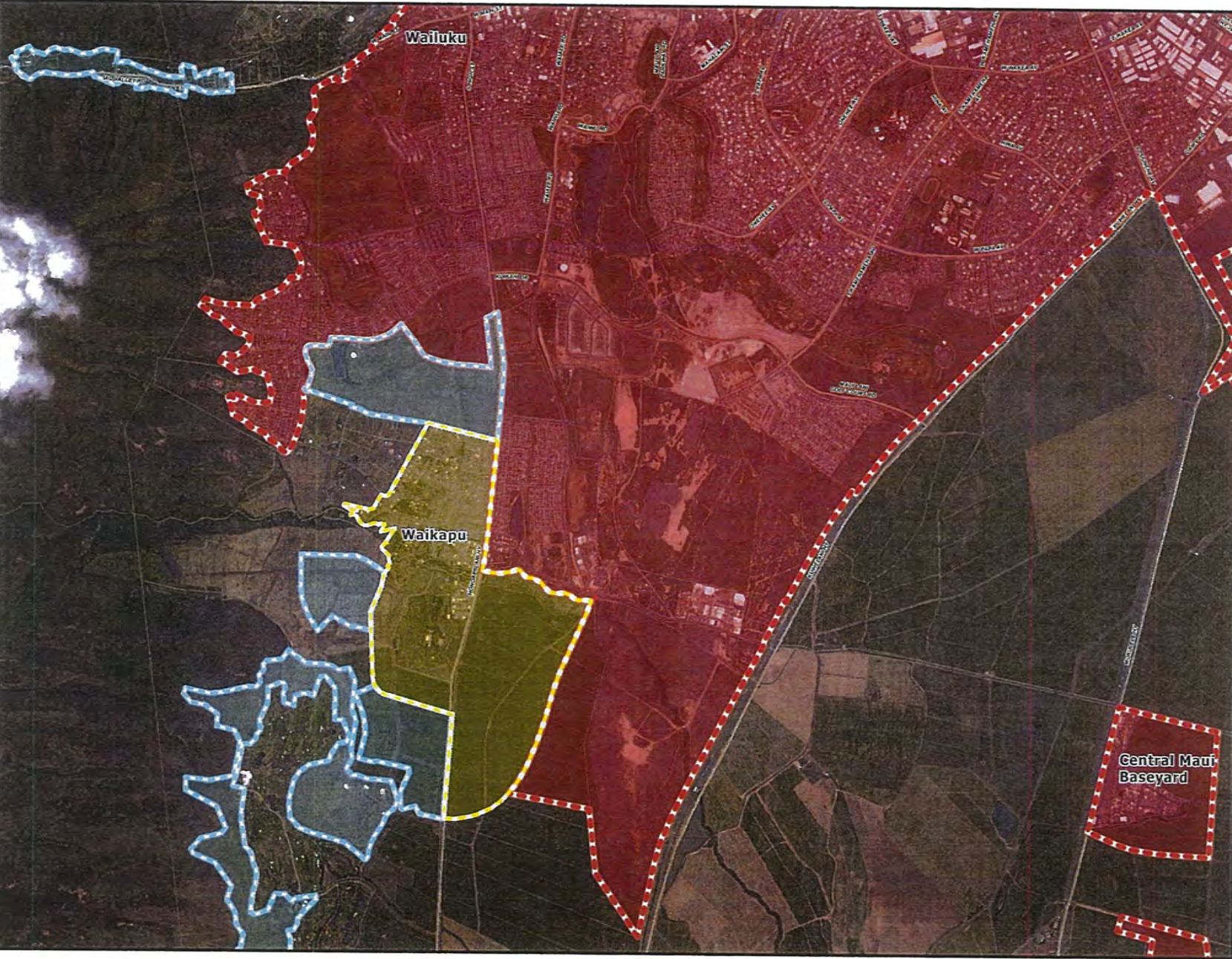
1. WCT Wastewater Reclamation and R-1 Reuse Facility
  2. Community Farmers Market
  3. Fresh Fruit and Vegetable Stand
  4. Long-horn Cattle Grazing
  5. Diversified Agriculture
  6. Renewable Energy
  7. Ag Tourism / Open Land Recreation
- Waikapū Commons 800 Acre Agricultural Preserve



EXHIBIT 14  
Figure 8: Conceptual Agricultural Master Plan

THIS DRAWING IS AN INSTRUMENT OF SERVICE ONLY AND REMAINS THE PROPERTY OF THE UNDERSIGNED ARCHITECT. ALL COPYRIGHTS RESERVED.








# 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\_20121216-02  
Copyright © December 10, 2012

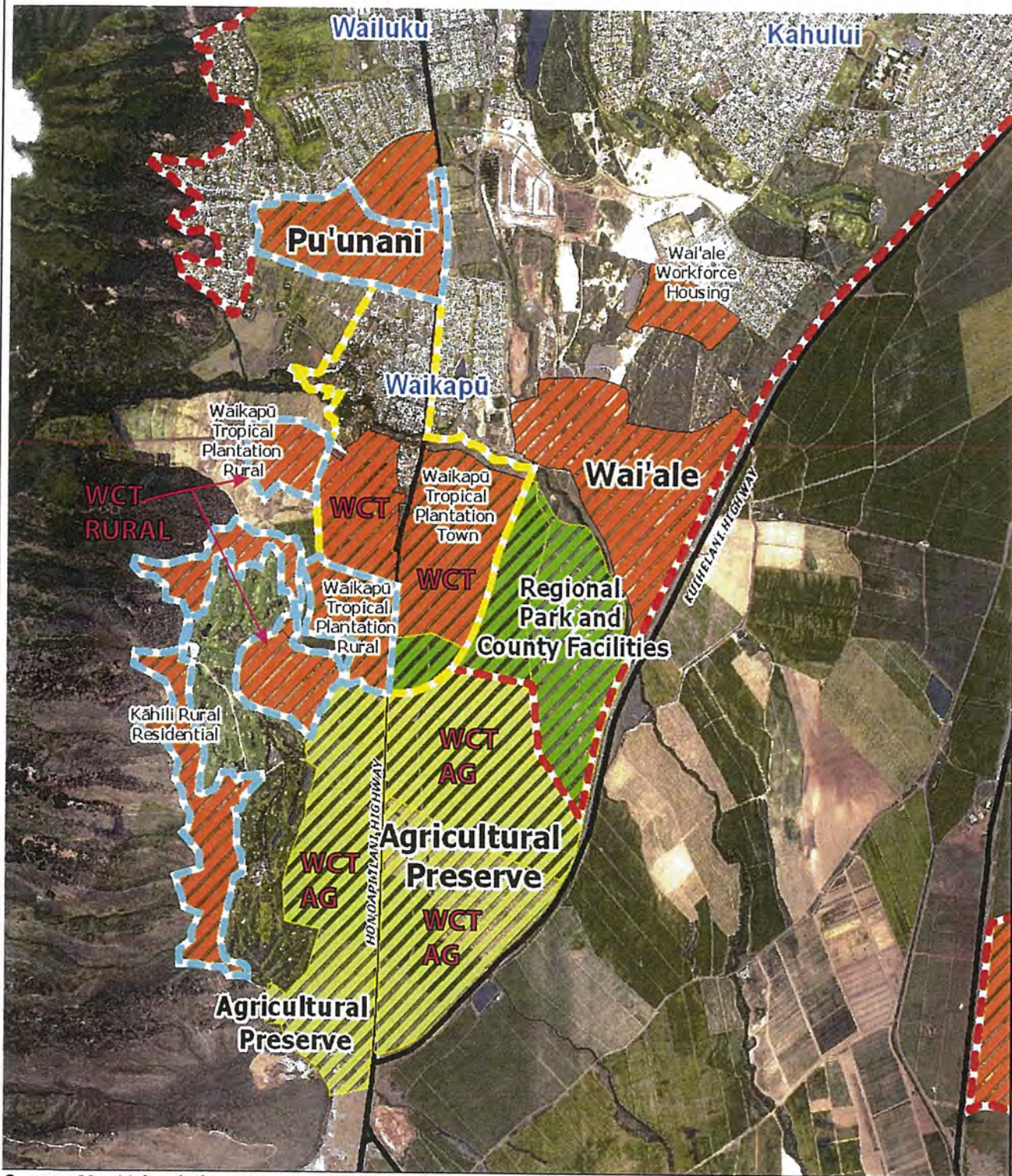
Background Image: Worldview 2 - 2010

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  
**EXHIBIT 15**





- Legend**
- Directed Growth Boundaries**
    - Urban
    - Small Town
    - Rural
  - Growth Areas**
    - Planned Growth Areas
    - Park
    - Agricultural Preserve
  - Other**
    - Primary Roads



Source: Maui Island Plan, Department of Planning, Long-range Planning Division, December 2012

## EXHIBIT 16

**Figure 10**  
 Maui Island Plan  
 Wailuku-Kahului Planned Growth Areas



WAIKAPŪ COUNTRY TOWN



VICINITY MAP



TMK (2)  
3-6-004:009  
THP ASSOCIATES

TMK (2) 3-6-004: 006  
WAIKAPU PROPERTIES, LLC

TMK (2) 3-6-004:  
POR. OF 003  
87.832 acres

HONOAPILANI HWY.  
F.A.P. NO. 13-G

TMK (2) 3-6-002: 003  
WAIKALE 905 PARTNERS LLC

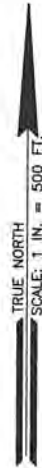
TMK (2)  
3-6-004:004  
PIPE DREAMS  
ENTERPRISES LLC

TMK (2)  
3-6-004:005  
PIPE DREAMS  
ENTERPRISES LLC

TMK (2) 3-6-004:POR. OF 003  
WAIKAPU PROPERTIES, LLC

TO WAILUKU

TO MAALAEA



DATE: 03/02/2018

TAX MAP KEY

AREA

T.M.K.: (2) 3-6-004:POR. OF 003

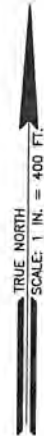
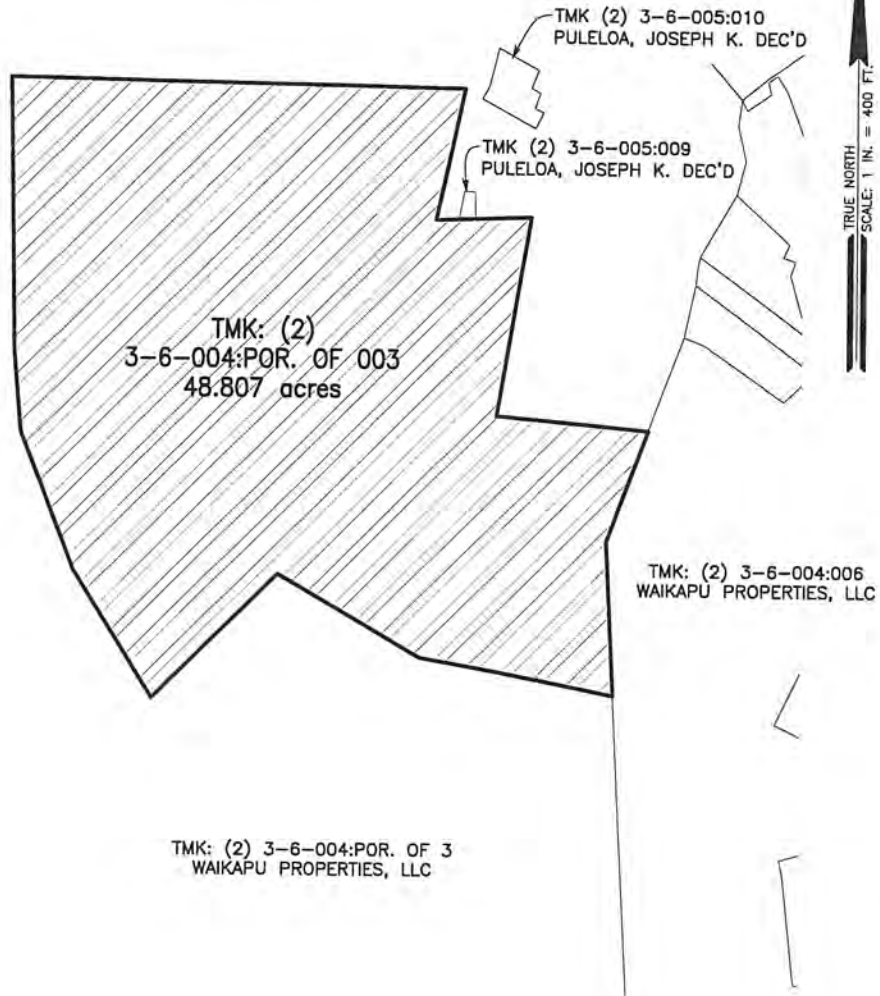
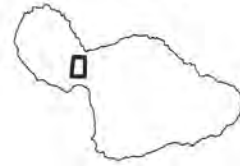
87.832 ACRES

# COMMUNITY PLAN MAP NO.

COMMUNITY PLAN AMENDMENT – WAIKAPU, MAUI, HAWAII  
FROM AGRICULTURAL DISTRICT TO WAIKAPU COUNTRY TOWN DISTRICT

**EXHIBIT 17**

VICINITY MAP



DATE: 03/02/2018

TAX MAP KEY

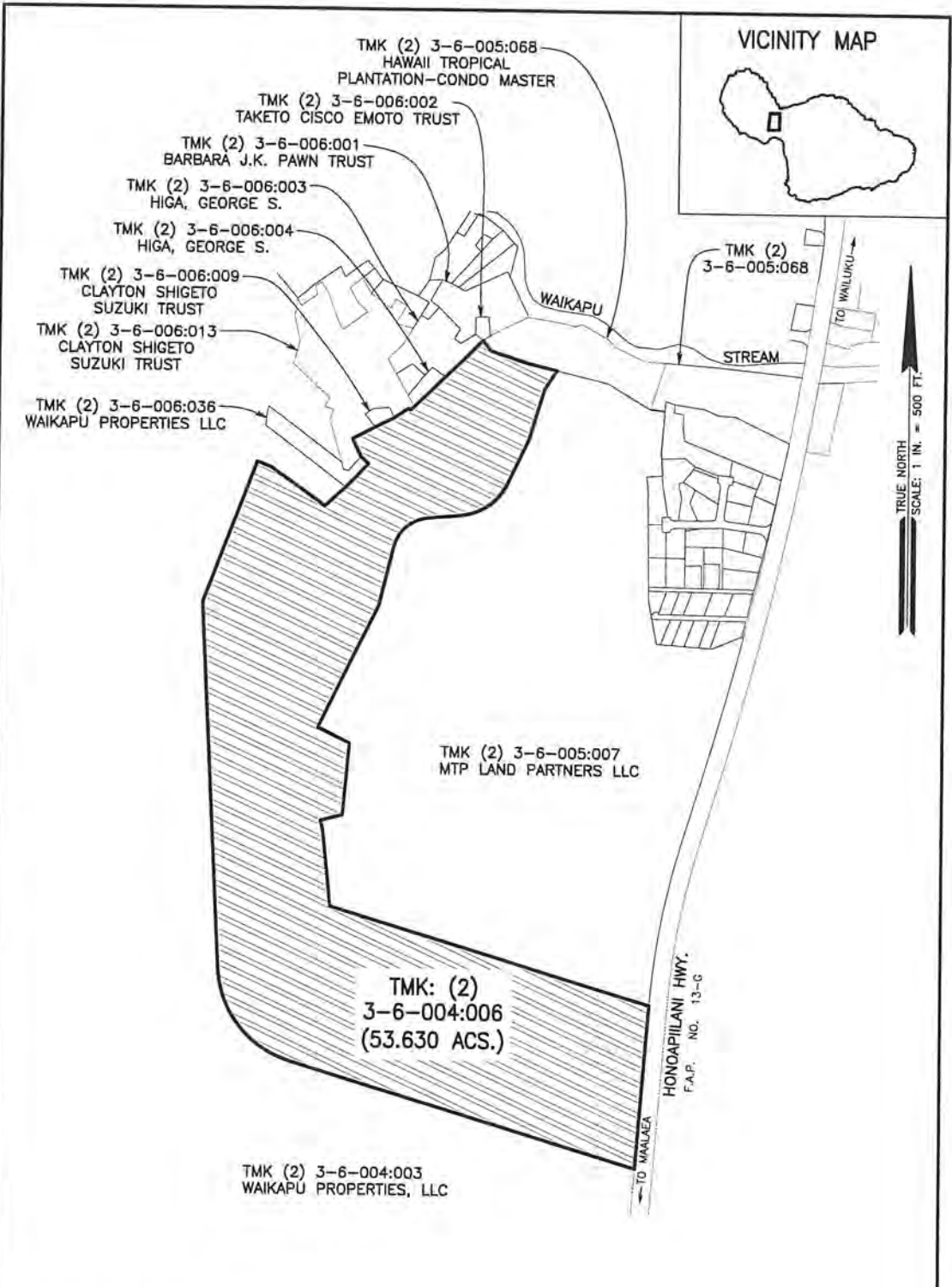
T.M.K. (2) 3-6-004:POR. OF 003

AREA

48.807 ACRES

COMMUNITY PLAN MAP NO.

COMMUNITY PLAN AMENDMENT – WAIKAPU, MAUI, HAWAII  
FROM AGRICULTURAL DISTRICT TO WAIKAPU COUNTRY TOWN DISTRICT



DATE: 03/02/2018

**TAX MAP KEYS**

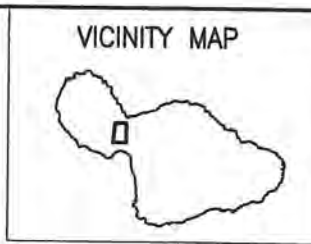
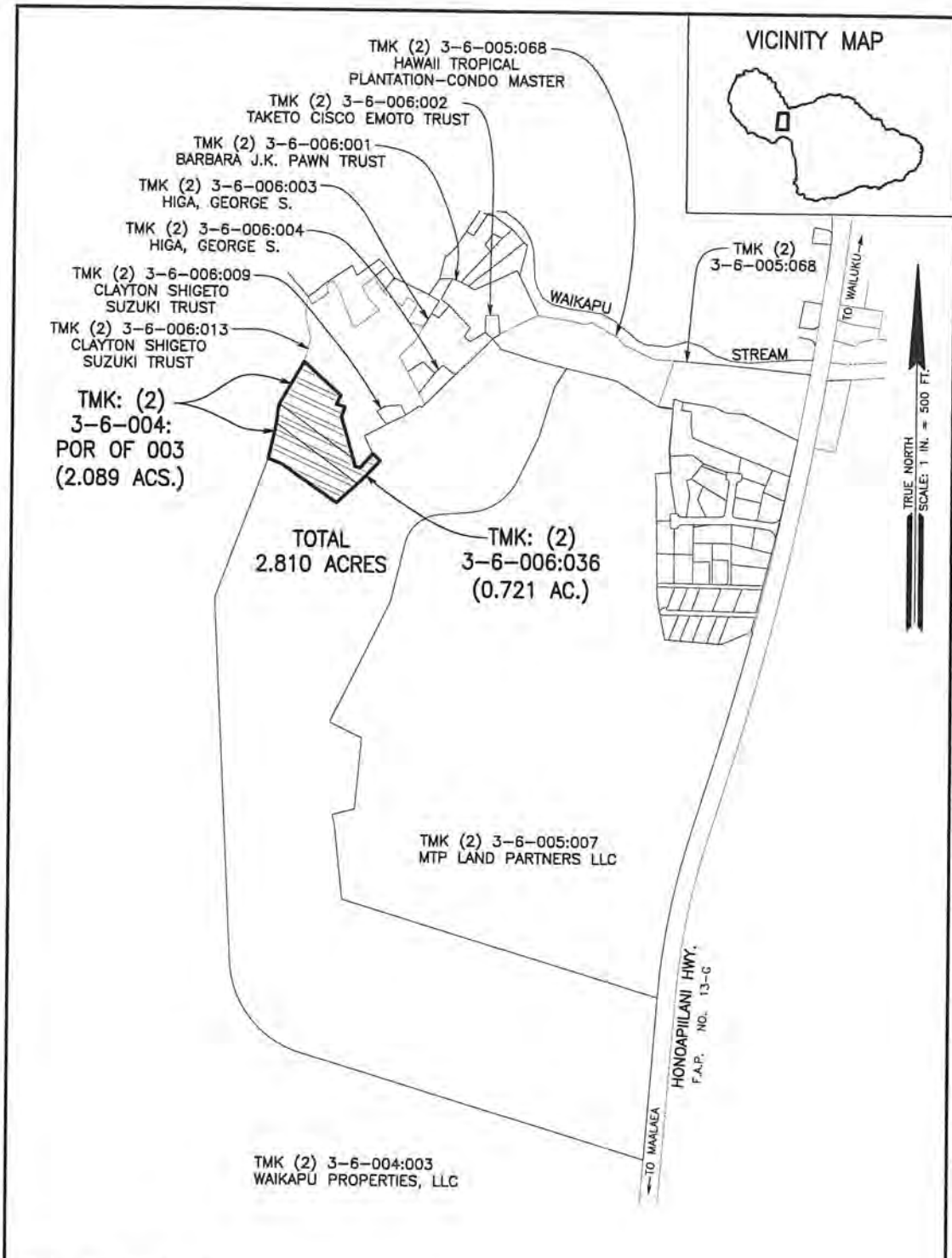
T.M.K.: (2) 3-6-004:006

**AREA**

53.630 ACRES

**COMMUNITY PLAN MAP NO.**

COMMUNITY PLAN AMENDMENT – WAIKAPU, MAUI, HAWAII  
 FROM PROJECT DISTRICT TO WAIKAPU COUNTRY TOWN DISTRICT



TRUE NORTH  
SCALE: 1 IN. = 500 FT.

DATE: 03/02/2018

**TAX MAP KEYS**

- T.M.K.: (2) 3-6-006:036
- T.M.K.: (2) 3-6-004:POR. OF 003

**AREA**  
**2.810 ACRES**

**COMMUNITY PLAN MAP NO.**  
COMMUNITY PLAN AMENDMENT - WAIKAPU, MAUI, HAWAII  
FROM SINGLE FAMILY RESIDENTIAL DISTRICT TO  
WAIKAPU COUNTRY TOWN DISTRICT

VICINITY MAP



TMK: (2) 3-6-005:068  
HAWAII TROPICAL PLANTATION  
CONDO MASTER

TMK: (2) 3-6-007:002  
OCEANAS HUI LLC

WAIKAPU STREAM

TMK: (2) 3-6-007:010  
EVELYN N. KAMASAKI  
GIFT TRUST

TMK: (2) 3-6-007:013  
NEW DIRECTION IRA  
INC FBO D.P. TING

TMK: (2) 3-6-007:015  
DAVID K. HOOPAI TRUST

TMK: (2) 3-6-007:016  
PAULS, ANSELM

TMK: (2) 3-6-007:029  
KIM VAN RITCHIE TRUST

TMK: (2) 3-6-007:030  
PILLON, IRENE K.

TMK: (2) 3-6-005:007  
59.054 acres

TMK: (2) 3-6-002:003  
WAIKAPU 905 PARTNERS LLC

TMK: (2) 3-6-004:006  
WAIKAPU PROPERTIES, LLC

HONOAPILANI HWY.  
F.A.P. NO. 13-G

TRUE NORTH  
SCALE: 1 IN. = 500 FT.

LIST OF ADJOINING OWNERS:

- |   |  |
|---|--|
| A TMK: (2) 3-6-007:042<br>CHUN, ELSIE N.          | E TMK: (2) 3-6-007:038<br>NAKAMOTO, DAVID T.           |
| B TMK: (2) 3-6-007:041<br>VALDEZ, GEORGE GREGORIO | F TMK: (2) 3-6-007:037<br>ANN N. WAKAMATSU TRUST       |
| C TMK: (2) 3-6-007:040<br>DIAZ, MARTHA J.         | G TMK: (2) 3-6-007:023 (OLOLI PLACE)<br>VARIOUS OWNERS |
| D TMK: (2) 3-6-007:039<br>LLOYD T. TAGUCHI TRUST  |  |

DATE: 03/02/2018

TAX MAP KEY

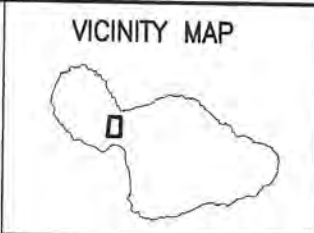
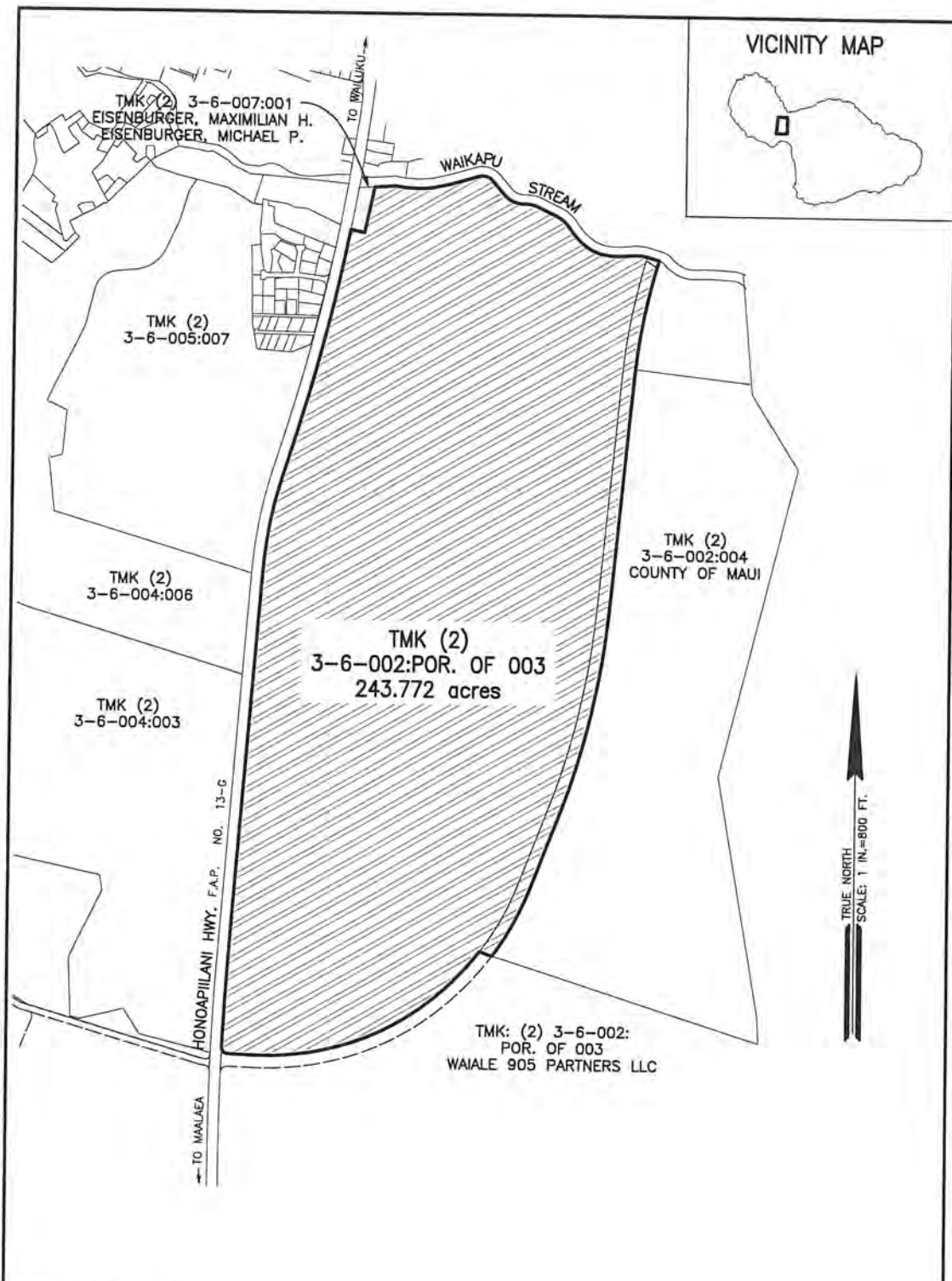
T.M.K.: (2) 3-6-005:007

AREA

59.054 ACRES

COMMUNITY PLAN MAP NO.

COMMUNITY PLAN AMENDMENT – WAIKAPU, MAUI, HAWAII  
FROM PROJECT DISTRICT TO WAIKAPU COUNTRY TOWN DISTRICT



DATE: 03/02/2018

**TAX MAP KEY**

T.M.K.: (2) 3-6-002:POR. OF 003

**AREA**

243.772 ACRES

**COMMUNITY PLAN MAP NO.**  
 COMMUNITY PLAN AMENDMENT – WAIKAPU, MAUI, HAWAII  
 FROM AGRICULTURAL DISTRICT TO WAIKAPU COUNTRY TOWN DISTRICT



VICINITY MAP



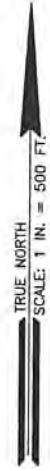
TMK (2)  
3-6-004:009  
THP ASSOCIATES

TMK (2) 3-6-004: 006  
WAIKAPU PROPERTIES, LLC

TMK (2) 3-6-004:  
POR. OF 003  
87.832 acres

TO WAILUKU

HONOAPIILANI HWY.  
F.A.P. NO. 13-G



TMK (2) 3-6-002: 003  
WAIKALE 905 PARTNERS LLC

TMK (2)  
3-6-004:004  
PIPE DREAMS  
ENTERPRISES LLC

TMK (2)  
3-6-004:005  
PIPE DREAMS  
ENTERPRISES LLC

TMK (2) 3-6-004:POR. OF 003  
WAIKAPU PROPERTIES, LLC

TO MAALIEA

DATE: 03/02/2018

TAX MAP KEY

T.M.K.: (2) 3-6-004:POR. OF 003

AREA

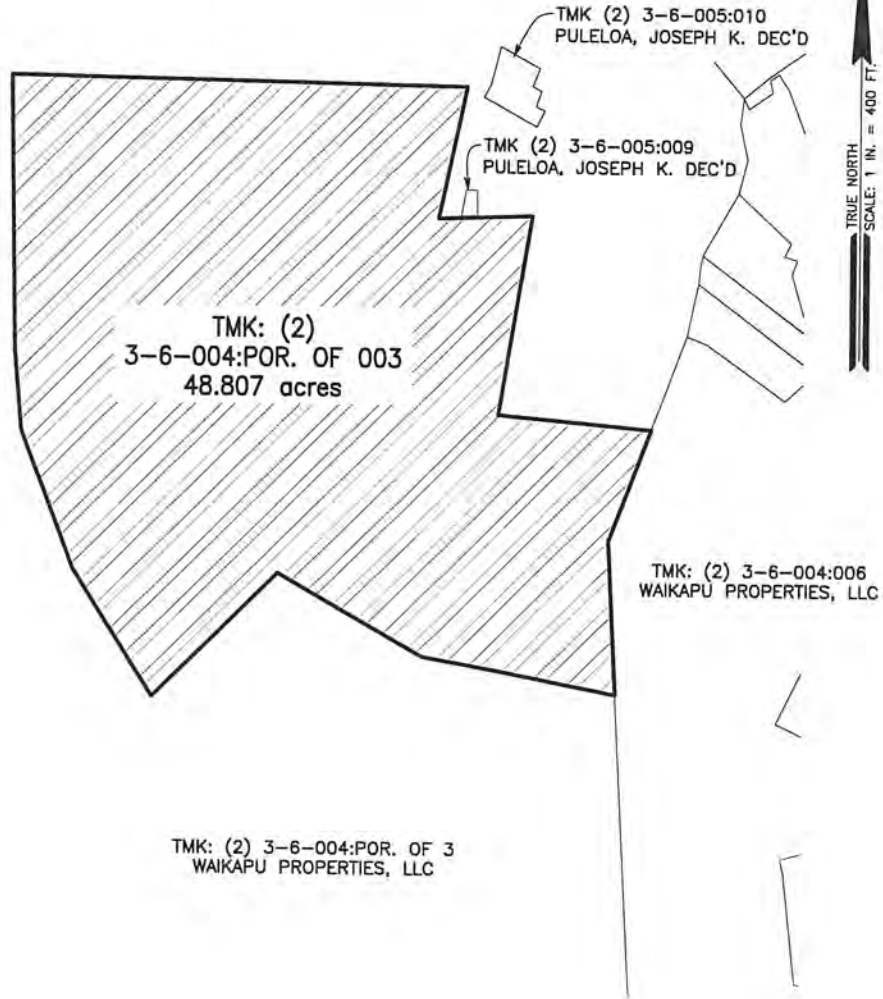
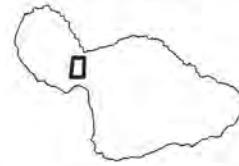
87.832 ACRES

# LAND ZONING MAP NO.

CHANGE IN ZONING - WAIKAPU, MAUI, HAWAII  
FROM AGRICULTURAL DISTRICT TO WAIKAPU COUNTRY TOWN DISTRICT

**EXHIBIT 18**

VICINITY MAP



DATE: 03/02/2018

TAX MAP KEY

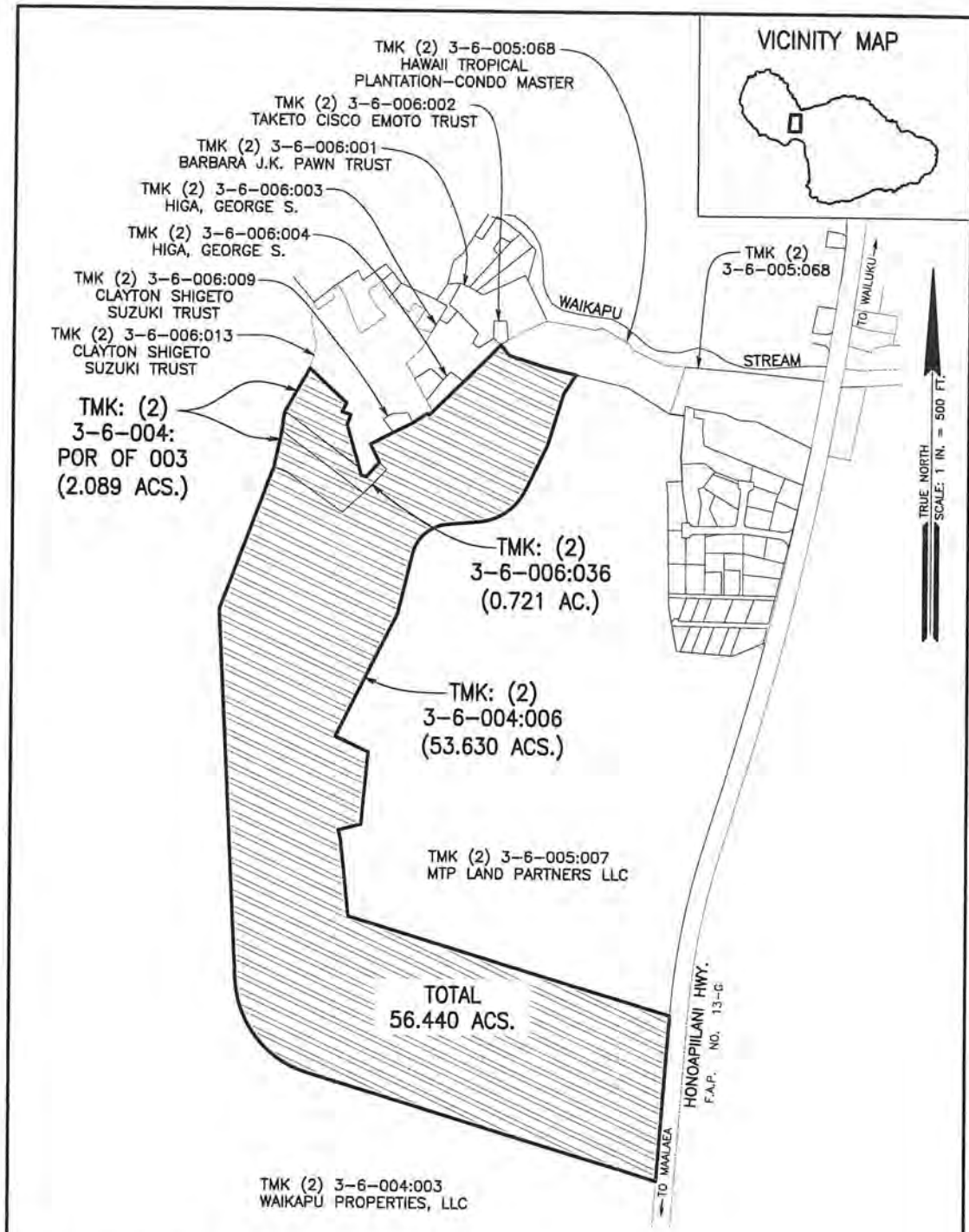
T.M.K. (2) 3-6-004:POR. OF 003

AREA

48.807 ACRES

# LAND ZONING MAP NO.

CHANGE IN ZONING — WAIKAPU, MAUI, HAWAII  
FROM AGRICULTURAL DISTRICT TO WAIKAPU COUNTRY TOWN DISTRICT



DATE: 03/05/2018

**TAX MAP KEYS**

- T.M.K.: (2) 3-6-004:006
- T.M.K.: (2) 3-6-006:036
- T.M.K.: (2) 3-6-004:POR. OF 003

**AREA**  

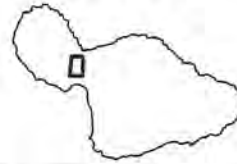
---

**56.440 ACRES**

**LAND ZONING MAP NO.**

CHANGE IN ZONING - WAIKAPU, MAUI, HAWAII  
FROM AGRICULTURAL DISTRICT TO WAIKAPU COUNTRY TOWN DISTRICT

VICINITY MAP



TMK: (2) 3-6-005:068  
HAWAII TROPICAL PLANTATION  
CONDO MASTER

TMK: (2) 3-6-007:002  
OCEANAS HUI LLC

WAIKAPU STREAM

TMK: (2) 3-6-007:010  
EVELYN N. KAMASAKI  
GIFT TRUST

TMK: (2) 3-6-007:013  
NEW DIRECTION IRA  
INC FBO D.P. TING

TMK: (2) 3-6-007:015  
DAVID K. HOOPAI TRUST

TMK: (2) 3-6-007:016  
PAULS, ANSELM

TMK: (2) 3-6-007:029  
KIM VAN RITCHIE TRUST

TMK: (2) 3-6-007:030  
PILLON, IRENE K.

TMK: (2) 3-6-005:007  
59.054 acres

TMK: (2) 3-6-002:003  
WAIALE 905 PARTNERS LLC

TMK: (2) 3-6-004:006  
WAIKAPU PROPERTIES, LLC

HONOAPILANI HWY.  
F.A.P. NO. 13-G  
TO MAALAEA  
TO WALLIUNU

TRUE NORTH  
SCALE: 1 IN. = 500 FT.

LIST OF ADJOINING OWNERS:

- |   |  |
|---|--|
| A TMK: (2) 3-6-007:042<br>CHUN, ELSIE N.          | E TMK: (2) 3-6-007:038<br>NAKAMOTO, DAVID T.           |
| B TMK: (2) 3-6-007:041<br>VALDEZ, GEORGE GREGORIO | F TMK: (2) 3-6-007:037<br>ANN N. WAKAMATSU TRUST       |
| C TMK: (2) 3-6-007:040<br>DIAZ, MARTHA J.         | G TMK: (2) 3-6-007:023 (OLOLI PLACE)<br>VARIOUS OWNERS |
| D TMK: (2) 3-6-007:039<br>LLOYD T. TAGUCHI TRUST  |  |

DATE: 03/02/2018

TAX MAP KEY

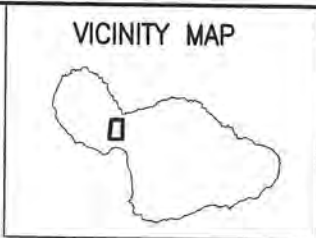
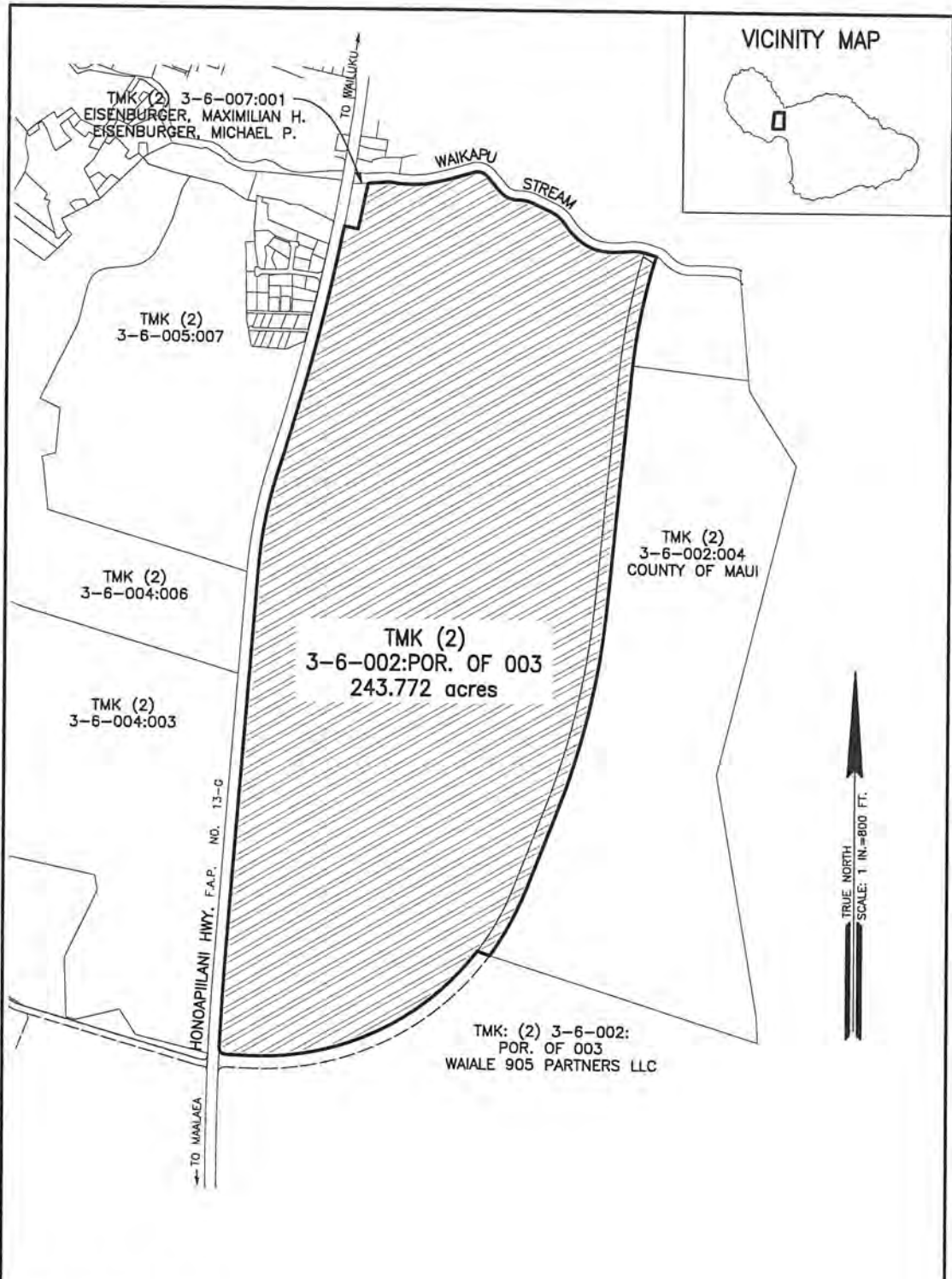
T.M.K.: (2) 3-6-005:007

AREA

59.054 ACRES

LAND ZONING MAP NO.

CHANGE IN ZONING - WAIKAPU, MAUI, HAWAII  
FROM PROJECT DISTRICT (PD-WK/5) TO  
WAIKAPU COUNTRY TOWN DISTRICT



DATE: 03/02/2018

TAX MAP KEY

T.M.K.: (2) 3-6-002:POR. OF 003

AREA

243.772 ACRES

# LAND ZONING MAP NO.

CHANGE IN ZONING – WAIKAPU, MAUI, HAWAII  
FROM AGRICULTURAL DISTRICT TO WAIKAPU COUNTRY TOWN DISTRICT

# Waikapū Country Town DRAFT Form-Based Zoning Code



*Prepared For:*

*Waikapū Properties LLC*  
1670 Honoapi'ilani Highway  
Waikapū, Maui HI 96793

*Prepared By:*

*Planning  
Consultants  
Hawaii, LLC*  
2331 W. Main Street  
Wailuku, Maui HI 96793



*Prepared By:*

*Hawaii Land  
Design, LLC*  
2331 W. Main  
Street  
Wailuku, Maui HI 96793



**WAIKAPŪ COUNTRY TOWN  
DRAFT FORM-BASED ZONING CODE**

**Table of Contents**

<u>SECTION</u>	<u>PAGE</u>
19.96.010 Purpose and Intent	1
19.96.020 Definitions, General and Administrative	1
19.96.030 Definitions, Lot Types	2
19.96.040 Definitions, Uses	3
19.96.050 Types of Uses and Interpretation of Use Terms	5
19.96.060 Controlling Land Use Plan	6
19.96.070 Gross Acreage Allocations	7
19.96.080 Zoning Districts	7
19.96.090 Principal, Accessory, and Special Uses	9
19.96.100 Permitted Lot Types	13
19.96.110 Lot Type Development Standards	14
19.96.120 Minimum and Maximum Number of Residential Units and Commercial Space	32
19.96.130 Additional Standards for all Districts	32
19.96.140 Urban Design Review	32

TABLE	PAGE
Table 1: Gross Acreage Allocations	7
Table 2A: Commercial Mixed-Use Table	9
Table 2B: Residential Use Table	11
Table 2C: Civic Use Table	12
Table 3: Permitted Lot Types	13
Table 4: Lot Type Development Standards	14

FIGURE	PAGE
Figure 1: Controlling Land Use Plan	6
Figure 2, A-P: Lot Types	15



**19.96.010 Purpose and Intent**

The purpose and intent of this ordinance is to establish zoning that implements the Maui Island Plan's directed growth strategy (December 2012), the Wailuku-Kahului Community Plan, and the Waikapū Country Town Master Plan (WCT MP). The Waikapū Country Town (WCT) is intended to be a mixed-use residential community that addresses Maui's future housing demand, and provides for the diverse needs of the community's residents. Key project objectives include:

1. Provide for a range of housing options to address projected housing demand;
2. Develop a "complete community" with a mix of housing, retail, and civic uses to support the community's residents;
3. Create employment within the project to reduce vehicle commutes; and
4. Create the opportunity for more active and healthy lifestyles through the creation of pedestrian-oriented streets, greenways, separated pedestrian paths and bikeways, a diversity of park spaces and community supported agricultural development.

**19.96.020 Definitions, General & Administrative**

<b>Term</b>	<b>Definition</b>
<i>Complete Community</i>	A community that provides a diversity of housing types to serve a broad spectrum of income and age demographics and that provides a mix of employment, commercial and civic uses in an environmentally sustainable manner to address resident needs.
<i>Complete Streets</i>	Streets that together with separated pedestrian and bicycle facilities enable safe and convenient walking, bicycling, transit, and driving throughout a community for all age and user groups.
<i>Controlling Plan</i>	The land use plan that establishes the project's zoning districts.
<i>Gross Acres</i>	The total acres of an area including, but not limited to, land dedicated to the use, roadways, parks and open space, and undevelopable areas.
<i>Neighborhood Plans</i>	Design development plans prepared for the Town Center District, Main Street District, and residential neighborhoods at the scale of at least one block. Neighborhood plans also include the rural lot conservation design plan; plans for the community park; major neighborhood scale elements of the off-street non-motorized pedestrian and bicycle network; and assessment of visual impacts to views of the West Maui Mountains and Haleakalā from proposed development along Honoapiʻilani Highway. Plans shall be generally consistent with the WCT MP and shall be consistent with the WCT DGs.
<i>Net Residential Acres</i>	The gross area of a site intended for residential development minus the area of wetlands and waterbodies, parks and open space, roads and right-of-way, and other undevelopable land within the site.
<i>Net Residential Density</i>	The total number of dwelling units to be developed at a specific site divided by the net residential acres.
<i>Town Center District Master Plan (TCMP)</i>	An illustrative master plan prepared for the Town Center District.
<i>Waikapū Country Town Master Plan (WCT MP)</i>	The WCT MP (August, 2017) illustrates the desired pattern of future land uses and describes the vision for various elements of the project including parks and open space, pedestrian and bicycle facilities,

Term	Definition
	schools, commercial, residential, and civic uses. The WCT MP was presented in Chapter III of the Final Environmental Impact Statement (December, 2016) and in the WCT DGs.
<i>Waikapū Country Town Final EIS (WCT FEIS)</i>	The WCT FEIS (December, 2016) is the Final Environmental Impact Statement that was published in the Office of Environmental Quality Control's The Environmental Notice on January 8, 2017, and which was accepted by the State of Hawaii's Land Use Commission on January 20, 2017.
<i>Waikapū Country Town Design Guidelines (WCT DGs)</i>	The WCT DGs are the project's urban design guidelines. They are to be used with the zoning ordinance to implement the WCT MP.
<i>Waikapū Country Town Design Review Board (WCT DRB)</i>	The WCT DRB shall be a three (3) to seven (7) member body of appointed urban design professionals and community representatives responsible for reviewing development projects for consistency with the WCT DGs, and for making recommendations to ensure that the WCT DGs are implemented.
<i>Waikapū Country Town Sustainability Plan (WCT SP)</i>	The WCT SP is the project's sustainability plan (March, 2017), which provides objectives and strategies to achieve environmental sustainability in the areas of urban design, energy use, water use, storm drainage, solid waste management, agricultural development, and health and wellness.

**19.96.030 Definitions, Lot Types**

Lot Type	Definition
Civic Building	A lot located and designed to accommodate public quasi-public uses such as educational, religious, recreational, charitable, governmental, and philanthropic institutions.
Civic Space	A lot located and designed to accommodate a civic space, which may include uses such as a community green, square, plaza, passive park area, playground, community garden, farm plot, or natural or historic area worthy of preservation.
Commercial / Retail / Employment	A lot located and designed for a building(s) that accommodates a single and/or a mix of commercial, retail, and/or employment type uses.
Commercial & Residential	A lot designed to accommodate an attached or detached building(s) with a mix of residential and commercial type uses, which may occupy any story of the building.
Duplex	A lot designed to accommodate a detached dwelling that accommodates two dwelling units.
Multi-Plex	A lot located and designed to accommodate a detached building that resembles a larger house but which contains from three-to-six dwelling units.
Multi-Family Complex	A lot located and designed to accommodate multiple multi-family buildings arranged in a manner that creates a garden-like setting with common open space elements and buildings significantly setback from

Lot Type	Definition
	the street to create ample space for canopy shade trees and a visually attractive streetscape.
Multi-Family Courtyard	A lot located and designed to accommodate multi-family building(s) and/or multi-family houses arranged around and fronting on a central garden or courtyard that may be partially or wholly open to the street.
Public Parking	A lot designed for the purpose of providing off-street parking to service uses that may or may not be located on the lot.
Rural	A rural residential lot that is intended to provide opportunities for a rural lifestyle that may entail small scale agriculture and animal husbandry, gardening, and/or passive open space qualities.
Single-Family Cottage Complex Lot	Single-family cottage complex lots may accommodate multiple cottage houses with the houses arranged in a manner that creates a garden-like setting with shared parking areas, common open space elements, pedestrian paths, and other community facilities. Single-family cottage complex lots must maintain at least 30 percent of the lot area in common open space for the residents of the complex.
Single-Family Green Court	A lot located and designed to accommodate multiple cottage houses, single-family and/or duplex houses arranged around and fronting on a central garden or courtyard that may be partially or wholly open to the street.
Single-Family Lower Density (SFLD)	A single-family lot designed to accommodate a single-family dwelling with larger front, side and rear yard setbacks and additional land area for yards, pools, and other permitted accessory uses.
Single-Family Higher Density (SHFD)	A single-family lot designed to accommodate a single-family dwelling but, not providing additional land area for larger front and rear yards, pools, and other accessory uses.
Town Center	A lot created within the Town Center District that is created pursuant to the Town Center District Master Plan (TCMP).
Townhouse	A lot designed to accommodate a dwelling sharing a common sidewall with another single family dwelling of similar building type, typically arranged in a row.

19.96.040 Definitions, Uses

Term	Definition
<i>Beverage Service Kiosks</i>	A small structure open at one or more sides, which makes and dispenses beverages such as coffee, juice, and soda and which is a self-contained portable structure, designed as a cart, and does not constrain or block safe pedestrian and or automobile traffic.
<i>Civic Space</i>	Public uses that serve a unique community purpose such as a community green, square, plaza, passive park area, playground, community garden, farm plot, or natural or historic area worthy of preservation.
<i>Common Open Space</i>	Facilities and yard areas identified within projects for the use and enjoyment of a community's residents and maintained and operated by an organization of property holders. This does not include surface parking areas.

Term	Definition
<i>Cottage House</i>	A dwelling unit that is not less than 250 square feet in floor area but not greater than 950 square feet in floor area and that serves as the principal dwelling unit permitted on a Single-Family Cottage Complex Lot. Unenclosed decks and porches are not counted towards the floor area of the house. A cottage house is not an accessory dwelling (Ohana) unit.
<i>Eating Establishment, Fast Food</i>	An establishment, other than a bakery, bake shop, candy or ice cream store, which provides as a principal use the sale of foods or beverages in a ready-to-consume state, for consumption off the premises. A fast food establishment's design or principal method of operation includes two or more of the following characteristics: <ol style="list-style-type: none"> <li data-bbox="626 583 1459 674">1) Food or beverages are served in paper, plastic, or other disposable containers. Eating utensils, if provided, are disposable;</li> <li data-bbox="626 684 1459 743">2) The line of food or beverages is limited; and is usually prepared in advance of the customer's order;</li> <li data-bbox="626 753 1459 898">3) Food or beverages are served over a general service counter for the customer to carry to a seating facility within the restaurant, or carry-out off premises, or to an occupant of a motor vehicle while seated in the vehicle, such as through a drive-in window; and</li> <li data-bbox="626 909 1459 968">4) Carry-out sales, including delivery service, constitute over ten percent of the food service business.</li> </ol>
<i>Food &amp; Beverage Truck</i>	A movable licensed and State Department of Health approved truck and/or trailer from which food is cooked, or served pre-cooked and sold to the public.
<i>Food, Beverage &amp; Merchandise Kiosk</i>	A small structure no larger than 6 feet wide by 10 feet long that is open at one or more sides, and used for the sale of merchandise such as arts and crafts, snack food items, clothing, newspapers, magazines, and jewelry, which is a self-contained portable structure, designed as a cart, and does not constrain or block safe pedestrian and or automobile traffic.
<i>Food Processing</i>	Facilities for the preparation of food products for regional distribution to retail, wholesale and eating establishments. Examples include bakeries, refrigerated storage, canning, bottling, packaging plants, and large scale food manufacturing and processing for off-site distribution and sales.
<i>Funeral Home</i>	A building used for the preparation of the deceased for burial, and the display of the deceased, and rituals connected therewith before burial or cremation.
<i>Outside Open-Air Dining</i>	A restaurant or food service establishment with tables, dining facilities, and activities located outside in the open-air on a private property, on a public property, or on the sidewalk when the open air market is used in conjunction with a business located within the building or structure located along and adjacent to the open air dining facility.
<i>Outside Open-Air Sidewalk Sales</i>	An outdoor area set aside for the display and sale of products and located on the sidewalk provided the open air market is used in conjunction with a business located within the building or structure

Term	Definition
<i>Radio &amp; Television Broadcasting Station</i>	located along and adjacent to the sidewalk sales. An establishment engaged in transmitting oral and visual programs to the public and that consists of facilities such as a studio, transmitter, and antennas.
<i>Repair, Minor</i>	Repair activities which have relatively little impact on surrounding land uses, and that can be compatibly located with other businesses. Examples include interior upholstery repair and repainting of automobiles and motorized bicycles within enclosed buildings; non-motorized bicycle repair; production and repair of eye glasses, hearing aids and prosthetic devices; garment repair; household appliance repair, except those with gasoline and diesel engines; shoe repair; and watch, clock and jewelry repair; and other similar activities as may be approved.
<i>Telecommunication &amp; Broadcasting Tower or Antenna</i>	A self-supporting lattice, guyed, or monopole structure which is designed or intended to support wireless telecommunication antenna and related facilities, including wireless antenna towers constructed for the location of transmission or related equipment to be used in the provision of commercial mobile radio services.

**19.96.050 Types of Uses and Interpretation of Use Terms**

- A. *Types of Uses.* For the purposes of this title, there are three types of uses: principal use, accessory use, and special use. Except as provided in the subsection below, no use shall be permitted in a zoning district unless it is included within the definition of the terms listed, and is identified as a principal use or accessory use; meets all criteria identified for the use, and if it is identified as a use which requires a special use permit, said permit is obtained and all conditions are complied with.
- B. *Interpretation of terms.* If a definition or term exists in this zoning ordinance, but is defined in a different way in Maui County Code (MCC) Section 19.04.040, the definition or term found in this zoning ordinance shall have precedence. If a term or word is not defined or described in this zoning ordinance then the definition set forth in MCC Section 19.04.040, shall apply.
- C. *Interpretation of uses.* If a proposed use does not appear in the list of terms, or within the definitions of those terms, or is not defined elsewhere in this title, the Planning Director, or authorized representative, will conduct an administrative review (AR) of the proposed use and, based upon the characteristics of the use, determine which listed and/or defined use is equivalent to that proposed; provided further that such use is consistent with the purpose and intent of the applicable zoning district, and land use designation, and objectives and policies of the General Plan.

**19.96.060 Controlling Land Use Plan**

The controlling land use plan establishes eight (8) zoning districts that are together intended to implement a mix of land uses that once developed achieve the purpose and intent of the ordinance. Figure 1 is the controlling land use plan.

Figure 1: Controlling Land Use Plan



**19.96.070 Gross Acreage Allocations**

At full development of the project site the gross acreage allocations to each district shall be within five (5) percent, plus or minus any minor adjustments required for plotting the final roadway alignments, of the gross acreage allocated to the district as shown in Table 1; however, the total gross acreage of all districts shall not exceed the total project acres.

Table 1: Gross Acreage Allocations

District	Gross Acreage Allocation
A. Town Center	24.730
B. Main Street	14.700
C. Commercial / Employment	8.000
D. Residential	228.668
F. Rural	125.807
G. Education	12.000
H. Parks	32.500
I. Open Space	49.500
<b>TOTAL PROJECT ACRES</b>	<b>495.905</b>

19.96.080 Zoning Districts

**A. Town Center**

The purpose of the Town Center District is to create a commercial and social core for Waikapū within a portion of the original grounds of the Maui Tropical Plantation (MTP). The unique character and ambiance of the MTP grounds will create a village green, which will be the defining feature of the town center. The village green will give the community a distinct sense of place that invites residents to gather and relax and enjoy the tropical grounds and scenic views of the West Maui Mountains. Here it is intended for residents to have convenient access to goods and services such as restaurants, cafes, or a farmer’s market. Designed around the village green may be live-work residences, multi-family residences and a mix of retail, business, entertainment, and personal service uses.

**B. Main Street**

The purpose of the Main Street District is to create a second conveniently located town core to service WCT residents living east (makai) of Honoapiʻilani Highway. The district is envisioned to comprise a mix of retail, business and personal service uses organized around a main street design typology that invites walking and bicycling. Development within the district may also include multi-family residences and live-work residences. The adopted neo-traditional main street design typology intends that buildings will front onto wide sidewalks with parking placed within the street right-of-way, within strategically located public parking lots, and on-site at the rear of buildings. Pedestrian-oriented street design and landscape planting to provide natural cooling and shading of the streets and sidewalks is required within the district.

**C. Commercial / Employment**

The purpose of the Commercial / Employment District is to establish an area for uses that deliver goods and services and/or create employment in the professional services, light

manufacturing, warehousing, repair services, sales, and distribution sectors. The district may also accommodate one or more neighborhood grocery stores or general merchandise stores that serve the project and the developing Waikapū trade area. It is envisioned that the district will be characterized by small blocks, buildings built on front property lines, and ample pedestrian amenities.

#### **D. Residential District**

The purpose of the Residential District is to provide a mix of dwelling units in a variety of urban design formats to accommodate a diversity of household sizes, income ranges, and market demands. Building types might include single-family residential, duplex, triplex, fourplex, sixplex, or even larger buildings. Lots within the district may be sized to accommodate a single structure or multiple structures on a single lot. Dwelling unit types within the district might include small lot single-family, large lot single-family, single-family cottage complexes, duplex units, multi-plex units, multi-family complexes, townhomes, and live-work units. At least twenty-five percent of the units within the district shall be multi-family units.

The district shall accommodate single- and multi-family residences with residences fronting onto aesthetically-pleasing and pedestrian-oriented streets. The district may accommodate a variety of block types to accommodate a range of lot sizes. The district should include areas of common open space to provide for passive recreation and visual relief. The urban design of public spaces should emphasize an aggressive urban landscape planting program and the design of more visually attractive streetscapes.

#### **E. Rural**

The purpose of the Rural District is to provide large residential lots at the boundary of the urban development to serve as a rural transition to the agricultural lands. It is intended that the rural lots might include areas for personal and/or commercial flower and vegetable gardening, orchards, and the raising of chickens, horses, goats, and other types of livestock. Conservation subdivision design shall determine the clustering, arrangement, and layout of the rural lots to preserve areas of common open space.

#### **F. Education**

The purpose of the Education District is to provide a site for private and/or public education facilities to service the project population and neighboring communities.

#### **G. Parks**

The purpose of the Parks District is to provide a variety of active and passive park spaces for use by WCT residents and the broader Waikapū community. It is intended that the design of WCT's parks will address community needs at the neighborhood and community-wide scale and will include mini-parks, neighborhood parks, and community parks that offer a variety of facilities to support active and passive recreation uses. The Parks District also allows for civic spaces, which may include uses such as a green,



square, plaza, passive park area, community garden, farm plot, natural area, or historic area worthy of preservation.

**H. Open Space**

The purpose of the Open Space District is to preserve lands from development for the protection of environmental resources, cultural resources, public health and safety, and community livability and wellbeing. Lands within the Open Space District may include limited passive and active recreational activities, such as bikeways, trails, community gardens, areas for viewing natural and scenic resources, and areas set aside for picnicking and other passive recreation. The Open Space District also allows for civic spaces, which may include uses such as a green, square, plaza, passive park area, community garden, farm plot, natural area, or historic area worthy of preservation.

**19.96.090 Principal, Accessory, and Special Uses**

- A. Within the *Town Center, Main Street and Commercial / Employment Districts*, the land uses identified in Table 2A shall either be principal uses (P), accessory to a principal use (AU), or a special use (SU). A Special Use shall require the issuance of a Special Use Permit.

Table 2A: Commercial Mixed-Use Table

Land Use Type	Zoning Districts		
	Town Center	Main Street	Commercial/ Employment
<b>Commercial / Retail / Services</b>			
Agricultural Products Processing <u>1/</u>	P	P	P
Animal Boarding Facility <sup>1/</sup>	P	P	P
Animal Hospital <u>1/</u>	P	P	P
Automobile Services <u>1/</u>	P		P
Beverage Service Kiosks	P	P	P
Daycare Facility	P	P	P
Eating & Drinking Establishment	P	P	P
Eating Establishment, Fast Food			P
Education, Specialized	P	P	P
Entertainment Establishment	P	P	P
Food & Beverage Retail <u>2/; 3/</u>	P	P	P
Food & Beverage Truck	P	P	P
Food, Beverage & Merchandise Kiosk	P	P	P
Funeral Home			P
General Merchandise <u>2/; 3/</u>	P	P	P
General Office	P	P	P
Hotel <u>4/</u>	P	P	P
Nursery School	P	P	P
Outside Open-Air dining	P	P	P
Outside Open-Air Markets	P	P	P
Outside Open-Air Sidewalk Sales	P	P	P
Parking, Public	P	P	P

Land Use Type	Zoning Districts		
	Town Center	Main Street	Commercial/ Employment
Personal & Business Services	P	P	P
Personal Service Establishment	P	P	P
Recreation, Indoor	P	P	P
SBR Service Establishment	P	P	
Self-Storage			P
Shopping Center <u>3/</u>			P
Swap Meet or Open-Air Market	P	P	P
<b>Employment</b>			
Food Processing	P	P	P
Light Manufacturing & Processing <u>1/</u>	P	P	P
Medical Center, Minor		P	P
Production Facilities, Multi-Media		P	P
Repair, Minor		P	P
Storage, Wholesale, Distribution			P
<b>Residential</b>			
Boarding House <u>1/</u>	P	P	
Live Work / Mixed-Use	P	P	
Dwelling Unit, Duplex	P	P	
Dwelling Unit, Fourplex	P	P	
Dwelling Unit, Multi-Family (includes townhouses)	P	P	
Dwelling Unit, Townhouse	P	P	
Dwelling Unit, Triplex	P	P	
<b>Cultural &amp; Entertainment</b>			
Assembly Area (Church, Community Centers, etc.)	P	P	P
Entertainment	P	P	P
<b>Civic</b>			
Open Space	P	P	P
Park	P	P	P
Civic Space	P	P	P
<b>Public Facilities &amp; Public Quasi-Public</b>			
Fire Station			SU
Library	P	P	P
Police		P	P
Post Office <u>1/</u>	P	P	P
Radio & Television Broadcasting Station		P	P
Recycling Collection Center			P
Redemption Center			P
Telecommunication & Broadcasting Tower or Antenna		P	P
Utility Facilities, Major	SU	SU	SU
Utilities Facilities, Minor	P	P	P
<b>Accessory</b>			
Drainage Facilities	AU	AU	AU
Energy Systems, Small Scale	AU	AU	AU
Home Occupation <u>5/</u>	AU	AU	AU
Structures	AU	AU	AU
<b>Other</b>			

Land Use Type	Zoning Districts		
	Town Center	Main Street	Commercial/ Employment
Other Similar Uses	AR	AR	AR
<p>1/ Shall not be permitted within or adjacent to the Town Center's Village Green</p> <p>2/ Within the Town Center and Main Street Districts gross floor area shall be limited to a maximum of 5,000 square feet on the subject lot or within the subject building.</p> <p>3/ Within the Commercial / Employment District gross floor area shall be limited to a maximum of 12,000 square feet on the subject lot for all uses within a single building. Shopping centers featuring multiple uses within multiple buildings on a single lot shall be limited to 24,000 square feet of combined floor area. Exceeding these standards shall require a Special Use Permit.</p> <p>4/ Shall be limited to a maximum of 30 rooms within the Town Center District and a maximum of 150 rooms within the Commercial / Employment and Main Street Districts, but no more than 50 rooms shall be permitted within the Main Street District.</p> <p>5/ Shall be subject to the limitation of MCC Chapter 19.04.040.</p>			

B. Within the *Residential and Rural Districts* the land uses identified in Table 2B shall either be principal uses (P) or accessory to a permitted use (AU) or a special use (SU). A Special Use shall require the issuance of a Special Use Permit.

Table 2B: Residential Use Table

Land Use Type	Zoning Districts	
	Residential	Rural
Assembly Area <u>6/</u>	P	
Agriculture		P
Animal & Livestock Raising		P
Apartment	P	
Boardinghouse <u>7/</u>	P	P
Civic Space	P	P
Daycare Facility	SU	SU
Cottage House	P	
Dwelling Unit, Duplex	P	
Dwelling Unit, Fourplex	P	
Dwelling Unit, Multi-Family (Includes townhouse)	P	
Dwelling Unit, Single-Family	P	P
Dwelling Unit, Townhouse	P	
Dwelling Unit, Triplex	P	
Lodging House	P	
Riding Academy		SU
Recreation, Open Land		P
Park	P	P
Parking, Public	P	
<b>Accessory</b>		
Drainage Facilities	AU	AU
Energy Systems, Small Scale	AU	AU
Gardens	AU	AU
Garage Sales	AU	AU
Home Occupations <u>5/</u>	AU	AU
Ohana Units <u>8/</u>	AU	AU

Land Use Type	Zoning Districts	
	Residential	Rural
Open Space	AU	AU
Structure	AU	AU
<b>Public Facilities &amp; Public Quasi-Public</b>		
Utility Facilities, Major	SU	SU
Utility Facilities, Minor	P	P
<b>Other</b>		
Other Similar Uses	AR	AR
<p><u>6/</u> Uses shall be limited to community centers, neighborhood associations, and other similar neighborhood type uses.</p> <p><u>7/</u> Shall not have more than five bedrooms and not more than five boarders.</p> <p><u>8/</u> Shall comply with the provisions of MCC Chapter 19.35. The total number of Ohana Units permitted within the WCT shall not exceed 146.</p>		

C. Within the *Education, Parks, and Open Space Districts* the land uses identified in Table 2C shall either be principal uses (P) or accessory to a permitted use (AU) or a special use (SU). A Special Use shall require the issuance of a Special Use Permit.

Table 2C: Civic Use Table

Land Use Type	Zoning Districts		
	Education	Parks	Open Space
<b>Civic</b>			
Civic Space	P	P	P
Education, General	P		
Education, Specialized	P		
Park	P	P	
Passive Recreation	P	P	P
<b>Public Facilities &amp; Public Quasi-Public</b>			
Utility Facilities, Major	SU	SU	SU
Utility Facilities, Minor	P	P	P
<b>Accessory</b>			
Drainage Facilities	AU	AU	AU
Structure	AU	AU	AU
<b>Other</b>			
Other Similar Uses	AR	AR	AR

D. Other similar uses not specifically enumerated in Tables 2A, 2B, or 2C may be permitted as a Principal Use, Accessory Use, or Special Use by the director of planning, or authorized representative. In making its determination, the director of planning, or authorized representative, must determine that the proposed use meets the following tests: 1) It is substantially similar in character and use to one or more of the uses enumerated within the relevant zoning district; 2) It is compatible with the purpose and intent of that zoning district; 3) It is compatible with the purpose and intent of this ordinance; and 4) It creates no unusual impacts to neighboring land users that cannot potentially be mitigated through the issuance of a Special Use Permit.

**19.96.100 Permitted Lot Types**

- A. Land uses permitted within each zoning district shall be located on lots that are compatible with the purpose and intent of the zoning district as well as the desired urban design standards for each lot type. Table 3 identifies the lot types permitted within each of the established zoning districts.

Table 3: Permitted Lot Types

Lot Type	TOWN CENTER	MAIN STREET	COMMERCIAL / EMPLOYMENT	RESIDENTIAL	RURAL	EDUCATION	PARKS	OPEN SPACE
Civic Building	•	•	•			•	•	
Civic Space	•	•	•	•	•	•	•	•
Commercial / Retail / Employment	•	•	•					
Commercial & Residential Duplex	•	•		•				
Light Industrial	•	•	•					
Multi-Plex	•	•		•				
Multi-Family Complex	•	•		•				
Multi-Family Courtyard	•	•		•				
Parking Lot, public	•	•	•	•				
Rural					•			
Single-Family Cottage Complex				•				
Single-Family Green Court				•				
Single-Family Large Lot				•				
Single-Family Small Lot				•				
Town House Lot	•	•		•				

- B. Development standards that regulate lot sizes and lot widths; building setbacks; building height; building orientation; and driveway ingress and egress for each of the permitted lot type are hereby established in Table 4. Figure 2, A through Figure 2, P<sup>1</sup> are illustrations of the lot type development standards.

<sup>1</sup> Architectural imagery is intended for illustrative purposes only.

19.96.110 Lot Type Development Standards

Table 4: Lot Type Development Standards

	Lot Area (Min/Max) In SF	Lot Width (Min/Max In ft.)	FAR (Net Min / Max in %)	Building Height (Max in ft.)	Parking Access	Setbacks In ft.			Street Frontage (Min in %)
						Front (Min/Max)	Rear (Min)	Side (Min)	
<b>Civic Space</b>	no min / no max	no min / no max	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>Civic Building</b>	6,000 / no max	60 / no max	N/A	45	N/A	15	15	10	N/A
<b>Commercial / Retail and Employment</b>	3000 / no max	30 / no max	200	45	Alley, Side Drive or Secondary Street	0 / 10	5	0	70
<b>Duplex</b>	4,800 / 10,800	35 / 90	N/A	35	Alley, Side Drive or Secondary Street	5 / 15	5	6	70
<b>Commercial &amp; Residential</b>	2,000 / no max	20 / 80	N/A	48	Alley, Side Drive or Secondary Street	0 / 10	5	0	60
<b>Light Industrial</b>	6,000 / no max	60	NA	35	N/A	10	6	6	60
<b>Multi-Plex</b>	4,800 / 18,000	45/ no max	N/A	40	Alley, Side Drive or Secondary Street	5 / 15	5	6	70
<b>Multi-Family Complex</b>	10,000 / no max	60 / no max	90	40	N/A	15 / no max	10	10	N/A
<b>Multi-Family Courtyard Building</b>	20,000 / no max	150 / 300	70	40	Alley, Side Drive or Secondary Street	5 / 15	5	10	50
<b>Public Parking</b>	no min. / no max.	45 / 150	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>Rural</b>	21,780 / no max	100 / no max	N/A	30	N/A	25 / no max	15	15	N/A
<b>Single-Family Cottage Complex</b>	10,000 / no max	60 / no max	N/A	30	Alley, Side Drive or Secondary Street	10 / no max	10	10	N/A
<b>Single-Family Green Court</b>	1,650 / no max	N/A	N/A	30	Alley	5 / 15	5	6	60
<b>Single-Family Large Lot</b>	6,500 / no max	45 / no max	N/A	30	Alley, Side Drive, Front Entry Drive <sup>2</sup> or Secondary Street	5 / 20	6	6	40
<b>Single-Family Small Lot</b>	2,800 – 6,499	24 / no max	N/A	30	Alley, Side Drive, Front Entry Drive <sup>3</sup> or Secondary Street	5 / 15	5	0	60
<b>Townhouse Lot</b>	1,100 / no max	16 / 40	N/A	40	Alley, or Secondary Street	5 / 15	5	0	70

<sup>2</sup> No more than 20% of lots fronting upon each side of a block may be accessed by a front entry driveway

<sup>3</sup> No more than 20% of lots fronting upon each side of a block may be accessed by a front entry driveway

Figure 2, A: Civic Space

**Civic Space Lot**

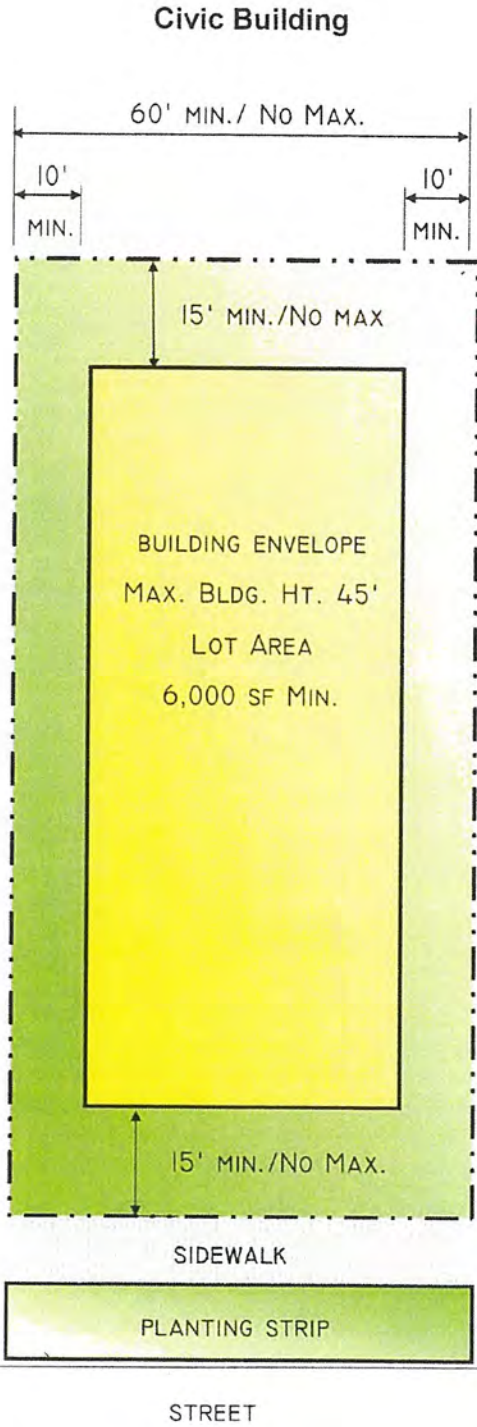
A Civic Space lot is located and designed to accommodate a civic space, which may include uses such as a community green, square, plaza, passive park area, playground, community garden, farm plot, or natural or historic area worthy of preservation.

There are no minimum lot size requirements, setbacks, lot width, building height or other development standards required of Civic Space lots.

**Neighborhood Block & Lot Example**



Figure 2, B: Civic Building



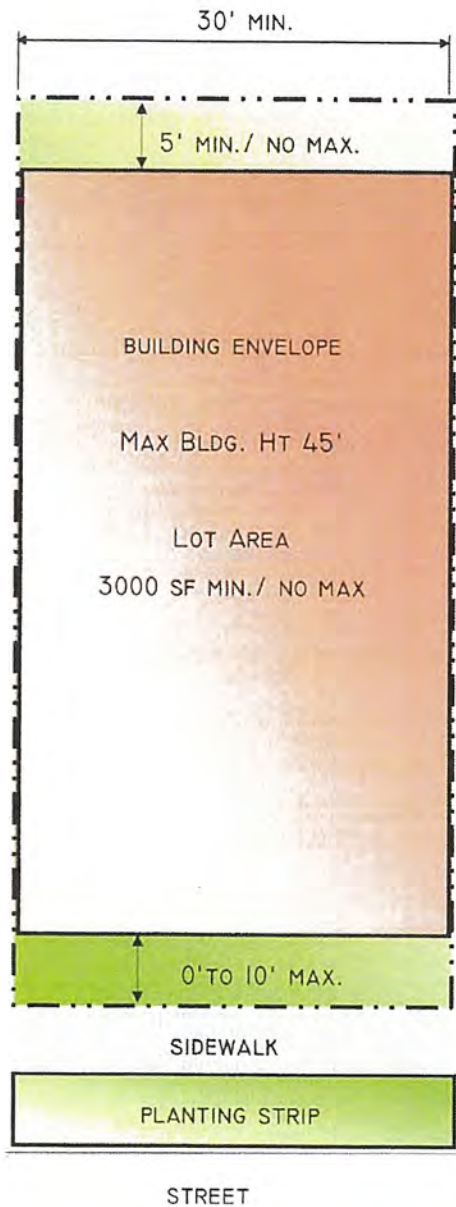
Neighborhood Block & Lot Example





Figure 2, C: Commercial / Retail / Employment

Commercial / Retail / Employment

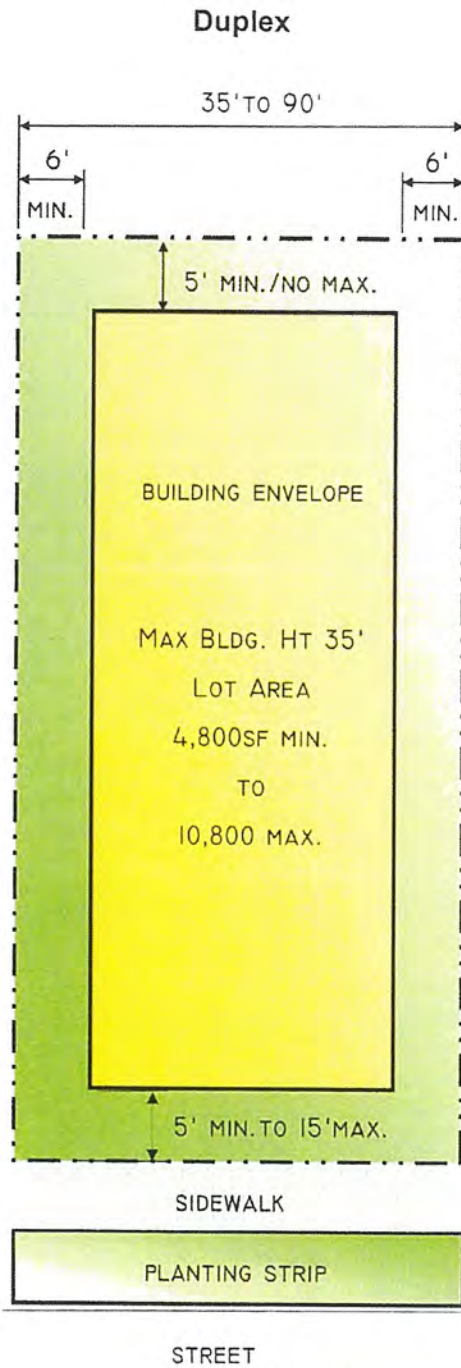


Neighborhood Block & Lot Example



1. Maximum FAR is 200%
2. Parking access is by alley, side drive or secondary street
3. Minimum street frontage is 70%

Figure 2, D: Duplex

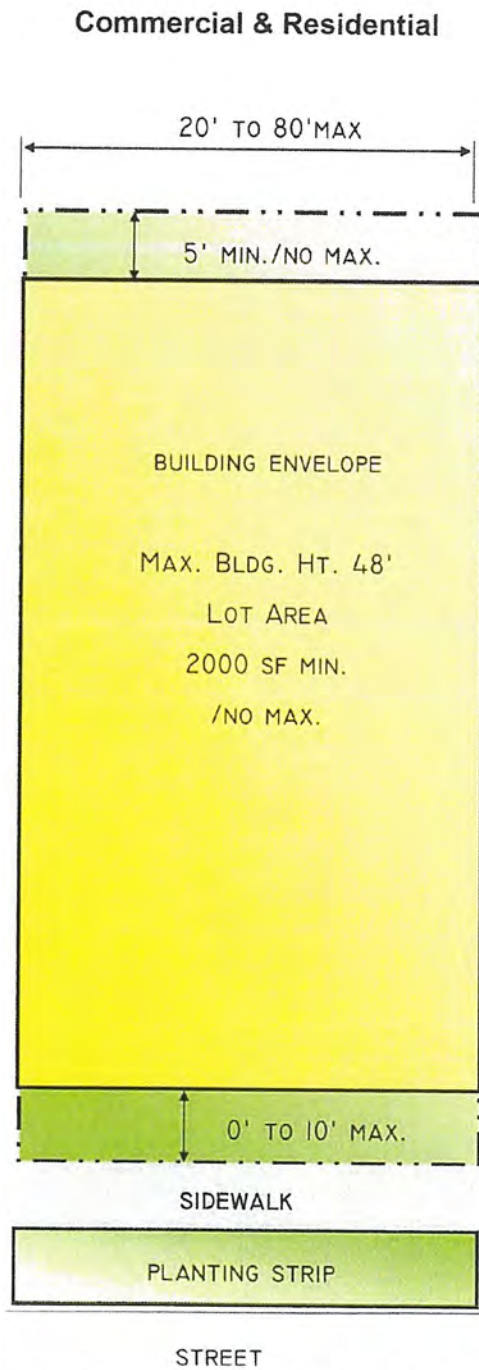


1. Parking access is permitted by alley, side drive or secondary street
2. Minimum street frontage is 70%

Neighborhood Block & Lot Example



Figure 2, E: Commercial & Residential

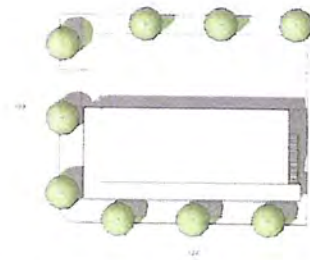
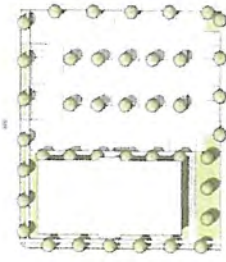
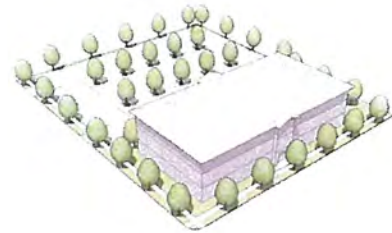
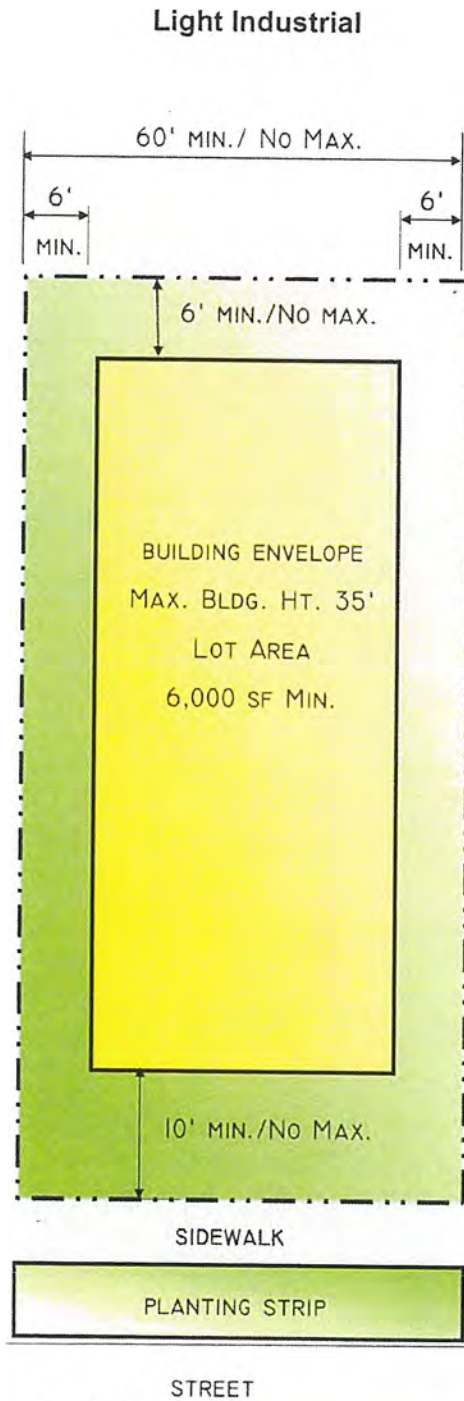


**Neighborhood Block & Lot Example**



1. Parking access is by alley, side drive or secondary street
2. Minimum street frontage is 60%

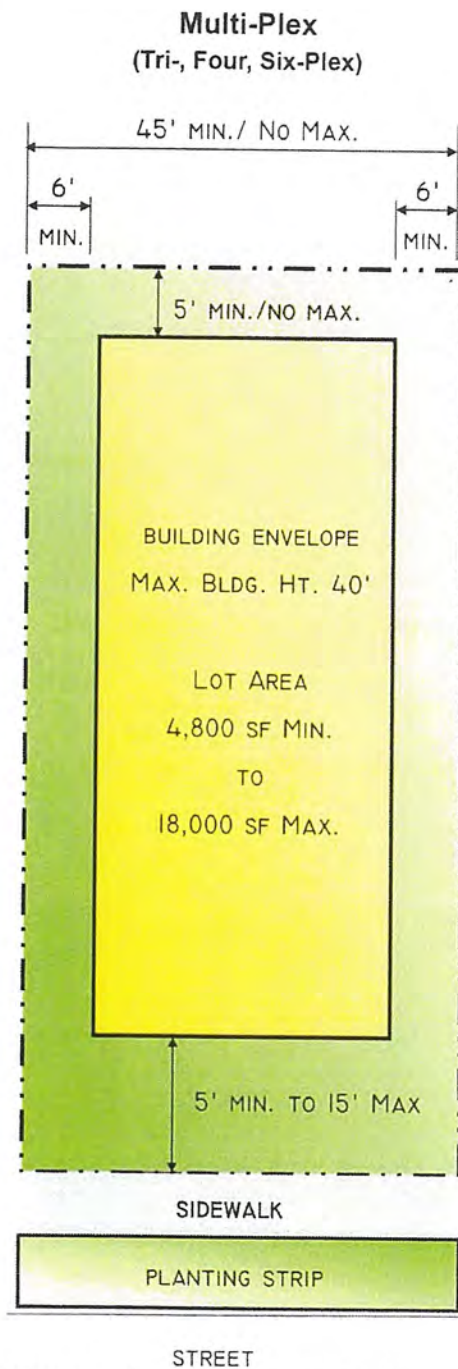
Figure 2, F: Light Industrial



The illustrations above, MCC 19.38, "Maui Research & Technology Park District", are of the technology park's commercial and flex space lots.

1. Minimum street frontage is 60%

Figure 2, G: Multi-Plex

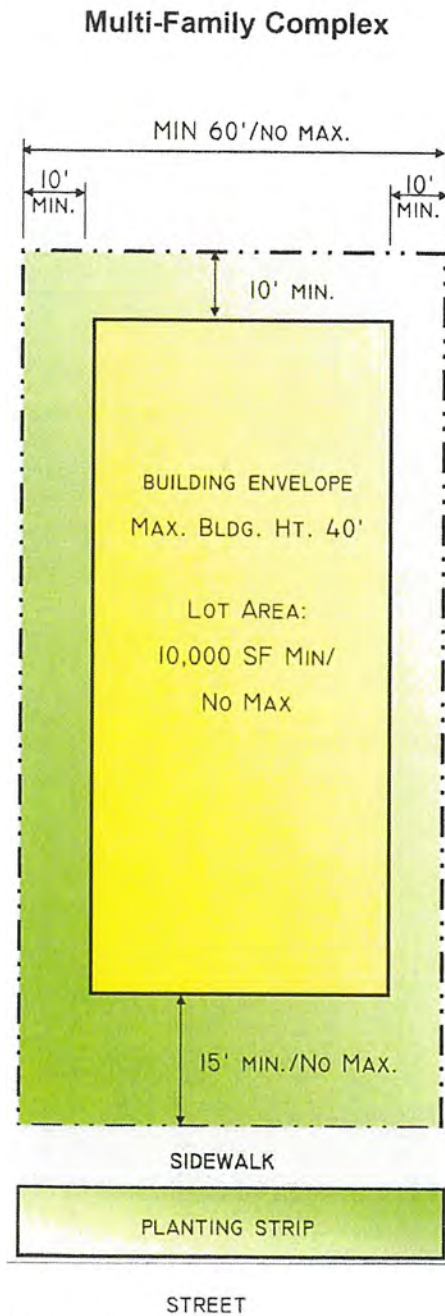


1. Parking access is by alley, side drive or secondary street
2. Minimum street frontage is 70%

**Neighborhood Block & Lot Example**



Figure 2, H, a: Multi-Family Complex



1. Maximum FAR is 90%

**Neighborhood Block & Lot Examples**



Figure 2 H, b: Multi-Family Complex

Multi-Family Complex



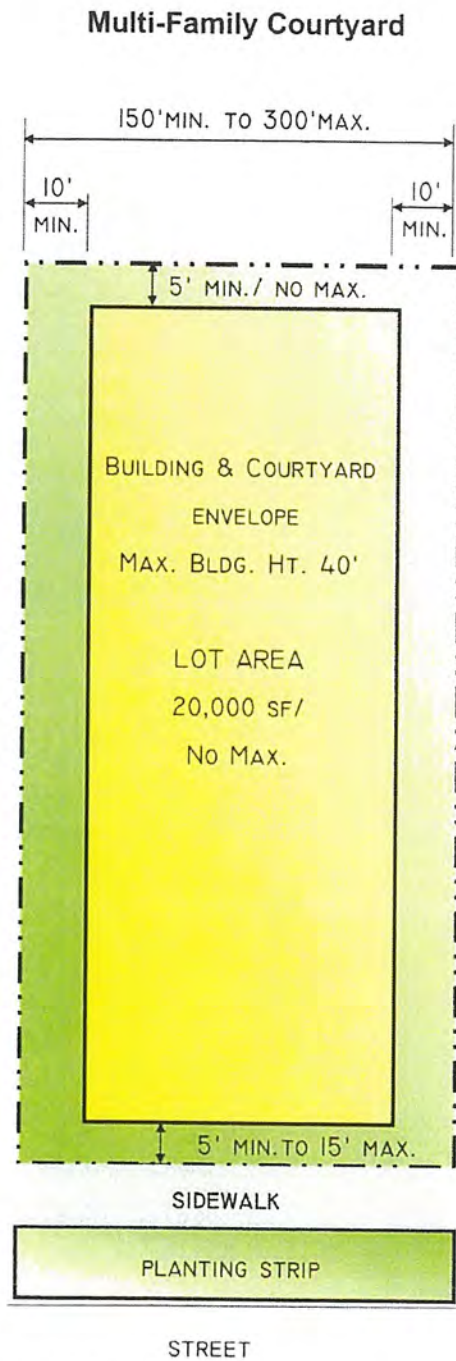
Neighborhood Block & Lot Examples



The purpose of the multi-family complex lot is to allow for design flexibility for multi-family developments. Multi-family complex lots may be developed like townhomes with buildings oriented towards the street and the parking interior to the lot (1) and (2) or with the parking located within the interior of the lot and the buildings oriented towards a common open space and the primary street (3) and (4). All multi-family complex lots are required to locate surface parking within the interior of the lot and it is to be screened from the adjoining roadways by landscape planting. Setback areas along primary and secondary streets are to provide professionally designed and maintained landscape planting to create a garden like setting.



Figure 2, I: Multi-Family Courtyard



1. Parking access is by alley or secondary street
2. Maximum FAR is 70%
3. Minimum street frontage is 50%

**Neighborhood Block & Lot Examples**





Figure 2, J: Public Parking

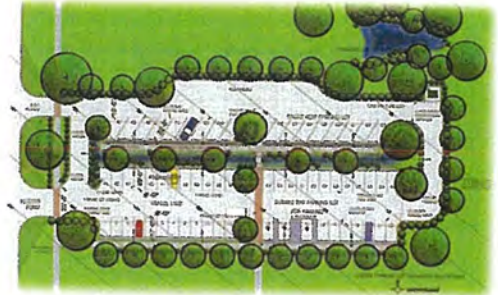
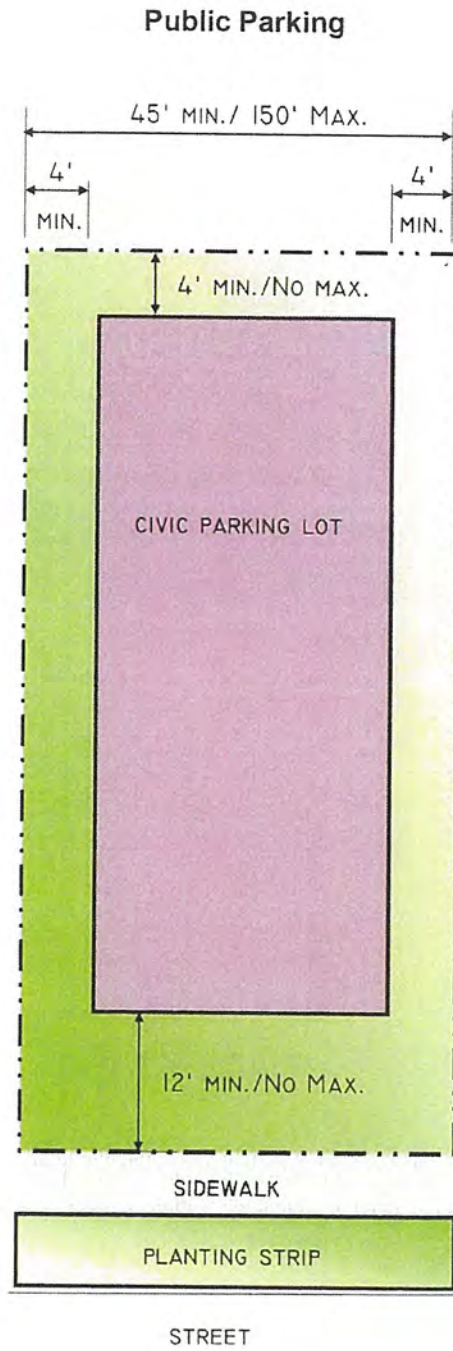
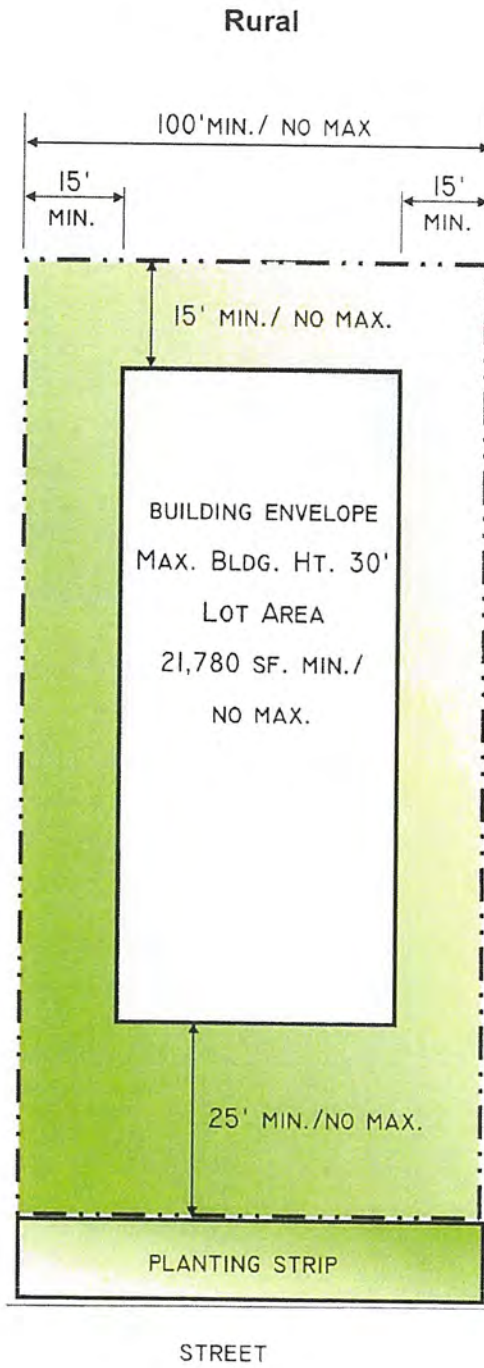


Figure 2, K: Rural

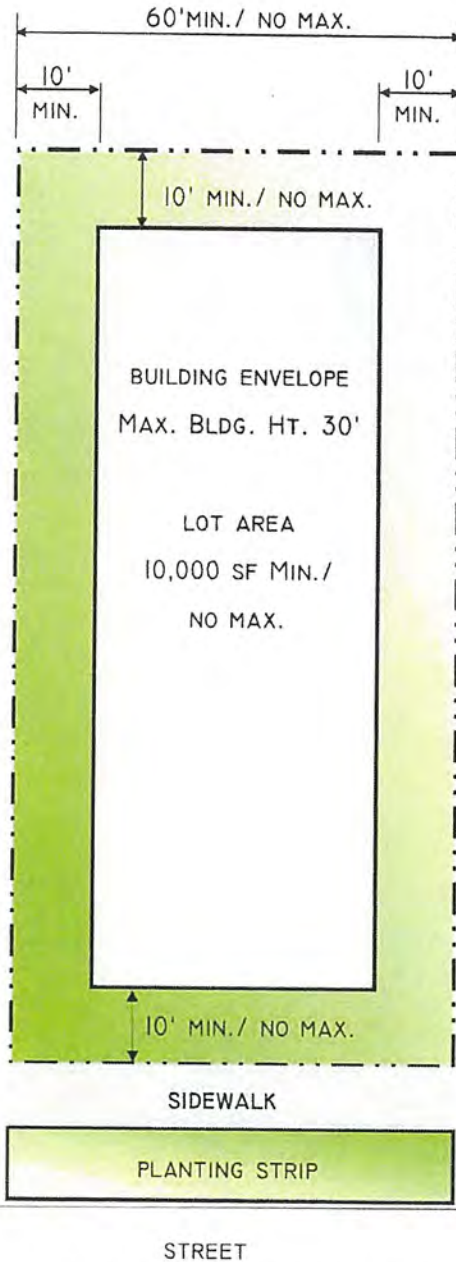


**Neighborhood Block & Lot Example**



Figure 2, L: Single-Family Cottage Complex

Single-Family Cottage Complex

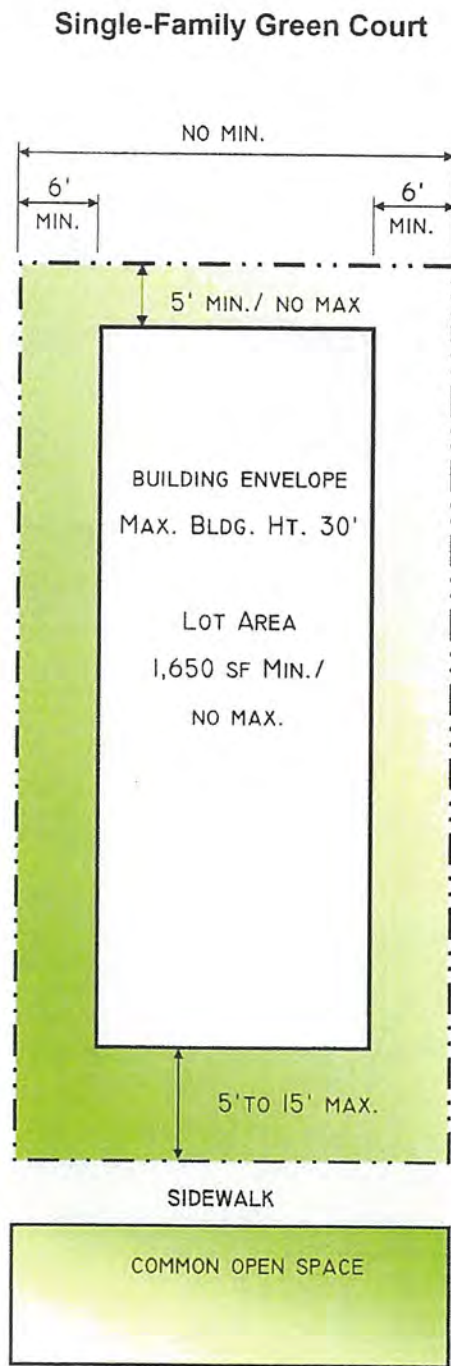


Neighborhood Block & Lot Example



1. Parking access is by alley, side drive or secondary street

Figure 2, M: Single-Family Green Court

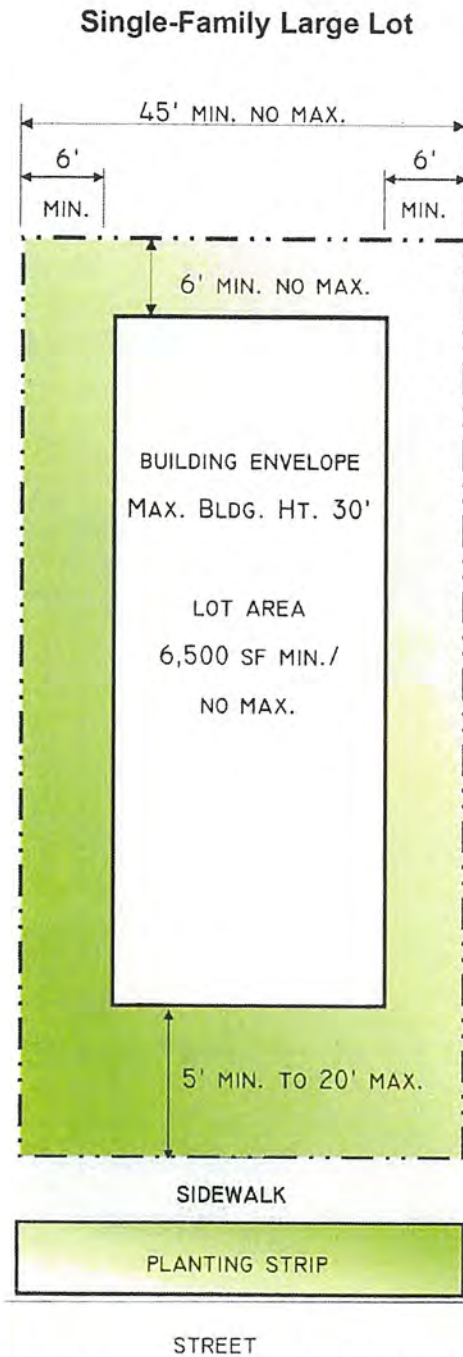


1. Parking access is by alley
2. Minimum street frontage is 60%

Neighborhood Block & Lot Example



Figure 2, N: Single-Family Large Lot

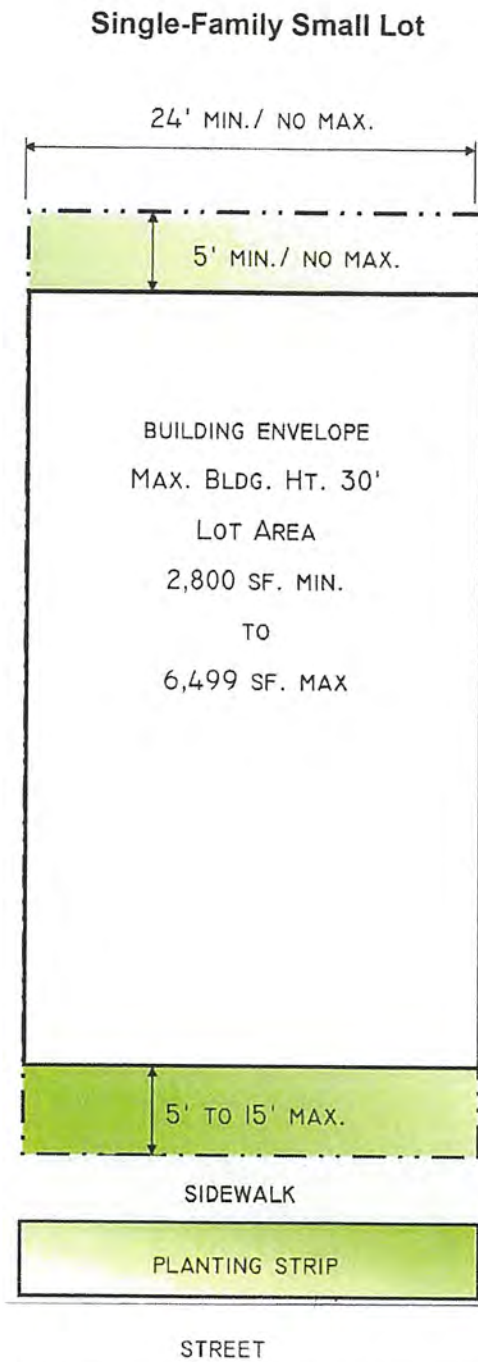


Neighborhood Block & Lot Example



1. Parking access is permitted by alley, side drive, front entry drive, or secondary street
2. Maximum number of front entry driveway lots fronting each of a block's street frontage is 20%
3. Minimum street frontage is 40%

Figure 2, O: Single-Family Small Lot

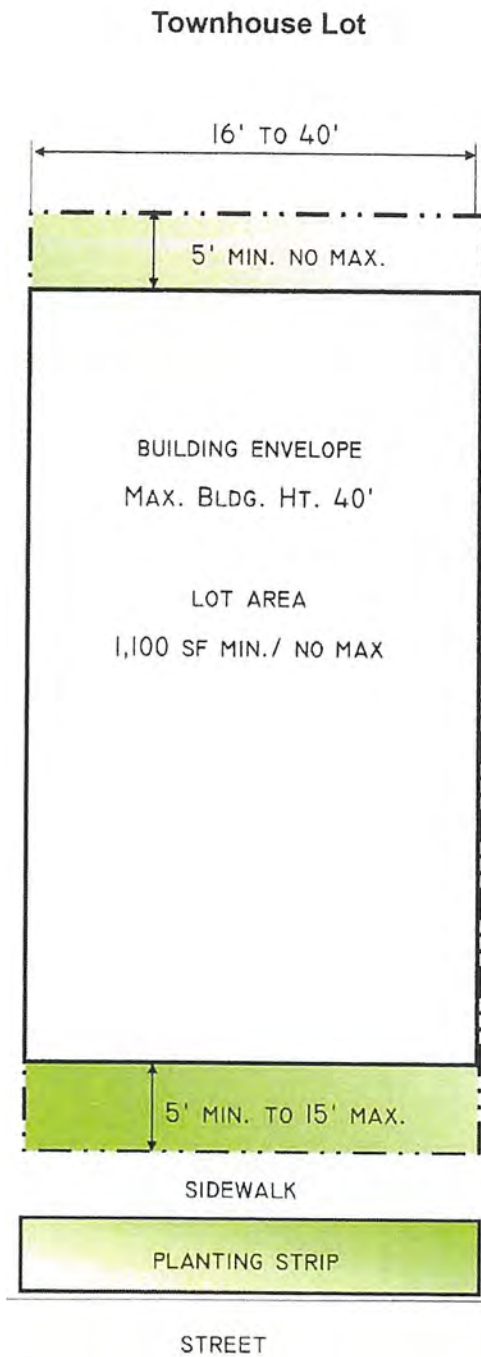


Neighborhood Block & Lot Example



1. Parking access is permitted by alley, side drive, front entry drive, or secondary street
2. Parking access is required by alley for blocks where the lot sizes are less than 4,500 square feet
3. Maximum number of front entry driveway lots fronting each of a block's street frontage is 20%

Figure 2, P: Townhouse Lot



**Neighborhood Block & Lot Examples**



1. Parking access is permitted by alley or secondary street
2. Minimum street frontage is 70%

**19.96.120 Minimum and Maximum Number of Residential Units and Commercial Space**

- A. At buildout, the number of dwelling units within the WCT shall not be less than 1,326 and shall not be more than 1,433, plus up to an additional 146 Ohana dwelling units.
- B. The maximum number of Ohana dwelling units shall not exceed 146.
- C. The maximum number of Rural Residential lots within the WCT shall not exceed 80.
- D. Multi-Family Residential Units. The minimum number of multi-family residential units within the WCT shall not be less than 25 percent of the total number of permitted non-Ohana dwelling units and shall not be more than 50 percent of the total number of these units.<sup>4</sup>
- E. The maximum amount of commercial, retail, and employment space within the WCT shall not exceed 200,000 square feet.

**19.96.130 Additional Standards for All Districts**

- A. Any tract of land or project site within the WCT for which development is sought shall be subject to conditions imposed by the department of planning, the department of public works, the department of environmental management, and the State of Hawaii departments of health, transportation, and land and natural resources, pursuant to any applicable statute, ordinance, rule, or regulation.
- B. A dwelling or dwelling unit shall not be used for fractional ownership or as a transient vacation rental, time-share unit, short-term rental home, or bed and breakfast home.

**19.96.140 Urban Design Review**

- A. It is intended that the build-out of the WCT will be done in a manner that conforms to the zoning ordinance and the WCT DGs.
- B. The WCT DGs shall be used together with the zoning ordinance to ensure that development projects implement the desired character of urban design envisioned for the WCT. The WCT DGs shall address subdivision, street, and parking area design parameters. The WCT DGs shall also provide guidelines related to building design, architectural character, landscape planting, signage, and community and civic amenities such as street furniture, signage, lighting, pedestrian and bicycling infrastructure, and sustainability practices. As the need arises, the WCT DGs may be supplemented with more detailed design recommendations related to any element of the WCT.
- C. The WCT DGs shall be approved by the Planning Director with recommendations provided to the Director by the Urban Design Review Board (UDRB).
- D. The Planning Director shall approve neighborhood plans for general consistency with the WCT MP and the WCT DGs. The Planning Director may request comments and recommendations on neighborhood plans from the Waikapu Country Town Design Review Board (WCT DRB). Before issuance of a final subdivision approval, neighborhood plans shall be approved by the Planning Director for the following elements of the WCT:
  - 1. Town Center District;

<sup>4</sup> No less than 358 multi-family units and no more than 716 multi-family units of the 1,433 non-Ohana units permitted.



2. Main Street District;
  3. Residential neighborhoods at the scale of at least one block;
  4. Rural Lot Conservation Subdivision Design Plan;
  5. Community and Neighborhood Parks;
  6. Major neighborhood scale elements of the off-street non-motorized pedestrian and bicycle network; and
  7. Visual impacts to the West Maui Mountains and Haleakala of development proposed along Honoapiʻilani Highway.
- E. Design review for parking master plans; on-site parking compliance; signage; architectural design of individual residential and commercial buildings; and landscape planting of individual lots shall be conducted by the WCTDRB. The procedures for the establishment, administration and responsibilities of the WCTDRB shall be set forth in the WCT DGs.