VILLAGES OF LEIALI`I and HONOKŌWAI







DECEMBER 2009



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Hawaiian Homes Commission

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Regional Plan Goals and Process

Introduction

The mission of the Department of Hawaiian Home Lands (DHHL) is to effectively manage the Hawaiian Home Lands Trust and to develop and deliver lands to native Hawaiians. To accomplish this, DHHL works in partnership with government agencies, private landowners, non-profit organizations, homestead associations, and other community groups. Regional plans provide the means to solidify visions and partnerships that are essential to effectively manage Hawaiian Home Lands trust lands for the betterment of native Hawaiian beneficiaries.

This regional plan is one of twenty (20) regional plans that DHHL is developing statewide. Villages of Leiali`i and Honokōwai is one of the three (3) regions on Maui that have been selected for regional planning. In these regional plans, DHHL takes on a leadership role in the region, working to strengthen the growth of the area, developing partnerships to leverage diverse resources and capital investment; and fostering beneficiary participation in determining the future direction of the homestead community. The regional plans provide the Department and the affected homestead community opportunities to assess land use development factors, identify issues and opportunities, and identify the region's top priority projects slated for implementation within the next three (3) years.

What are Regional Plans?

Regional Plans are part of DHHL's 3-tiered Planning System (see Figure 1). At

tier one is the General Plan which articulates long-range Goals and Objectives for the Department. At the second tier, there are Program Plans that are statewide in focus, covering specific topic areas such as the Native Hawaiian Housing Plan and a Native Hawaiian Development Program Plan. Also at this second tier are the Department's Island Plans that identify the Department's Land Use Designations per island which function similar to the counties' land use zones. The regional plans are located at the third tier in the Department's planning system which focuses at the community/regional level. The regional plans apply the goals, policies, and land use designations to specific geographic regions. The regional plans are a means to:

- Identify data people, lands, and infrastructure of homestead communities and the surrounding region;
- Identify what DHHL and other landowners are planning to do;
- Provide the primary mechanism for beneficiary input in the development of their homestead communities;
- Identify issues and potential projects; and
- Identify Priority Projects determined by the Department and homestead community.



Figure 1: DHHL's Planning System

Regional Plan Goals and Process

How are Regional Plans Developed?

The regional plans are developed in conjunction with lessees of the region, as well as regional stakeholders (landowners, agencies, other organizations) in a series of planning meetings as illustrated in Figure 2. During these meetings, issues and opportunities that should be addressed in the regional plan are identified and a list of potential projects is developed to address those issues and opportunities. From this list, lessees determine by consensus, their top five (5) priority projects that are written up with project details, budget estimates, and other pertinent project planning information. Draft regional plans are then subject to the approval of the Hawaiian Homes Commission, which means that the Commission and Department officially support the priorities identified in the regional plan.

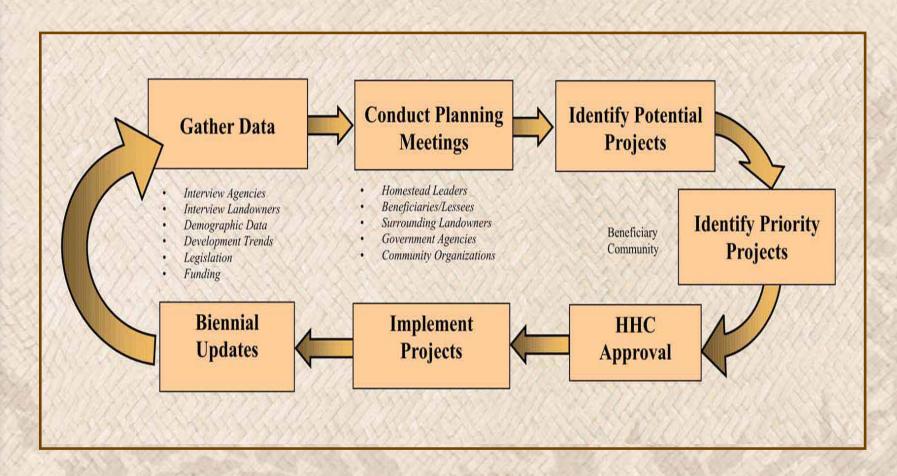


Figure 2: The Regional Plan Development and Update Process

Upon approval, the homestead community, the Department, and other development partners can seek necessary funding and pursue the implementation of the Priority Projects. The Priority Projects are a key component of aligning support and providing focus to efforts to develop the region. Finally, since DHHL knows that regional development is a dynamic process with constantly changing opportunities and emerging issues, regular regional plan updates are built into the planning process. In this way, regional plans are updated as needed, which generally have amounted to biennial updates (one update every two years), in order to keep abreast of changing conditions and new opportunities.

How are Regional Plans Used?

As a compilation of existing plans and proposed projects for the region, the regional plan helps to coordinate the orderly development of regional infrastructure improvements. With the addition of lessee input in the process, the regional plans become a powerful tool to focus energies and efforts, align interests, and secure funding for the top priorities identified in the regional plan. In this way, regional plans have become a critical tool to unify and support the beneficiary community.

DHHL Partnering Benefits and Examples



Villages of Leiali`i Subdivision

DHHL is working in partnership with other government agencies, the private sector, and community organizations to develop its lands and improve community life. DHHL believes that partnerships are an effective way to leverage resources and capital investments, mitigate undesirable impacts of development, coordinate area growth, reduce risks in large scale community projects, and create broad community benefits.

These partnerships allow for better prioritization and coordination of infrastructure improvement and the development of regional public and residential facilities. This coordination helps individual organizations achieve their goals while bringing long term benefits to the community and region.

DHHL brings to these partnerships:

- Land for development in strategic locations
- Potential use of tax-exempt financing
- Access to legislative appropriations
- · Access to federal funding such as HUD, USDA, SBA
- Flexibility in the application of development standards, zoning, and design
- Cultural understanding and resources

DHHL has participated in a number of successful partnerships. A few of these are highlighted here.



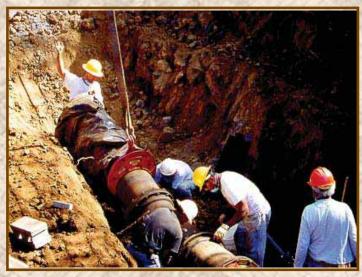
Paukūkalo Homestead Multi-Service Complex

PUBLIC FACILITIES PARTNERSHIPS

DHHL participated in a number of partnerships involving public facilities and community resources. The most notable partnerships brought together Hawaiian agencies and non-profit organizations into a multi-service complex where a broad range of programs are housed to serve the public. Such multi-service complexes have been built on Hawaiian Home Lands in partnership with Kamehameha Schools, Queen Lili`uokalani Children's Center, Alu Like, Papa Ola Lōkahi, the Office of Hawaiian Affairs, Hawaiian community organizations, and the counties

These multi-service complexes are housing preschools, offices, meeting facilities, health clinics, and activity centers. For example, the Paukūkalo homestead on Maui is served by a County park on DHHL land next to a community hall, the DHHL district office, the Hawaiian Community Assets' homeownership counseling center, and a Kamehameha preschool.

Through a series of management partnerships with DLNR and the Nature Conservancy, unique ecosystems and historic sites are being protected. Examples include the Hakalau Forest Reserve, the 'Aina Hou Management Area, the Pālā' au and Mo' omomi preserves, the Kalaupapa peninsula, and the Kamā' oa-Pu' u' eo National Historic District where koa forests, endangered plants and animals, and native species are being protected for future generations.



Lower Kula Potable Waterline

INFRASTRUCTURE PARTNERSHIPS

DHHL has partnered with county governments and utility providers on infrastructure improvements that benefit the entire community. DHHL has participated in watersystem development with the counties by providing funding, land easements, and access to federal and state programs. Examples include the extension of the Lower Kula Water System on Maui, the Waimea Irrigation System and the Maku`u Water System on Hawai`i, and the Wahiawā-Waipahu water system on O`ahu.

DHHL has also provided numerous easements over its lands to electrical, water, telephone, and cable companies to service both homestead areas and the general public.

RESIDENTIAL PARTNERSHIPS

Through partnerships, DHHL has reduced the cost of homes to low-income beneficiaries. DHHL has done this by sharing in the cost of infrastructure, helping to secure tax credits, and using self-help methods of construction. Partnerships in Kapolei resulted in 70 rent-to-own units constructed by Mark Development using low-income tax credits and 45 self-help homes constructed with Menehune Development and Honolulu Habitat for Humanity. In these types of partnerships, DHHL provides the land, secures federal grants, and provides access to, or assistance in, acquiring tax credits, subsidies, or other financing.



Regional Demographics



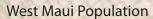
Lahaina Town

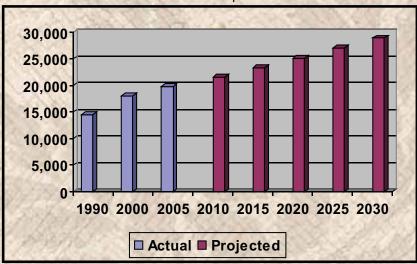


Kapalua Resort



Lahaina Mauka





REGIONAL DEMOGRAPHICS

General Characteristics

	Lahaina CCD*	Maui County	State	U.S.		
Total Population	18,518	128,241	1,227,008	<u> </u>		
Median Age (Years) 36.3		36.8	36.2	35.3		
Native Hawaiian Ethnicity	6.1%	10.7%	24.3%	0.1%		
Caucasian Ethnicity	41.4%	33.9%	9.4%	75.1%		
Social Characteristics						
High School Degree or Higher	7,745 (61.5%)	83.4%	84.6%	80.4%		
Bachelor's Degree or 2,787 (22.1%) 22.4% 26.2%		24.4%				
Economic Characteristics						
Median Income (Household)	\$57,967	\$49,489	\$49,820	\$41,994		
Housing Characteristics						
Total Housing Units	10,625	43,563	403,572			
Median Value-Single Family Residence** 2000 Census data	\$279,300	\$249,900	\$272,700	<u> </u>		

^{*} Census County Division



^{*} Median Value: represents the middle price respondents said they would sell their property (i.e. house and lot or condominium unit) if it were for sale.

Community Leaders and Stakeholders



Kaanapali Land Management Corp. Steve Lovelette **Executive Vice President**



Kamehameha Schools Dee Jay A. Mailer CEO



Maui Land & Pineapple Company, Inc. Warren Haruki Chairman of the Board and CEO



West Maui Improvement Foundation, Inc. Joseph Pluta President



Hawai'i Housing Finance and **Development Corporation** Karen Seddon **Executive Director**



West Maui Taxpayers Association Ezekiel Kalua **Executive Director**



Nā Kūpuna O Maui Patty Nishiyama

	and CEO
Ranae Ganske-Cerizo	Natural Resources Conservation Service
Soil Conservationist	U.S. Department of Agriculture
	Department of Agriculture
	Department of Education
	Department of Education
	Department of Health
	Department of Health, Clean Water Branch
	Department of Health, Maui District
	Environmental Health Office
Laura Thielen, Chairperson	Department of Land and Natural Resources
	Department of Land and Natural Resources
	State Historic Preservation Division
Maui/Lanai Islands Burial Council	Department of Land and Natural Resources
	State Historic Preservation Division
Brennon Morioka, Director	Department of Transportation
	Department of Transportation
	Office Of Environmental Quality Control
	Office of Hawaiian Affairs
	Office of Planning
Deidre Tegarden, Director	Office of Economic Development
Gen linuma, Administrator	Maui Civil Defense Agency
Jeffrey A. Murray, Fire Chief	Department of Fire and Public Safety
Lori Tsuhako, Director	Department of Housing and Human Concerns
Tamara Horcajo, Director	Department of Parks and Recreation
Jeffrey Hunt, Director	Department of Planning
Gary Yabuta, Chief	Police Department
	Department of Public Works
Cheryl Okuma, Director	Department of Environmental Management

Donald Medeiros, Director	County Department of Transportation
Jeffrey Eng, Director	Department of Water Supply
	Hawaiian Telcom
Gregorysenn Kauhi, Manager – Customer Operati	ons Maui Electric Company, Ltd.
Norma Barton, Executive Director	Lahaina Bypass Now
Theo Morrison, Executive Director	Lahaina Restoration Foundation
Karee Karlucci, Executive Director	Lahainatown Action Committee
Sandy Baz, Executive Director	Maui Economic Opportunity
Carol Reimann, Executive Director	Maui Hotel and Lodging Association
Steve Franz, Principal	King Kamehameha III Elementary School
Marsha Nakamura, Principal	Lahaina Intermediate School
James Kaipo Miller, Principal	Princess Nahi`ena`ena Elementary School
Michael Nakano, Principal	Lahainaluna High School
Howard Hanzawa, Vice President	Kaanapali Land Management Corp.
Peter Martin , Vice President	West Maui Land Company, Inc.
Ryan Churchill, Senior Vice President	Maui Land & Pineapple Company, Inc.
Ed Kageyama, General Manager	Kā`anapali Golf Resort
Sheila Apana, Postmaster	
Curt Morimoto, District Manager	American Medical Response
Wes Nohara, Chair	. West Maui Soil and Water Conservation District
Melvin M. Arakawa, Chief Court Administrator	Judiciary
Reverend Tasha Kama, President	SCHHA, Maui Ahupua`a
Blossom Feiteira, Maui Director	Hui Kako`o`Āina Ho`opulapula
Kehau Filimoeatu, Maui Director	
Iris Mountcastle	Queen Lili`uokalani Children Center, Maui Unit
Becky Woods, Interim Director	Nā Hale O Waine`e
William Mitchell, M.D., President	Maui Medical Group

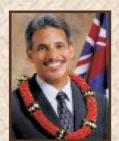
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Elected Officials



Linda Lingle Governor



Duke Aiona Lt. Governor



Daniel K. Inouye U.S. Senator



Daniel K. Akaka U.S. Senator



Mazie Hirono
U.S. House of Representatives
Congressional District 2



Kaulana H.R. Park Hawaiian Homes Commission Chairman



Perry Artates Maui Commissioner



Rosalyn Baker State Senate District 5



Angus McKelvey
State House of Representatives
District 10



Boyd Mossman OHA Trustee



Charmaine Tavares Maui County Mayor



Danny Mateo, Chair Maui County Council Moloka`i



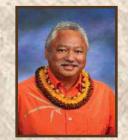
Michael Molina, Vice Chair Maui County Council Makawao-Paia-Haiku



Gladys Baisa Maui County Council Upcountry



Jo Anne Johnson Maui County Council West Maui



Solomon Kaho`ohalahala Maui County Council Lana`i



Bill Medeiros Maui County Council East Maui



Wayne Nishiki Maui County Council South Maui



Joseph Pontanilla Maui County Council Kahului



Michael Victorino Maui County Council Wailuku-Waihee-Waikapu

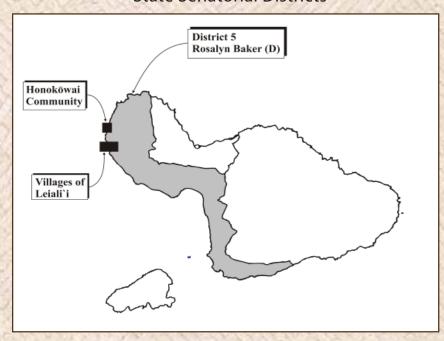


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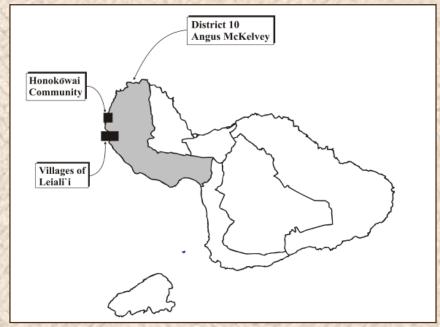
Political Boundaries

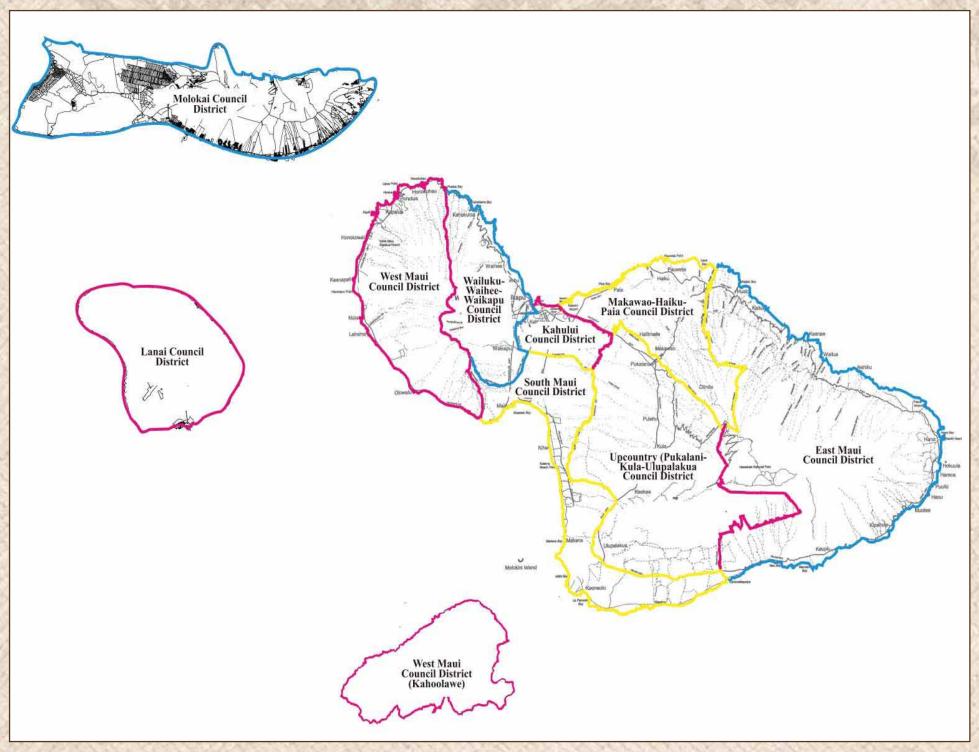
Maui County Council Districts

State Senatorial Districts

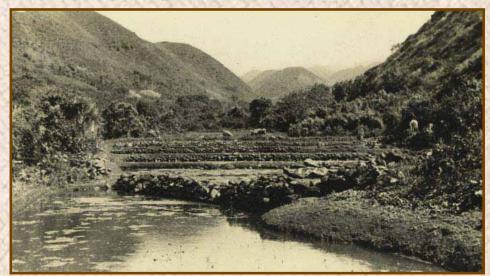


State House of Representatives Districts





History and Cultural Aspects of the Area



Taro cultivation in Honokōhau Valley Courtesy of Bishop Museum

Pre-contact

Throughout history, the name "Lahaina" has been interpreted in various ways. One such variation was Laha'aina, which means "land of prophecy", because of predictions made there by ancient *ali`i* prophets. It is also believed to have been known as "cruel sun," a definition given by one of its chiefs because of the scorching rays of sun that shine on the land.

King Kamehameha I resided in Lahaina, which he established as the capital of the Kingdom of Hawai`i. At the time, the land was divided into various *ahupua* `a, land divisions that extended from the mountain to the sea. Taro patches stretched from Waine`e to Kaua`ula, Kahili and Halona Valley. The Lahaina shoreline was abundant with fish, akule and `ōpelu. There were extensive *lo`i* (taro fields) in Honokōwai and Honokōhau, which were all linked by *ala loa* (long path). In 1823, the entire district was covered with groves of breadfruit, kou, and sugarcane, kalo patches and fish ponds, kapa trees, banana, potato and melon patches, all watered by streams from mountains.

In early historic and prehistoric times, Wahikuli, the "noisy place," consisted of an abundance of water and deep rich soil that supported dense native vegetation. The area was bound to the west, southwest and north by the former Wahikuli *ahupua* a boundary line and center of Hāhākea Gulch. Beyond the north and southwest areas of Wahikuli were many *heiau* where native spiritual practices were performed. Nearly all of the *heiau* remnants were destroyed by 1930.



View of Lahaina in mid-1800's Photography by H.L. Chase Courtesy of Bishop Museum

Early-1800s to Mid-1900s

In the 1830's, Hawaii emerged as the principal stopover for whaling and Lahaina developed into an important whaling town. In 1831, King Kamehameha III divided the land amongst the highest ranking *ali*'i. About one-third (1/3) was retained by the crown, one-third (1/3) went to *ali*'i and the remaining one-third (1/3) went to *maka*' *āinana* (people who lived on the land).

By the 1840's, the whaling industry's dominance subsided. At mid-century, sugarcane emerged as the prominent crop and economic driver. A large percentage of Wahikuli was crown land. Kamehameha deeds show that 2,194 acres were leased from Kamehameha III to Kamehameha V in 1854 for \$250 per annum. In addition to the Wahikuli *ahupua`a* ownership, Kamehameha V held title to the *ahupua`a* of Hanaka`ō`ō, the northern neighbor of Wahikuli. In 1859, Henry Dickenson began a sugar plantation in Hanaka`ō`ō and the success of the Lahaina Sugar Company led to growth of a second plantation, on vast acreages to the south, run by Pioneer Mill. Pioneer Mill established a mill near the present Lahainaluna Road and a railroad, which traveled north from the mill to a point north of the Villages of Leiali`i.



Early Kā`anapali Resort Development
Photograph by Laurence Hata, 1965
Courtesy of Bishop Museum

Mid-1900s to Present

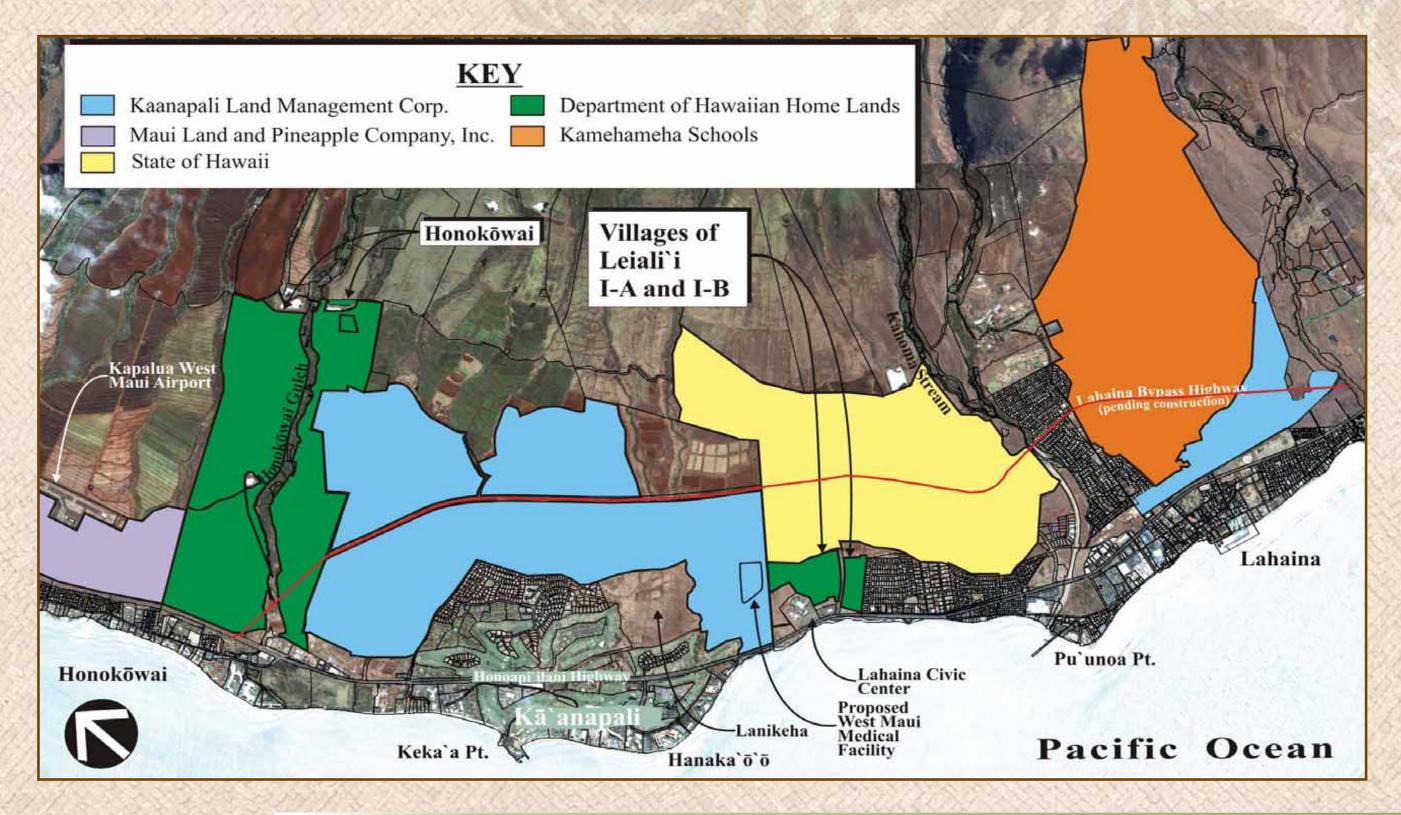
As sugar cane cultivation began to decline in the 1960s, Kaanapali Development Corp.'s predecessor, Amfac, established the Kā`anapali Resort to transition to a future economy based on tourism and land development. West Maui became a world reknown destination resort area and a growing service center for visitors with a fast-growing resident population.

The Villages of Leiali`i development plan was approved in 1992 as an Act 15 project. Act 15, Sessions Laws of Hawaii, 1988, promoted the development of affordable housing by allowing exemptions from statutes, ordinances, charter provisions and rules relating to planning, zoning, construction standards for subdivisions, development and improvement of land and the construction of units thereon provided that the project does not contravene public health and safety considerations. The development authority at that time was the Housing Finance and Development Corporation (HFDC), the predecessor agency for today's Hawai`i Housing Finance and Development Corporation (HHFDC).

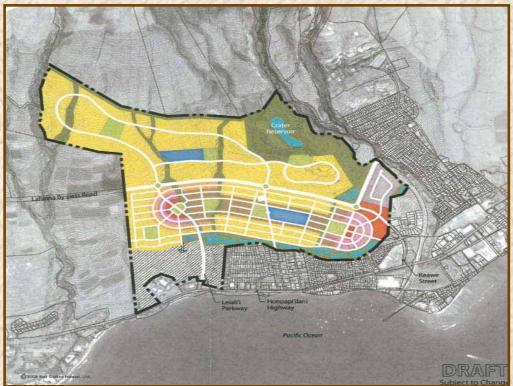
As approved, the Villages of Leiali`i advanced a master-planned community concept encompassing approximately 1,120 acres, with an expected residential count of 3,800 to 4,800 units. The project site is located east or mauka of Honoapi`ilani Highway, around the Wahikuli House Lots Subdivision and the County's Lahaina Civic Center.



Major Land Owners



Hawaiian Home Lands - Area



Hawaii Housing and Finance Development Corporation

Draft Concept Plan for the Villages of Leiali`i



Villages of Leiali`i

Originally proposed by the State of Hawaii, Housing and Finance Development Corporation (HFDC) in 1990, the Villages of Leiali`i was master planned to provide between 3,800 to 4,800 residential units on approximately 1,120 acres of land. The project, consisting of 14 Villages, included both single- and multi-family units with approximately 60 percent of the units being sold within an affordable price range and the remaining 40 percent at market prices. Rental options were also proposed. In addition to the residential units, parks and recreation facilities, a public golf course and limited commercial properties were included in the plan.

Construction of the initial subdivision improvements was completed in 1993 for Village I-A. However, during the construction, legal issues arose regarding compensation to the Office of Hawaiian Affairs, for claims on the Villages of Leiali`i underlying ceded lands. Resolution of this dispute was substantially advanced in 2004, enabling the transfer of Village I-A and Village I-B to the DHHL. The Hawaii Housing and Finance Development Corporation (HHFDC), HFDC's successor agency, still owns the remaining Villages. HHFDC has revised the master plan for the Villages of Leiali`i and is currently going through a scoping process in preparation for an Environmental Impact Statement for the revised master plan.

Access to the Villages of Leiali`i is provided via Leiali`i Parkway which intersects with Honoapi`ilani Highway. Village I-A is approximately 24.6 acres in size and Village I-B is approximately 50.9 acres.

A. Villages of Leiali`i, Village I-A Details

- 104 house/lot package
- 6,500 square feet, average lot size
- Subdivision improvements and home construction are nearing completion. Subdivision improvements include roadways, water and sewer, fire protection, drainage improvements and landscaping. First beneficiaries began occupying homes in April 2007. All homes were occupied by December 2007.
- Additional access to Village I-A is provided via A`a Street and `Āinakea Road, south of the project site.

B. Villages of Leiali`i, Village I-B Details

- Up to 253 house/lot packages proposed as well as a potential community playground site.
- 5,000 square feet, minimum lot size
- Design plans pending. Construction estimated to begin in Fiscal Year 2015.
- Conceptual site plans have been completed.
- Future roadways will connect to the Leiali`i Parkway.



Hawaiian Home Lands - Area

Honokōwai Community

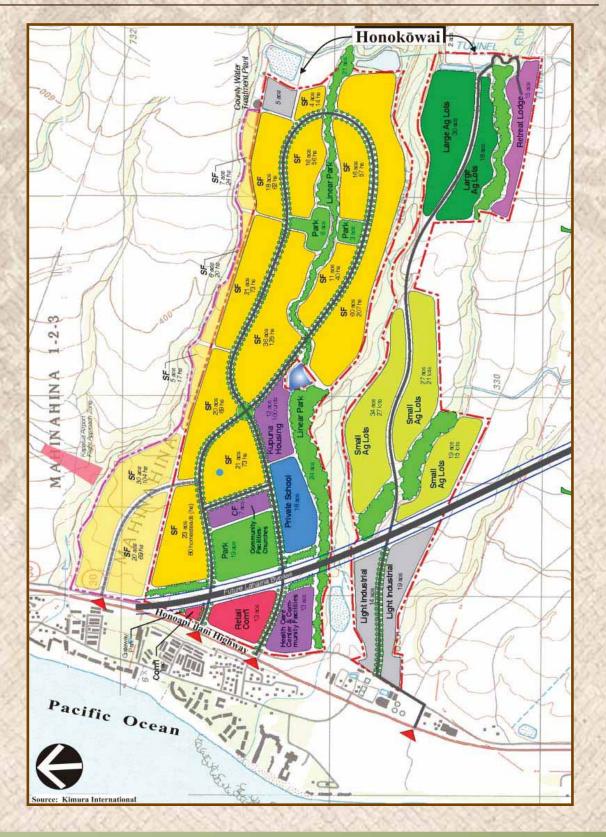
DHHL's Honokōwai tract is approximately 850 acres. The tract is divided into eight (8) parcels, separated by the Honokōwai Gulch and a parallel unnamed gulch.

These lands are proposed to be utilized for residential, community, industrial, commercial space, and general agriculture uses. The preliminary conceptual plan, shown at right, is a community-based plan developed by DHHL beneficiaries. Preliminary land use allocations based on this plan are presented in Table 1.

Table 1

LAND USE ALLOCATION			
Use	Acreage		
Residential	326		
Community Use (Parks, Community Facilities etc.)	126		
Industrial	33		
Commercial Space	14		
General Agriculture	128		
Infrastructure/Open Space	223		
Total	850		

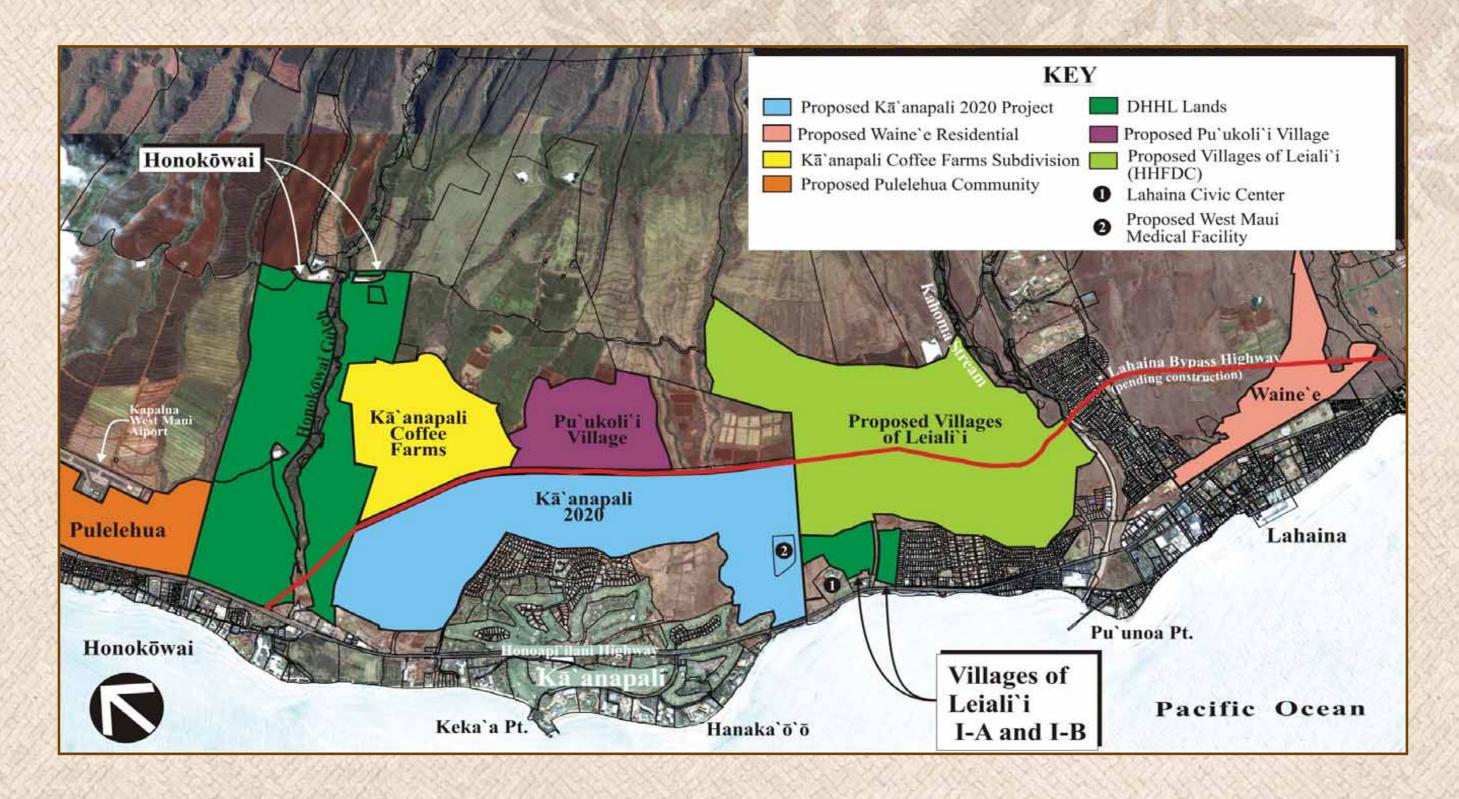
The preliminary conceptual plan proposes a total of 974 residential units to be developed on 258 acres of the Honokōwai tract, including kupuna housing. Residential lots would average 10,000 square feet.



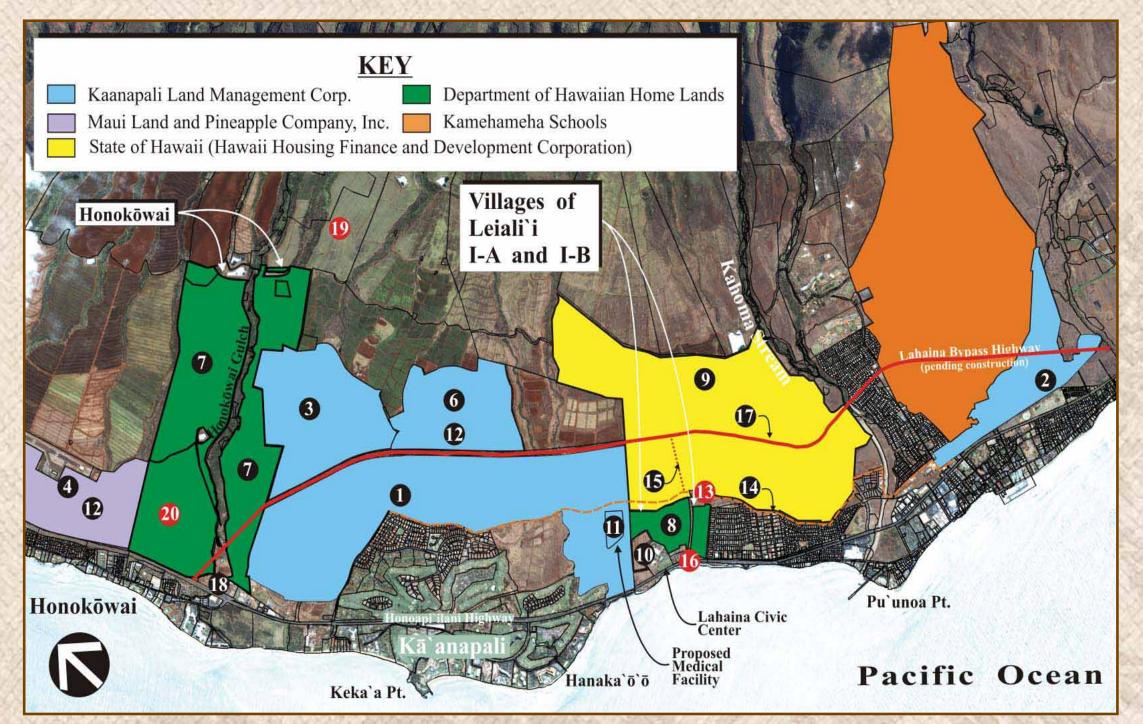
Hawaiian Home Lands - Area



Regional Map With Master Planned Projects in West Maui Area



Development Projects



PRIORITY PROJECTS

- (E) Playground Development
- Leiali`i Parkway/Honoapi`ilani Highway Intersection
- **19** Water Source Development
- Preliminary Review of Honokowai Lands

Development Project Characteristics

Housing

Kā`anapali 2020 - Kaanapali Land Management Corp.

Master Planned Community

- 4,250 Acres, 1,158 acres for urban uses

- 2,810 housing units

- Status: EISPN published

Exp Comp: 2027 (full build-out)

Waine e - Kaanapali Land Management Corp.

- Master Planned Community

- 193 Acres

- 865 housing units

- Status: Pending EISPN submittal

- Exp Comp: Unknown

Kā anapali Coffee Farms - Kaanapali Land Management Corp.

- 300 Acres

- 60 farm lots

- Status: First phase of project open

4 Pulelehua - Maui Land & Pineapple Co., Inc.

Master Planned Community

- 312 Acres

- 895 housing units

- Status: Needs approval for Community Plan Amendment, Change in Zoning and District Boundary Amendment, County Council Land Use Committee meeting scheduled for November 2009 Exp Comp: Unknown

Kapalua Mauka - Maui Land & Pineapple Co.,

Master Planned Community

- 925 Acres

- 690 housing units

- Status: State and County land use entitlements received

- Exp Comp: Unknown Pu`ukoli`i Mauka -Kaanapali Land Management Com Management Corp.

Master Planned Community

- 240 Acres

- 940 housing units; school site also planned

- Status: Received approval of amendments to Act 15 entitlements with HHFDC and Land Use Commission in February 2009

Exp Comp: Unknown

Honokowai - DHHL

Master Planned Community

- 777 Acres

- 411 housing units (Conceptual Plan only)

- Status: Plan incorporated in DHHL's Maui Island Plan; commercial development possible

Exp Comp: Unknown

Willages of Leiali'i - Village I-A and I-B, DHHL

Master Planned Community

- 75.5 acres

- Approximately 360 residential units planned by master plan area proposed 3,800 to 4,800 housing units.

Status: Final plan has been approved and incorporated in DHHL's Maui Island Plan; Village I-A occupied since December 2007.

Housing

(cont.)

Villages of Leiali'i, Hawaii Housing and Finance **Development Corp. (HHFDC)**

- Master Planned Community

- 1,128 acres

- Up to 3,910 housing units (single-family and multi-family) - Status: The HHFDC initiated plans to prepare a new master plan and Environmental Impact Statement (EIS) for the remaining lands at the Villages of Leiali'i in July 2008. Concept plans for the Villages of Leiali`i include the extension of Leiali`i Parkway to the pending Lahaina Bypass highway, as well as the realigment of the Lahaina Bypass highway. Two (2) elementary school sites, as well as parks, open space and mixed use areas are proposed. EISPN anticipated in early 2010.

Exp Comp: Unknown

Public/Quasi-Public Facilities

Lahaina Civic Center Expansion - County of Maui

Parking lot expansion only

Status: In planning

Exp Comp: Unknown

West Maui Medical Facility - West Maui Improvement Foundation, Inc.

- \$35 Million

- 15.0 Acres

- 25 acute care beds

 Status: Final Environmental Assessment completed; Finding of No Significant Impact issued August 2007, Certificate of Need received from SHPDA, March 2009. Subdivision action pending.

School Development (within Pu'ukoli'i Mauka and Pulelehua projects) - Department of Education and private developers

Cost to be determined

- Status: Amendments to Pu`ukoli`i Mauka land entitlements completed; Pulelehua land entitlements pending Maui County Council action. School construction may require independent Environmental Assessment.

- Exp Comp: 2020 Proposed Playground within Villages of Leiali`i

DHHL, County of Maui, Villages of Leiali`i Homeowners Association, and HHFDC

Cost to be determined

- Status: Coordination between DHHL, Department of Parks and Recreation, Leiali'i Homeowners Association, and HHFDC to be done to determine project scope and feasibility.

Exp Comp: Unknown

Infrastructure

(4) Mill Street Extension - Kaanapali Land Management Corp.

Improvement of Cane Haul Road from Puamana area to Pu'ukoli'i Road in

Cost to be determined

- Status: Technical reports initiated; pending road design

Exp Comp: 2010

Leiali'i Parkway - DHHL/HHFDC

Extend the existing four-lane Leiali`i Parkway from the Villages of Leiali`i to the proposed Mill Street extension and eventually to the Lahaina Bypass Highway

- Cost to be determined

- Status: Preliminary discussions to be scheduled with HHFDC, County of Maui, State Department of Transportation and private developers to determine scope of project and connection/access to Mill Street extension and Lahaina Bypass Highway.

Exp Comp: Unknown

Leiali`i Parkway and Honoapi`ilani Highway Intersection Improvements - DHHL/DOT

Improve the existing Leiali'i Parkway from two (2) lanes to four (4) lanes to the western terminus with Honoapii`lani Highway

Cost to be determined

- Status: Meetings with DHHL, State DOT, HHFDC, US Postal Service, County Dept. of Parks and Recreation, State DLNR, Lahaina Kaanapali & Pacific Railroad, and County Dept. of Public Works to be scheduled to determine scope of improvements and design requirements

Exp Comp: Unknown

Lahaina Bypass Highway - Department of Transportation

Launiupoko to Honokowai

- Approximately \$177.89 million

- Status: Phase IA (Lahainaluna Road to Keawe Street) under construction

- Exp Comp: Anticipated 2021 (full build-out)

Lahaina WWRF System Improvements - County of Maui

Improvements to the Lahaina WWRF are budgeted in the Fiscal Year (FY) 2010 County budget. For FY 2010, \$500,000 was allocated for rehabilitation of major gravity sewer lines and \$50,000.00 was allocated for a reuse storage reservoir.

Additional improvements have funding planned for FY 2011 to FY 2015.

The Lahaina Wastewater Pump Station (WWPS) No. 2 and WWPS No. 3 will be modified to improve wastewater service. Construction is planned for

Additionally, various modifications and upgrades are planned for the Lahaina WWRF to increase reliability, capacity, and effluent quality. Exp. Comp.: Varied through 2018.

Water Source Development - County of Maui, DLNR, CWRM and DHHL

Cost to be determined depending on scope of work

- Status: The County of Maui, Department of Water Supply has proposed the development of two (2) new wells in West Maui to service the area. Design funds for the first well were included in the County's FY 2009 budget (\$200,000.00). DHHL received State appropriation in 2009 for a test well in Honokowai to potentially lead to a water source for Villages of Leiali'i I-B. Exp Comp: To be determined

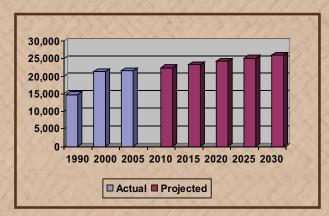
Preliminary Review of Honokōwai Lands

Cost: None

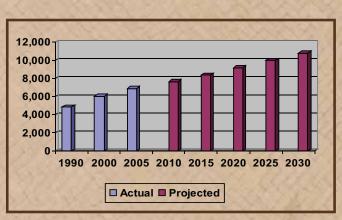
- Status: DHHL to review possible land uses, infrastructure needs, and partnership opportunities

- Exp Comp: December 2010

Development Characteristics and Trends



West Maui Jobs



West Maui Housing

INCOME

• Median family income for the island of Maui: \$75,400 (2009)

HOUSING

Housing demand of 9,800 total units estimated by year 2020 for West Maui

MEDIAN PRICE OF CONDOMINIUMS IN WEST MAUI (NOVEMBER 2009)				
Honokōwai	\$380,000			
Kā`anapali \$895,000				
Lahaina \$396,500				
Source: Realtors Association of Maui				

MEDIAN PRICE	OF SINGLE-FAMILY
	N WEST MAUI
(NOVE	MBER 2009)
Honokōwai	\$827,000
Kā`anapali	\$1,200,000
Lahaina	\$1,120,000

• Master planned communities of Kā`anapali 2020, Pu`ukoli`i Mauka, Waine`e, and Pulelehua to provide a total of 4,570 new residential units (further described on page 15).

LIGHT INDUSTRIAL

• 31 Light industrial parcels at Lahaina Business Park Phase II; development of lots proceeding with light industrial, retail/commercial uses, as well as residential use.

RESORT

- Visitor arrivals for Maui County in the year 2000 of 2.3 million expected to grow to 3.09 million in 2020.
- New resort development at North Beach Ka`anapali ongoing (Westin Ka`anapali Ocean Resort I, total of 280 timeshare units; Westin Ka`anapali Ocean Resort North, total of 258 timeshare units; Honua Kai, total of 700 condominium/hotel units). The Westin Ka`anapali Ocean Resort, Lot 3 (390 timeshare units) received approval for its Special Management Area Permit in February 2008.
- Revitalization projects at existing Kā`anapali Resort (Kā`anapali Golf Course upgrade; Royal Lahaina Resort upgrade; Maui Marriott's Maui Ocean Club and Hyatt time share addition).
- New development at Kapalua Resort includes the completion of The Residences at Kapalua Bay. Renovation of the Ritz-Carlton, Kapalua completed in December 2008.
- Master planned Kapalua Mauka residential resort community received approval (further described on page 15).

AGRICULTURE

- Pioneer Mill Company, Ltd. terminated sugar cane cultivation in 1999. Portion of former sugar lands now used for coffee and seed corn. Kā`anapali Coffee Farms agricultural subdivision features 60 lots ranging from 4 to 7 acres in size.
- Additionally, Maui Land & Pineapple Company recently opened Kapalua Farms, 150 acres of organic farm lands. Kapalua Farms products includes Maui Gold Organic (Kapalua Gold®) pineapple, a produce and herb farm, free-range egg operation, tree nursery and compost operation. The organically-managed farm supplies resort restaurants and the neighboring West Maui community with natural products grown without the aid of chemical fertilizers or pesticides. The farms also provide a center for organic agricultural research, sustainability and education programs (Maui Land & Pineapple Company, 2008).
- Lands formerly cultivated in sugar cane have been subdivided into smaller agriculture parcels at Launiupoko and Kaua`ula and sold to private individuals.

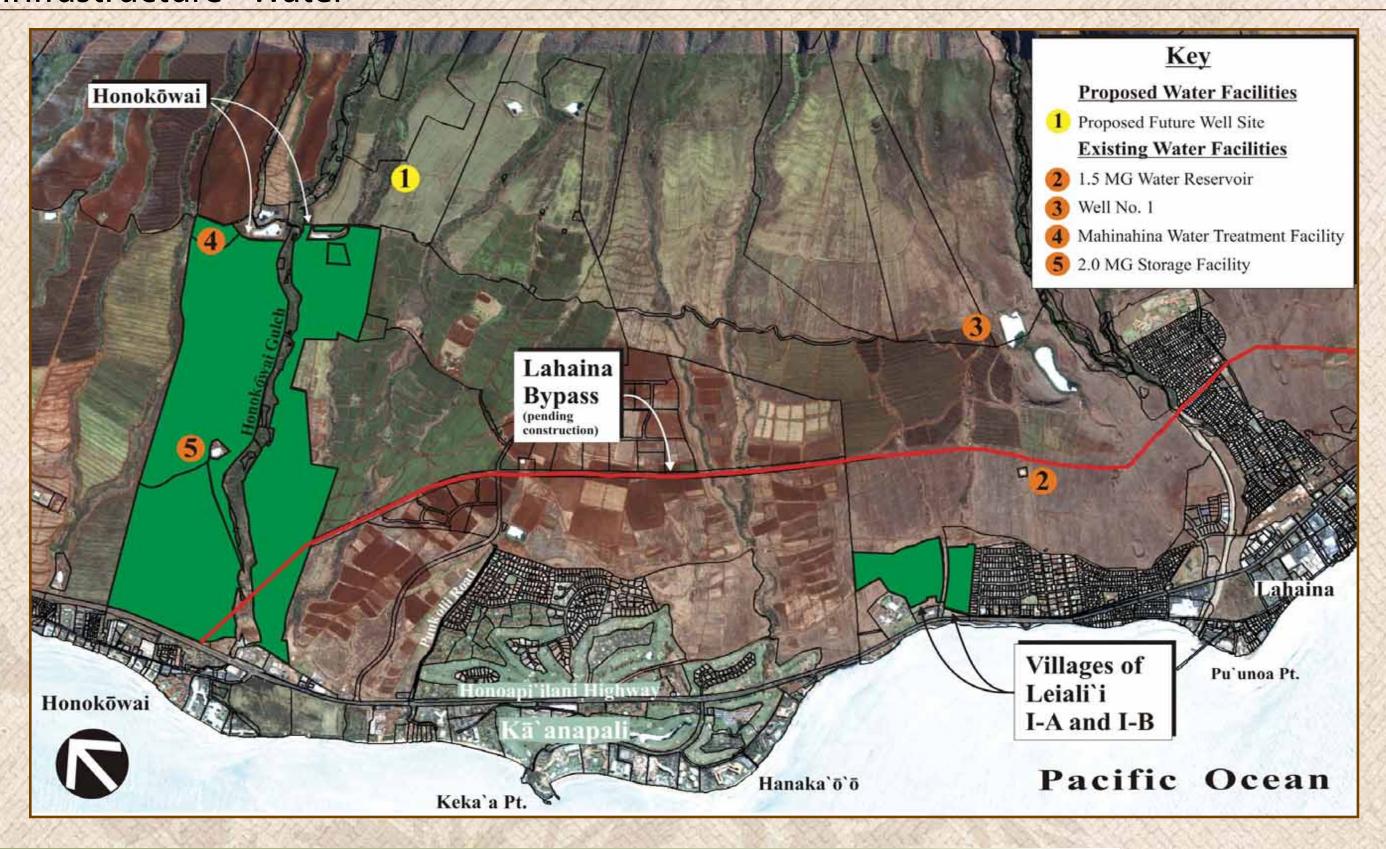
RETAIL

- Lahaina Gateway Center opened in August 2008 as the largest retail area in West Maui, with 145,000 square feet of retail space. Tenants include Barnes and Noble Booksellers, Outback Steakhouse, Office Max, Ohana Farms and Maui Dive Shop. The Lahaina Gateway Center is located on the mauka portion of the Honoapi`ilani Highway and Keawe Street intersection.
- Lahaina Cannery Mall, the former pineapple canning facility, opened in 1987. The Cannery Mall includes a Safeway grocery store, Longs Drugs and a variety of restaurants and retail shops. In March 2007, the Mall received its Special Management Area Use Permit approval to upgrade and expand the shopping center, as well as the addition of an office building. The Lahaina Cannery Mall is located on the makai portion of the Honoapi`ilani Highway and Keawe Street intersection.



Infrastructure Analysis

Infrastructure - Water





Infrastructure - Water Characteristics

BACKGROUND

In the six (6) year County Capital Improvements Program (CIP) for the Department of Water Supply (DWS), four (4) projects are identified for West Maui: (1) Kanahā Valley improvements; (2) West Maui distribution system improvements; (3) West Maui source improvements; and (4) West Maui treatment plant improvements.

In 2010, \$25,000 is budgeted to repair the Kanahā Valley intake, access road, and related facilities.

The West Maui distribution system improvements include new waterlines, storage facilities, booster pumps, and appurtenances to replace old and/or substandard facilities. \$30,000 is budgeted for the distribution system improvements in 2010, with an additional \$163,000 planned for 2011.

The West Maui source improvements project involves the development of an additional well source to serve, provide service reliability, and/or distribute withdrawals from West Maui aquifers. \$1 million is provided for construction in 2010, with \$8.1 million for additional design and construction in 2011 through 2015.

West Maui treatment plant improvements include money for replacements of old or substandard equipment at both the Lahaina and Mahinahina Water Treatment Facilities. Design is scheduled for 2010 and 2011, with \$150,000 budgeted for 2010. Construction is planned for 2011 and 2012.

PROPOSED WATER INFRASTRUCTURE

1 Future Well Site

The DHHL has received funding for a new exploratory well in the Honokowai area, near its existing land holdings. The development of the well and transmission lines would provide water source for Village I-B, and may provide for possible future development by DHHL of additional lands at the Villages of Leiali`i or their Honokowai lands.

Other water source options are being reviewed such as connection to existing plantation reservoirs, restart of an existing well in Honokowai Valley or expansion of the Mahinahina Water Treatment Facility.

Status: Based on the Department of Water Supply (DWS) standard of 600 gallons per day (gpd) for single-family residences, the water demands for Village I-B are estimated to be approximately 152,000 gallons per day (gpd).

Coordination with the DWS will be needed to determine the scope of water improvements needed for other future development at the Villages of Leiali`i including source development, storage and transmission.

WATER SOURCE

- Potable water is supplied for the West Maui region, from Lahaina to Nāpili, with the exception of the Kā`anapali and Kapalua resort areas, by the County of Maui, DWS.
- Water is drawn from four (4) wells: Nāpili Wells A, B and C and Honokōhau Well A. Water is transported through 13 miles of 8-, 12- and 16-inch lines. Water drawn from Nāpili wells serve areas north of Dickenson Street in Lahaina Town.
- Additionally, DHHL will incorporate the use of R-1 water for irrigation purposes, when infrastructure is available in the area.

EXISTING WATER INFRASTRUCTURE

2 1.5 Million Gallon Water Storage Tank For The West Maui Area

Water for the West Maui area is stored in a 1.5 million gallon (MG) storage tank above Wahikuli; additional water storage is provided by a 1.0 MG tank on Lahainaluna Road, and a 1.0 MG tank at `Alaeloa.

Well No. 1

Based on information provided by DWS personnel, there is an existing well at approximately 1,050-feet elevation. It appears that the well may be on private property. The status of the well is uncertain at this time but may be utilized in the future for well field development.

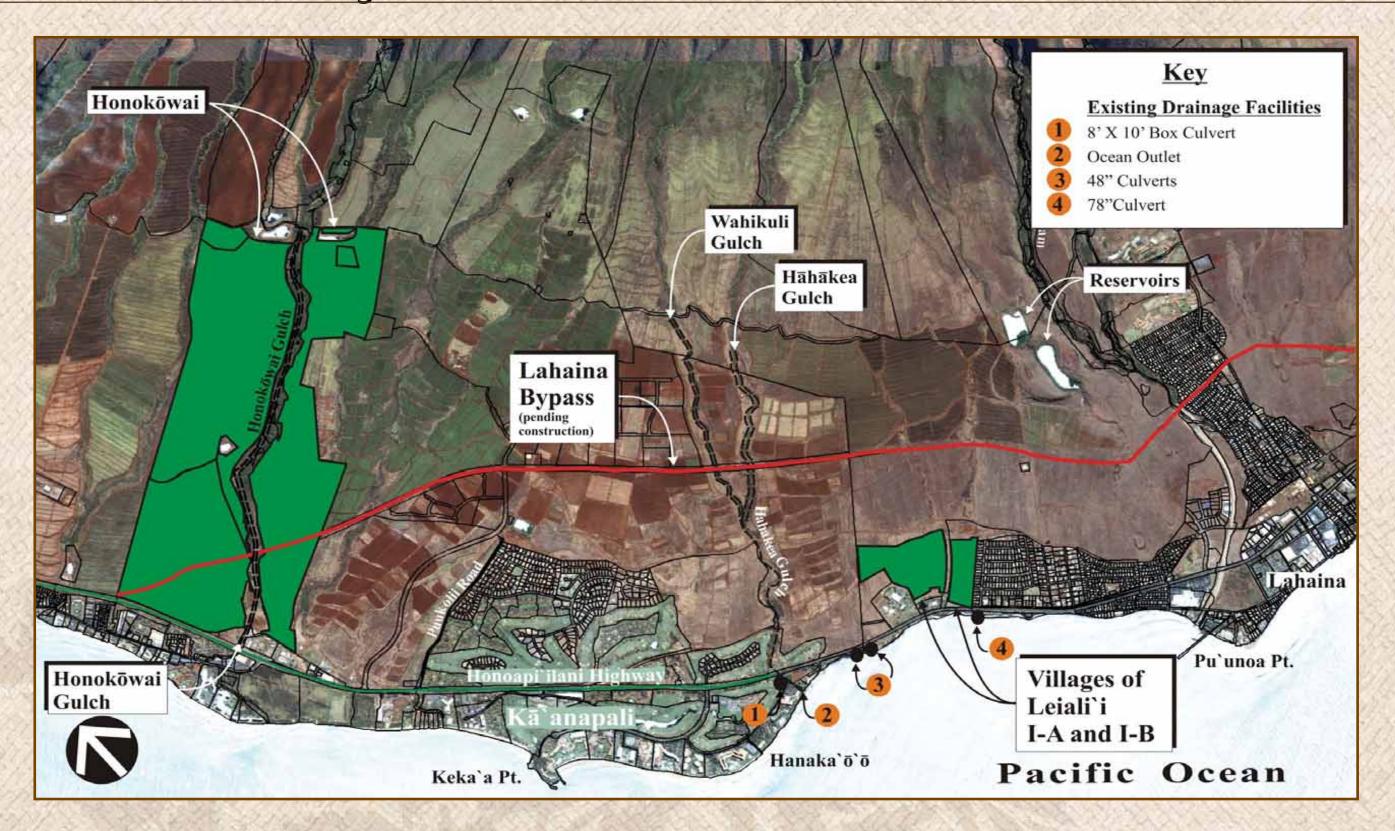
4 Mahinahina Water Treatment Plant

Located northeast of the Honokowai tract is the County Department of Water Supply's (DWS) Mahinahina Water Treatment Plant. Water is withdrawn from the Honokohau ditch. DWS can, by agreement, withdraw up to 5.0 MGD.

5 2.0 Million Gallon (MG) Storage Reservoir

DWS has a 16-inch waterline from the Mahinahina Water Treatment Plant to a 2.0 MG storage reservoir at elevation of 250 feet. Based on minimum water pressure requirements, the reservoir can provide water for areas below 150 feet in elevation.

Infrastructure - Drainage





Infrastructure - Drainage Characteristics

VILLAGES OF LEIALI'I

Village I-A subdivision drainage improvements are completed. Improvements include drain lines throughout the subdivision, as well as a retention basin and culverts to service the project. Village I-B will require drainage improvements to mitigate increased runoff.

PROPOSED DRAINAGE IMPROVEMENTS

There are no proposed County of Maui drainage improvement projects for the area in the Fiscal Year (FY) 2010 budget. The original Villages of Leiali`i ElS provided options for drainage mitigation for the entire project. The drainage improvements proposed included construction of additional retention basins, upsizing of the 48-inch culverts to increase capacity, and installation of diversion ditches to convey runoff to drainage facilities. The proposed drainage improvements may need to be revised in light of the new Villages of Leiali`i master plan updating process.

Additionally, due to drainage concerns at Village I-A, onsite drainage improvements were constructed to enlarge drain inlets from 12 inches by 12 inches to 18 inches by 18 inches for approximately 28 lots. Maintenance of the new drainage improvements will be provided by the homeowners. Offsite drainage improvements (swales and berm) within HHFDC lands below the existing detention basin and above the Village I-A are currently being reviewed by DHHL.

EXISTING DRAINAGE INFRASTRUCTURE

There is one (1) natural drainage channel (Hāhākea Gulch) in the area to catch storm water runoff from upland slopes of the West Maui Mountains to the ocean.

1 Box Culvert and Ocean Outlet

According to the Villages of Leiali`i Final EIS, the northern portion of the master planned area drains into Hāhākea Gulch. Flows are carried to the ocean through a box culvert crossing beneath Honoapi`ilani Highway. The existing ocean outlet is located south of the Hyatt Regency parking lot.

3 48-inch Culverts

There are two (2) existing 48-inch culverts which convey flows from Hāhākea Gulch under the Honoapi`ilani Highway to discharge into the ocean. During heavy rains, the capacity of these culverts can be exceeded.

EXISTING DRAINAGE INFRASTRUCTURE (continued)



78-inch Culvert

According to plans for the Village I-A, a 78-inch culvert was installed under the Honoapi`ilani Highway to convey flows from the site to discharge in the vicinity of the Wahikuli Wayside Park. In addition to the culvert, plans indicate that an onsite retention basin was constructed for Village I-A.

There are existing reservoirs located above Village I-A. In a meeting with beneficiaries, the maintenance of these reservoirs were raised as a potential hazard with heavy rains. Maintenance requirements of these reservoirs are being reviewed by DHHL.

HONOKŌWAI

PROPOSED DRAINAGE IMPROVEMENTS

There were no drainage improvements proposed for the area by the County of Maui in the FY 2010 budget. Drainage improvements for the Honokowai master planned community will be implemented in compliance with applicable County of Maui standards.

EXISTING DRAINAGE INFRASTRUCTURE

The Honolua Watershed, which spans the area north of Kā`anapali Resort to Honolua Bay, covers approximately 24,800 acres. The watershed is incised by deep valleys, with grades ranging from 6 to 16 percent radiating outward to the ocean. Local rainfall causes overland sheet flow, sheet erosion and sediment pollution of coastal waters, which primarily affects the communities in low-lying coastal lands, including Nāpili, Honokōwai, Māhinahina, and Ka`ōpala.

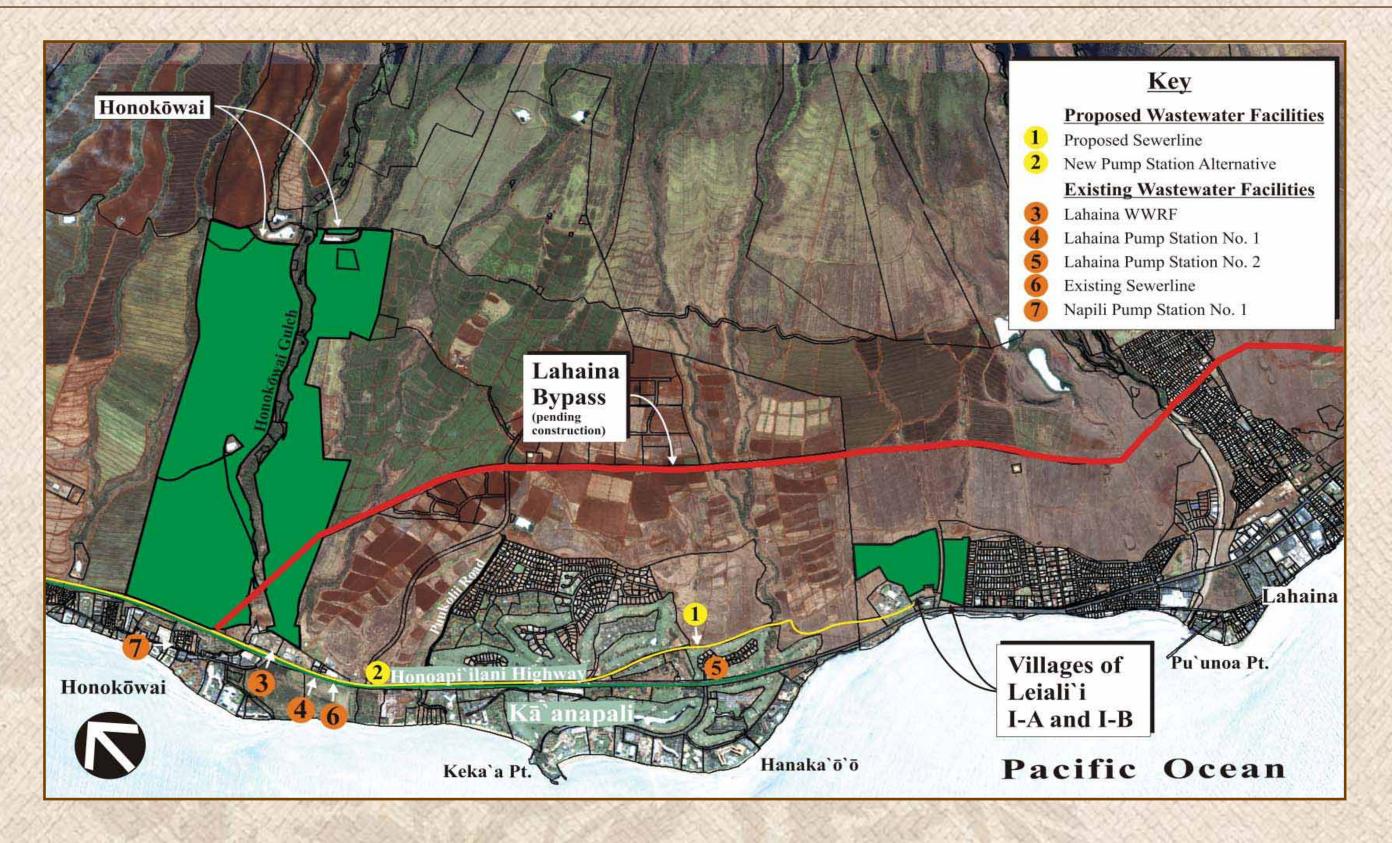
As part of the Honolua Watershed Plan, a joint planning effort of the U.S. Department of Agriculture Natural Resources Conservation Service and the County of Maui, major drainage and flood control improvements were completed in the 1998. They included desilting basins, lined channels and floodwater diversions to debris basins that were constructed within Nāpili 2-3, Māhinahina and Honokōwai gulches. (Wilson Okamoto & Associates, Inc., 2003.)

There are two (2) natural drainage channels in the Honokowai tract to catch storm water runoff from upland slopes of the West Maui Mountains to the ocean. Honokowai Gulch and a second unnamed gulch, which bisect the Honokowai tract, channel storm water runoff to the ocean.

Currently, there are no drainage improvements at DHHL's Honokōwai lands.



Infrastructure - Wastewater





Infrastructure - Wastewater Characteristics

In 1991, to meet the wastewater needs for the Villages of Leiali`i master plan, the County of Maui, Department of Public Works and Environmental Management (DPWEM) and HHFDC's predecessor agency, Housing Finance and Development Corporation (HFDC), executed a 15-year agreement for the design and construction of the expansion and upgrade of the County's Lahaina WWRF. The agreement between DPWEM and HFDC called for HFDC to contribute \$14.0 million to fund the upgrade. In return, HFDC was guaranteed 1.8 millions gallons per day (MGD) of wastewater capacity for the Villages of Leiali`i project. The termination date of the agreement was set for September 2006; however the new Department of Environmental Management (DEM) and DHHL approved a time extension agreement for Village I-A and I-B (357 lots total) to end in December 2016.

PROPOSED WASTEWATER IMPROVEMENTS

1 New Sewer Line Installation

The original Villages of Leiali`i Environmental Impact Statement (EIS) recommended the installation of approximately 14,000 feet of 27-inch diameter gravity line along cane haul roads to 2,000 feet southwest of Lahaina WWRF, where a pump station would be installed to pump flow to the headworks of the existing plant through a 20-inch force main.

Status: The DHHL installed wastewater improvements with Village I-A. It has been determined that there is capacity in the improvements to service Village I-B. HHFDC may need to improve wastewater infrastructure lines to service the remainder of the lands at the Villages of Leiali`i.

2 County of Maui Improvements

The original Villages of Leiali`i master plan proposed the installation of a new pump station north of Village I-A and Village I-B, to service the entire project. The new pump station would provide needed wastewater capacity, and would tie-in to the Villages of Leiali`i through the proposed sewerlines (See No. 1).

Status: The DEM completed its two (2) studies regarding the improvements needed for the Lahaina Wastewater Reclamation Facility (WWRF) and the Lahaina Pump Stations. As such, the new DEM is proceeding with the preparation of plans to upgrade the Lahaina WWRF and anticipates budgeting construction funds (\$25,000,000.00) in the Fiscal Year 2010 (County of Maui, Fiscal Year 2009 Budget). These improvements will provide additional capacity for the West Maui area.

Improvements to the Lahaina WWRF will allow for the actual treatment capacity of 9.0 million gallons per day (mgd). Additionally, the DEM is planning to improve and upgrade the existing Lahaina Pump Station No. 3. This improvement will provide for additional transmission capacity.

PROPOSED WASTEWATER IMPROVEMENTS (continued)

In discussions with DEM personnel, the phased development of the Villages of Leiali`i should be accommodated by these improvements. However, DHHL will need to determine whether the existing wastewater transmission line has existing capacity or if the line will need to be upgraded. If an upgrade is needed for Village I-B, then DHHL will need to design and fund the improvement.

Currently there are no sewerlines or wastewater facilities servicing DHHL's Honokōwai lands. Discussions between DHHL and DEM are necessary to determine the scope of wastewater transmission and treatment facility improvements associated with the development of Honokōwai. Early discussion wih the DEM is encouraged to determine whether partnership opportunities exist with the DEM or other area master plan project developers.

EXISTING WASTEWATER INFRASTRUCTURE

3 Lahaina Wastewater Reclamation Facility (WWRF)

The average dry weather flow (ADWF) design capacity of the Lahaina WWRF is 9.0 MGD. It serves the Lahaina, Kā`anapali, Nāpili-Honokōwai and Kapalua areas. About 3.52 MGD are allocated to Kaanapali Land Management Corp. (formerly Amfac), Maui Land & Pineapple Company (MLP) and HHFDC for their planned developments. Flows currently average 5.84 MGD. By 2010, total flow is estimated at 6.32 MGD. The DEM is in the process of designing improvements to the Lahaina WWRF to increase processing capacity to 9.0 MGD. Funding is proposed in Fiscal Year 2010.

4 County of Maui Lahaina Pump Station No. 1 and No. 2

and The County of Maui wastewater system in West Maui consists of 16 County-owned pump stations, over 74,000 feet of gravity sewer and 10,700 feet of force main. Lahaina Pump Stations No. 1 and No. 2 service the Villages of Leiali`i area. In the six (6) year CIP program, the DEM proposed either the upgrade of Pump

Station No. 2 or the upgrade of Pump Station No. 3 along with an expanded force main. It is noted that Pump Station No. 2 is outdated and the DEM is having difficulty replacing equipment due to age. With the expansion of the Pump Station No. 3 force main, the DEM may realize some cost savings with the termination of Pump Station No. 2, while expanding the service capacity of Pump Station No. 3 (County of Maui, Fiscal Year 2009 Budget).

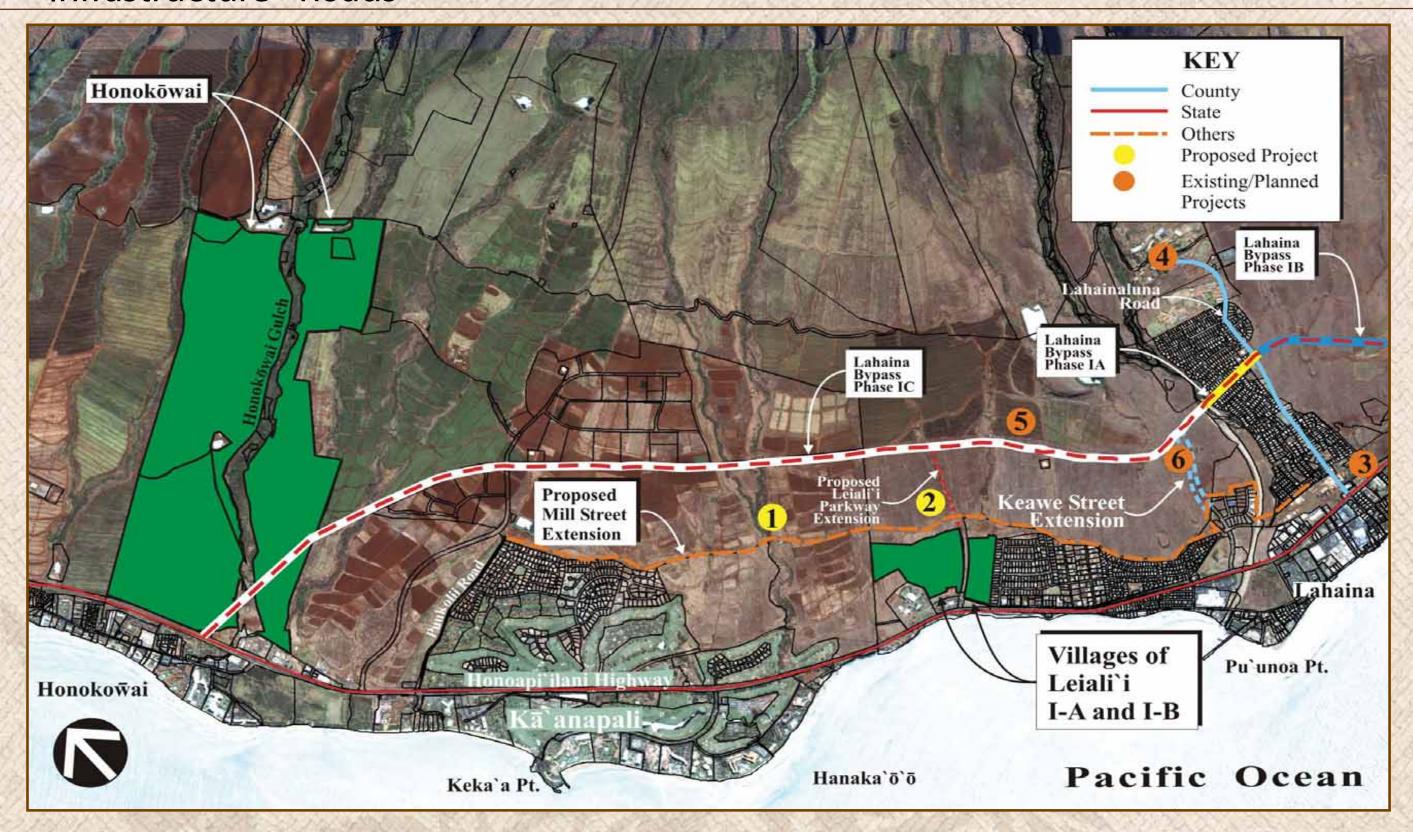
6 County of Maui Sewer and Force Main Lines

There are existing County of Maui sewer and force main lines that service Village I-A and the surrounding areas.

7 County of Maui Napili Pump Station No. 1

Nāpili Pump Station No. 1 services the Honokōwai area and is located west of the DHHL Honokōwai lands.

Infrastructure - Roads





Infrastructure - Roads Characteristics

PROPOSED PROJECTS

Mill Street

The proposed Mill Street extension from Aholo Street to Keawe Street is an alternative traffic mitigation measure that will divert traffic from Honoapi`ilani Highway. It is currently an unimproved private cane haul road that runs in a north-south direction, east and parallel with Honoapi`ilani Highway. Mill Street improvements may be implemented through coordination of private and public sector partnerships with Kaanapali Land Management Corp. (KLMC) taking the lead.

Status: The Mill Street extension is in preliminary discussion stages. The portion of the Mill Street extension from Aholo Road to Lahainaluna Road is being proposed by the County of Maui. As a requirement, the Intrawest Corporation is funding the preliminary technical studies and design needed for this phase of the roadway implementation, to meet their Special Management Área (SMA) Use Permit conditions.

The County of Maui, in its six (6) year capital improvements program, is proposing design and land acquisition funds of \$1.1 million for the Mill Street extension from Aholo Street to Keawe Street in its FY 2012 budget. County funds for construction are preliminarily programmed for the FY 2013 budget (County of Maui, Fiscal Year 2010 Budget).

2 Leiali`i Parkway Extension

The proposed Leiali`i Parkway extension will provide a connection to the Lahaina Bypass Highway. There is an existing portion of Leiali`i Parkway which provides access to Village I-A and Village I-B via Honoapi`ilani Highway. The extension of the parkway would provide an alternate access route for the Villages of Leiali'i project via the Lahaina Bypass.

The proposed connection of the Leiali`i Parkway with the Lahaina Bypass was included in the orignal Villages of Leiali`i master plan. Further discussion with the State Department of Transportation (SDOT) and the Hawaii Housing Finance and Development Corporation of Hawaii (HHFDC) is needed to secure the alignment, confirm design and connection parameters and develop a plan for the timing and financing. The Leiali'i Parkway extension must be coordinated with the design and construction of Phase IC of the Lahaina Bypass and with the proposed Leiali`i Parkway and Honoapi`ilani Highway intersection

It is also noted that the HHFDC is pursuing a redesign of the remaining Villages of Leiali`i lands. In July 2008, the HHFDC initiated work for a new master plan and Environmental Impact Statement (EIS) for approximately 1,128 acres of land at the Villages of Leiali`i site. Included in the new conceptual plans for the Villages of Leiali`i was the extension of Leiali`i Parkway to a realigned Lahaina Bypass highway. The anticipated completion date of the HHFDC new master plan is unknown at this time.

EXISTING/PLANNED PROJECTS

3 Honoapi`ilani Highway (Highway 30)

Honoapi`ilani Highway is a regional State facility connecting West Maui to other areas of the island. Between Lower Honoapi`ilani Road and Dickenson Street, it is a two-way, four lane highway oriented in a north-south direction and is the primary access to Lahaina.

It is also noted that SDOT received a Special Management Area Use Permit approval in May 2007, for the expansion of a portion of Honoapi`ilani Highway. The portion of the existing Honoapi`ilani Highway from Lahainaluna Road to Aholo Road will be expanded from two (2) lanes to four (4) lanes.

Status: The SDOT is finalizing plans for the expansion project. The project started construction in October 2009. Construction is anticipated to take one (1) year.

SDOT has received approximately \$28 million for construction of the widening project from Lahainaluna Road to Aholo Road.

EXISTING/PLANNED PROJECTS (continued)



Lahainaluna Road

Lahainaluna Road is a two-way, two-lane County roadway, generally oriented in an east-west direction. At its western terminus, it intersects with Front Street. At its eastern extent, it terminates at the State of Hawaii's Lahainaluna High School. There are three (3) Department of Education schools located off of Lahainaluna Road. Lahainaluna Road will provide a connection to the Lahaina Bypass Highway.



Lahaina Bypass Highway

The Lahaina Bypass Highway is a State highway facility that will extend from Launiupoko to Honokōwai. Construction on Phase IA has commenced. It will provide congestion relief to Honoapi`ilani Highway, establishing a new capacity facility mauka of the existing Honoapi'ilani Highway alignment. Connector roads between the two (2) highways will create the needed functional linkages between the two (2) arterials. The existing Leiali`i Parkway is planned as a connector road to the new highway.

The EIS for the Lahaina Bypass project was completed and accepted by the Governor in 2003. The SDOT has awarded a contract for Phase IA of the Lahaina Bypass, as a design/build project. Cost for Phase IA (Lahainaluna Road to Keawe Street) is estimated at \$47 million. The SDOT is moving forward with Phase IB of the Lahaina Bypass. Design completion for Phase IB is estimated for Fall 2009, with the contract award for construction estimated in early 2010. The State Transportation Improvement Program (STIP) shows \$1 million in design funds for FY 2010 and FY 2011 for Phase IC, which extends from the Keawe Street Extension to the Kā`anapali Connector Road. Securing of roadway rights-of-way is also in process. Estimated completion of the entire Lahaina Bypass Highway is anticipated by 2021.

Due to recent cultural discoveries in the right-of-way for Phase IA of the Lahaina Bypass Highway, the SDOT is currently evaluating a realignment of the roadway. A Draft Environmental Assessment (EA) and Final EA for the realigned Phase IA were completed and a Finding at No Significant Impact (FONSI) has been issued. Construction was initiated on Phase IA in February 2009.



Keawe Street

The Keawe Street extension will be a connector road, south of the Villages of Leiali`i. The existing Keawe Stret currently connects Honoapi'ilani Highway to Lahaina Business Park. It will have a 60 foot right-of-way. This project will be completed in coordination with the State of Hawaii Phase IA of the Lahaina Bypass project.

Status: The County of Maui, Department of Public Works (DPW) (formerly Department of Public Works and Environmental Management) completed the Chapter 343, Hawaii Revised Statutes, Environmental Assessment (EA) process for the project. A Federal Categorical Exclusion was also completed, since Federal monies will be used to complete the project.

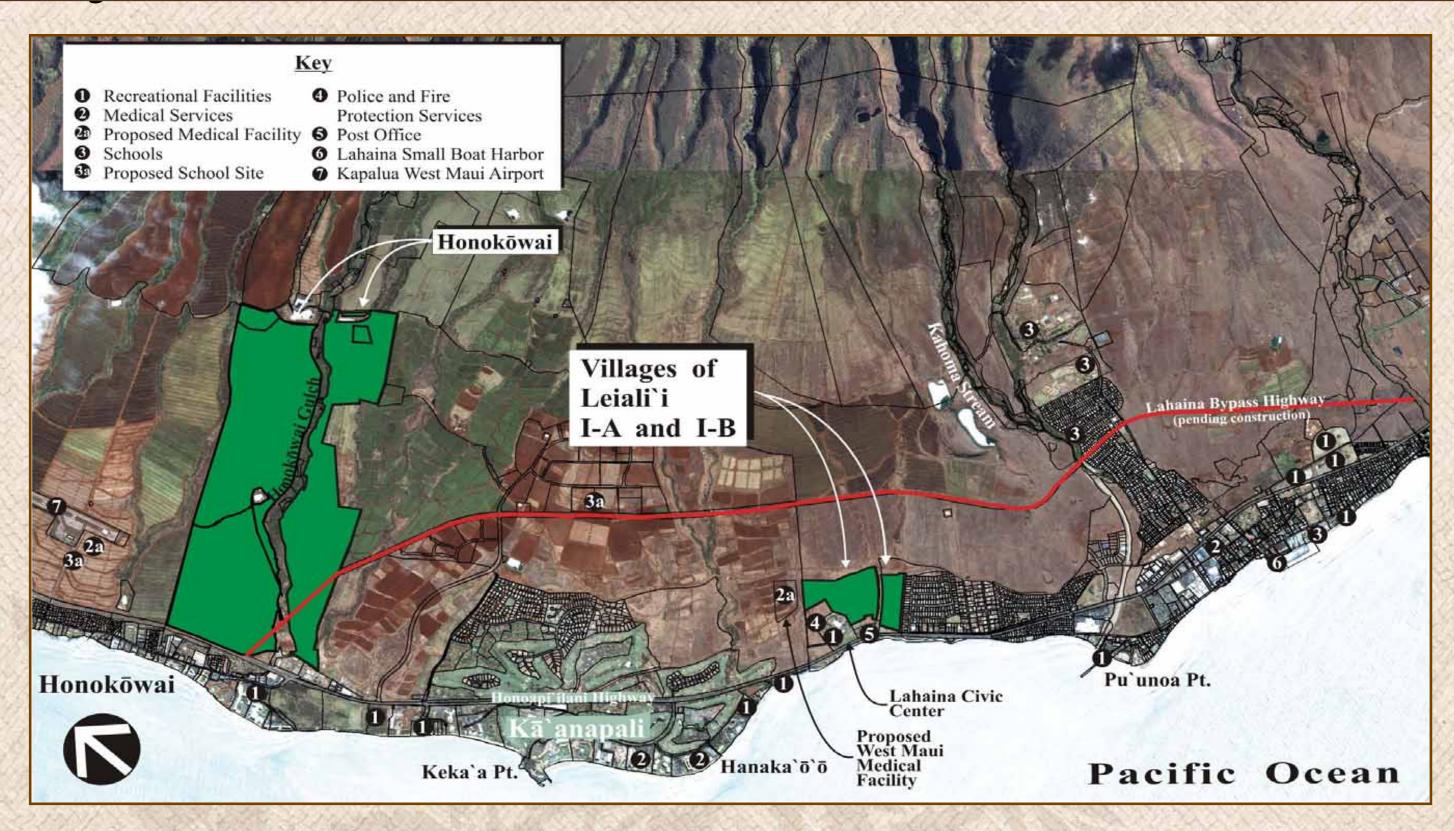
The Keawe Street extension project has been revised and included in the SDOT Phase IA of the Lahaina Bypass Highway project. Construction of the Keawe Street extension will be completed with Phase IA of the Lahaina Bypass.

District Road Resurfacing

The County of Maui, in its six (6) year capital improvements program, allocated \$300,000 for road resurfacing to reduce annual maintenance costs and improve safety. An additional \$400,000 per year is preliminarily programmed from 2011 through 2015.



Regional Services - Public Facilities





Regional Services - Public Facilities Characteristics

Healthcare Facilities - In the region, residents have the following health care options:

- Maui Memorial Medical Center (nearest hospital)
- Maui Medical Group
- Kaiser Permanente Lahaina Clinic
- Lahaina Physicians
- West Maui Healthcare Center
- Lahaina Comprehensive Health Canter

Future Need - A West Maui Medical Facility is being proposed by West Maui Improvement Foundation, Inc., a 501(c)(3) non-profit organization, for 25 acute care beds with emergency services and administrative support. It will be located within the Kā`anapali 2020 area adjacent to the Villages of Leiali`i site. The Maui County Council approved the Community Plan Amendment, Change In Zoning and District Boundary Amendment land use entitlement actions for the proposed hospital in July 2009. A Findings of No Significant Impact was issued on the Final Environmental Assessment (EA) by the Maui Planning Commission in August 2007. A Certificate of Need (CON) application was filed by the medical facility developer, Southwest Health Group, for the West Maui Medical Facility in February 2008 with the State Health Planning and Development Agency (SHPDA). The proposal for the medical facility is for a 25-bed acute-care facility, including emergency room services and a 40-bed skilled nursing facility. The estimated cost of the medical facility and skilled-nursing facility is \$5.75 million. Approval of the CON was received from SHPDA in March 2009. A subdivision is pending for the facility site.

A second medical facility site was planned within the proposed Pulelehua community.

<u>Police Facilities</u> - Adjacent to the Villages of Leiali`i is the Lahaina Police Station, located in the Lahaina Civic Center Complex in Wahikuli. The police station is assigned 57 full-time personnel positions.

Future Need - Because the Lahaina Police Station covers such a large area, there is an estimated need of 77 officers, both uniform patrol and investigative. To accommodate future personnel and operational needs, and improve time and quality of response, expansion of the station will be required.

<u>Fire/EMT Facilities</u> - Also adjacent to the Villages of Leiali`i in the Lahaina Civic Center Complex is the Lahaina Fire Station. The station operates with a crew of nine (9) firefighters per 24-hour shift and a ladder truck. The station has 30 full-time personnel and a 1,250 gallon pump truck. In Nāpili, there is a fire station consisting of an engine company and 15 full-time firefighting personnel.

Future Need - Currently, Kapalua, Olowalu, south Lahaina and Lahaina Heights, including the Lahaina schools area, do not have adequate fire protection. Build-out of proposed developments in West Maui, overall, will require an upgrade of fire stations.

The Fiscal Year (FY) 2009 County budget included a proposal to expand the existing Lahaina Fire Station at the Lahaina Civic Center. The project will provide additional lavatories, storage, dormitory space and apparatus bays. Future expansion for the Lahaina Fire Station includes the addition of a water tanker truck and a Battalion Chief. Funds for design were appropriated for 2009, and additional funding is planned for 2011.

Separately, the County's six (6) year CIP program included a proposal for a fire station in Olowalu, with land acquisition and design funds programmed for FY 2012 and FY 2013.

Educational Facilities				1 - 11	
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	Private/Public	Grades	Capacity	Actual Enrollment 2009-2010	% of Capacity	Projected Enrollment 2011-2012
King Kamehameha III Elementary	Public	K-5	646	713	110%	765
Princess Nahi'ena'ena Elementary	Public	K-5	681	610	90%	577
Lahaina Intermediate	Public	6-8	571	693	121%	611
Lahainaluna High	Public	9-12	969	969	100%	972
Sacred Hearts	Private	K-8	N/A	202*		N/A
Maui Preparatory Academy	Private	Pre K-8	N/A	189*		N/A
Capacity number in red indicates a school over capacity. * Enrollment represents 2008-2009 school year.						

Future Need - Development of Villages of Leiali`i I-A and I-B and the Honokowai lands is expected to have a population of about 2,142 persons at build-out. Since enrollment at public schools already exceeds capacity at three (3) of the four (4) DOE Schools, there will be a need for new elementary school capacity, and an expansion of Lahaina Intermediate and Lahainaluna High School.

Other Community Services

Communications - Sandwich Isles Communications, Inc. will provide telephone service to the DHHL lands at the Villages of Leiali`i and Honokowai via an underground cable system.

Electrical Service - Maui Electric Company (MECO) provides electrical service via overhead transmission lines above the present Wahikuli subdivision on the cane haul road. The road and line branch near the north end of Wahikuli subdivision into an upper and lower line. The upper line will be relocated to the west and reconnect to the upper line outside the Villages of Leiali`i boundary. An electrical substation, proposed for the northern boundary of the Villages of Leiali`i will be required. Electrical requirements for the Honokowai lands will be determined as project plans are developed.

Recreation - West Maui County Parks and Recreation facilities include Wahikuli Wayside Park, Hanaka'ō'ō Beach Park, Kamehameha Iki Park, D.T. Fleming Park, Pāpalaua Park, Ukumehame Park, Lahaina Civic Center, Lahaina Aquatic Center, Lahaina Recreation Center, and West Maui Youth Center. The State of Hawaii Division of Boating and Ocean Recreation operates the Lahaina Small Boat Harbor, and there are two (2) golf courses at the Kā'anapali Resort open for public play.

Additionally, the FY 2010 County budget included supplementary funding for the expansion of the Lahaina Civic Center tennis courts. Four (4) additional tennis courts will be added to the park, as well as related parking. A portion of DHHL lands will be utilized for the proposed tennis court expansion. The County of Maui was approved for a license for the use of the lands by the Hawaiian Homes Commission in 2007. The tennis courts are currently under construction.

The FY 2010 County budget also included funding for improvements at the Lahaina Aquatic Center, Lahaina Civic Center, and the Lahaina Recreation Center. The existing pool filter and pumping systems will be replaced at the Lahaina Aquatic Center. Improvements at the Lahaina Civic Center include the tennis courts, as well as the installation of retractable bleachers in the gymnasium to increase seating capacity. Funding is planned in 2011 for entitlement changes for the West Maui Boys and Girls Club and basketball court improvements at the Lahaina Recreation Center. The budget also included \$100,000 for land acquisition for regional parks in West Maui, with more funding planned in the future. Additional construction funds for the West Maui Skate Park were appropriated upon the acquisition of grant funds.

Issues and Opportunities

ISSUES	OPPORTUNITIES	STATUS
Use of R-1, reclaimed water at Honokōwai	Construction of R-1 waterline to Honokōwai to irrigate agricultural lots	No additional capacity of R-1 reclaimed water is available. Department of Environmental Management first needs to upgrade the Lahaina Wastewater Reclamation Facility. Construction of R-1 waterline would be expensive and Honokowai is not yet developed.
\$1,000 \$100 \$100 \$100 \$100 \$100 \$100 \$10	Potable water source for Honokōwai	A potable water source for Villages of Leiali`i I-B is a priority over a potable water source for Honokōwai.
2. Infrastructure needs	Other infrastructure for Village I-B (i.e. roads, drainage, etc.)	Other infrastructure for Village I-B can be addressed after water source development for Village I-B is completed.
3. Utilization of Honokōwai lands	Agricultural lots, commercial properties, additional residential, senior housing component, parks, school, community facilities, etc.	There is currently no water source for development of the Honokōwai lands.
	Community-Based Economic Develop- ment in the commercial and light indus- trial section of Honokōwai	There is currently no water source for development of the Honokōwai lands.
4. Area schools operating at over capacity	Partner with DOE or private developers in new school construction (Pu`ukoli`i and Pulelehua)	The DOE does not build schools on DHHL lands. The DOE has no funds allocated for capital improvement for schools in West Maui in FY 2010 or 2011. In FY 2008, \$650,000 was allocated for plans and design of a new West Maui Elementary School. Also in FY 2008, \$1 million was allocated for improvements at the King Kamehameha III Elementary School. Between FY 2008 and FY 2009, \$12 million was allocated for improvements at Lahainaluna High School. Other developments in West Maui with planned schools include Pu`ukoli`i, Pulelehua, and HHFDC's Villages of Leiali`i development. However, it is not clear when these projects will move forward.
5. Alleviate traffic congestion and expand roadway connectivity	Collaborate with HHFDC to build Lahaina Bypass connection	Lahaina Bypass Phase I-C is not yet designed, and not expected to be completed in the near term. Improvements to Leiali`i Parkway at Honoapi`ilani Highway are a higher priority.



Priority Project - Leiali`i Parkway and Honoapi`ilani Highway Intersection Improvements

Description:

The existing Leali`i Parkway intersects with Honoapi`ilani Highway, a SDOT facility, at its western terminus. Currently, the intersection is traffic signal controlled, with one (1) lane for east bound traffic on Leiali`i Parkway and a shared left-turn and through and a separate right-turn lane for west bound traffic. Approximately 400 feet mauka of the intersection, Leiali`i Parkway is an existing four (4) lane divided roadway, with two (2) lanes of traffic in each direction. As originally proposed with the Villages of Leiali`i project, the parkway would ultimately connect with the future Lahaina Bypass Highway, located mauka of Villages I-A and I-B. Leiali'i Parkway serves as the main ingress and egress for Village I-A and would also service Village I-B. It is also assumed that the future build out of the HHFDC lands mauka of Villages I-A and I-B, would also utilize the Leiali`i Parkway and Honoapi`ilani Highway intersection for access.

In order to improve the intersection, coordination and potential land acquisition may be needed to achieve the required right-of-way width to accommodate the future four (4) lanes. The DPW should be involved in discussions at the Lahaina Civic Center including the surrounding recreational facilities, which also utilize the Leiali'i Parkway and Honoapi'ilani Highway intersection for access. Similarly, the Lahaina Post Office is located immediately adjacent to the intersection to the north and its customers and employees also utilize the same roadway.

Estimated Completion

Date: Unknown

Location:

Existing Leiali`i Parkway and Honoapi`ilani

Highway intersection.

Status:

Discussions with DPW, SDOT, HHFDC, USPS and DHHL to be scheduled to initiate discussions on access easement and potential improvements needed to extend and expand the existing four (4) lane portion of Leiali`i Parkway to the intersection

with Honoapi`ilani Highway.

Partners:

County of Maui, Department of Public Works (DPW); County of Maui, Department of Parks and Recreation (DPR); State of Hawaii, Department of Transportation (SDOT); Hawaii Housing, Finance and Development Corporation (HHFDC); U.S. Postal Service (USPS); State of Hawaii, Department of Land and Natural Resources (DLNR); and

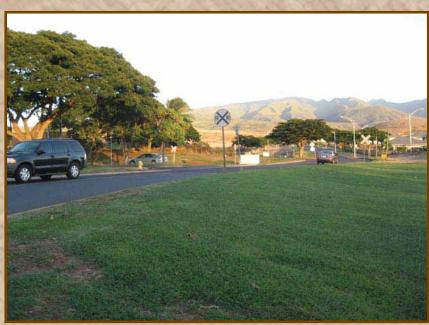
DHHL.

Cost:

Unknown

CRITICAL PATH

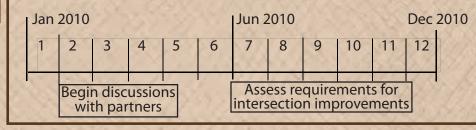
- May require Chapter 343, HRS, Environmental Assessment.
- Coordination with the DPW, DPR, SDOT, HHFDC, USPS, DLNR, and DHHL to be initiated.
- Public and agency support for funding of the intersection improvement needed.



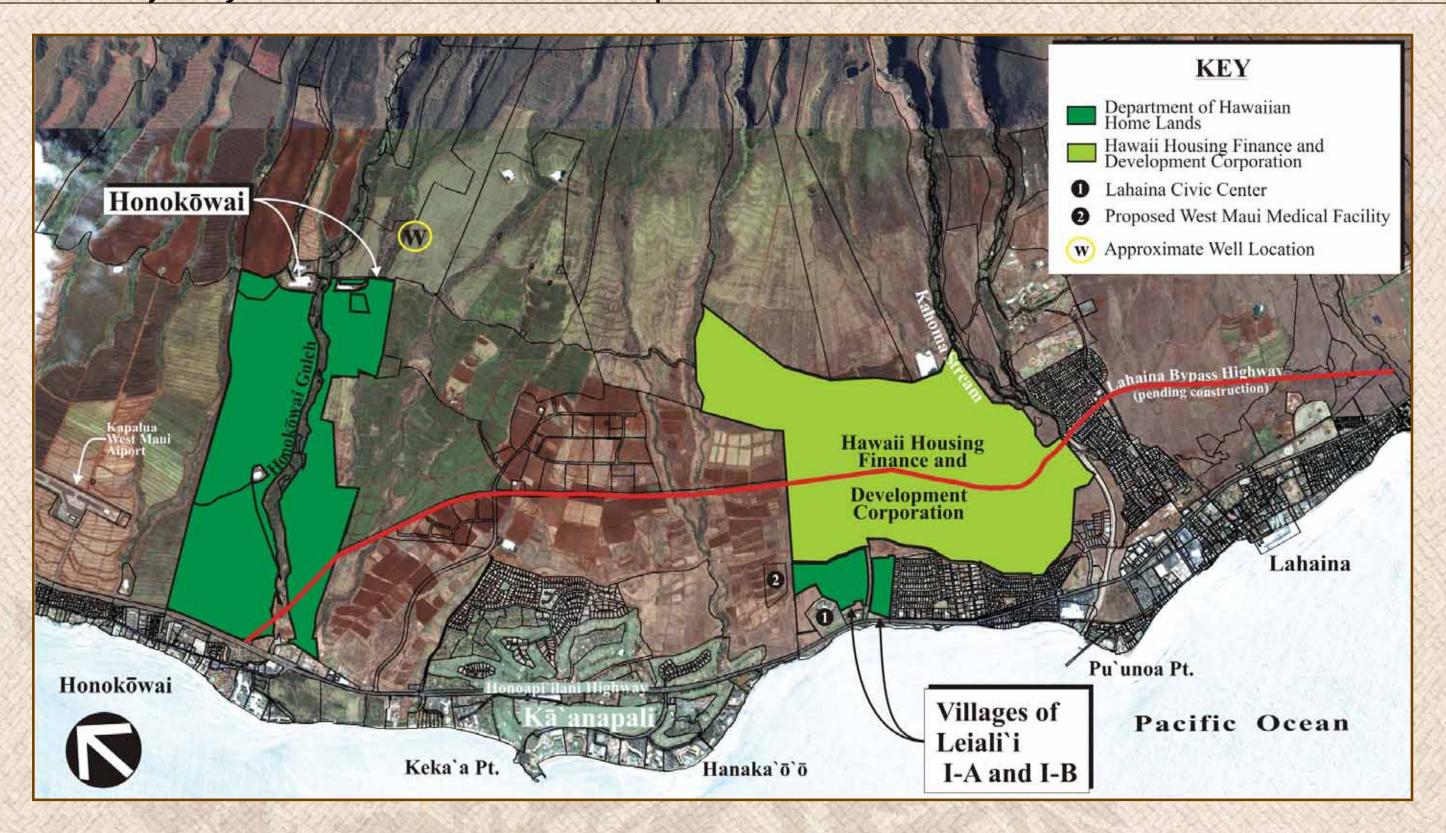
Section of Leiali`i Parkway; view mauka of Honoapi`ilani Highway.



Leiali`i Parkway - The two (2) left lanes are not yet connected to Honoapi`ilani Highway.



Priority Project - Water Source Development





Priority Project - Water Source Development

Description: Village I-A has water infrastructure installed; Village I-B and any future development at the Villages of Leiali`i and/or Honokowai will require the development of water source. DHHL is pursuing the option of developing a well in Honokowai to provide water source for the Village I-B development.

Estimated Completion Date:

Status:

DHHL is currently pursuing the well option in the Honokowai area. Pending completion of the procurement process, the exploratory well drilling and testing could be initiated in the second quarter of 2010. Production well development would be initiated pending results of the exploratory well. Other transmission and storage infrastructure required by the DWS for the water system will need additional funding.

<u>Location:</u> The proposed well would be located above DHHL lands in Honokowai, subject to a well exploration study. Locations for water storage and transmission infrastructure will have to be ascertained.

DHHL received funding from the State Legislature for an exploratory well project in the 2009 legislative session. In discussions with DWS personnel, DHHL was informed that adequate water resources do not currently exist in West Maui for the development of the 253 single-family residential homes for Villages

of Leiali'i, Village I-B. DHHL has contracted an engineering consultant to determine a potential well site and to prepare bid documents for exploratory well

construction and testing.

Partners: County of Maui, Department of Water Supply (DWS), Department of Land and Natural Resources - Commission on Water Resource Management and Land

Management and DHHL.

<u>Cost:</u> \$2.5 million in Fiscal Year 2010 appropriated by the State Legislature for Water Source Development for the State Housing Projects in the Villages of Leiali`i

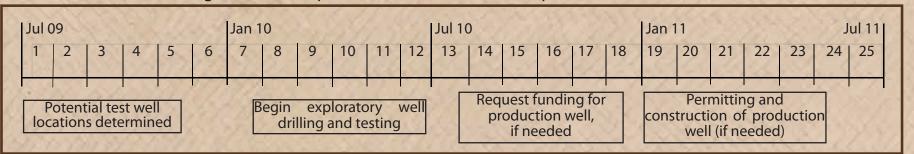
in Lahaina, Maui. An additional \$2.3 million will be required for the production of well development.

CRITICAL PATH

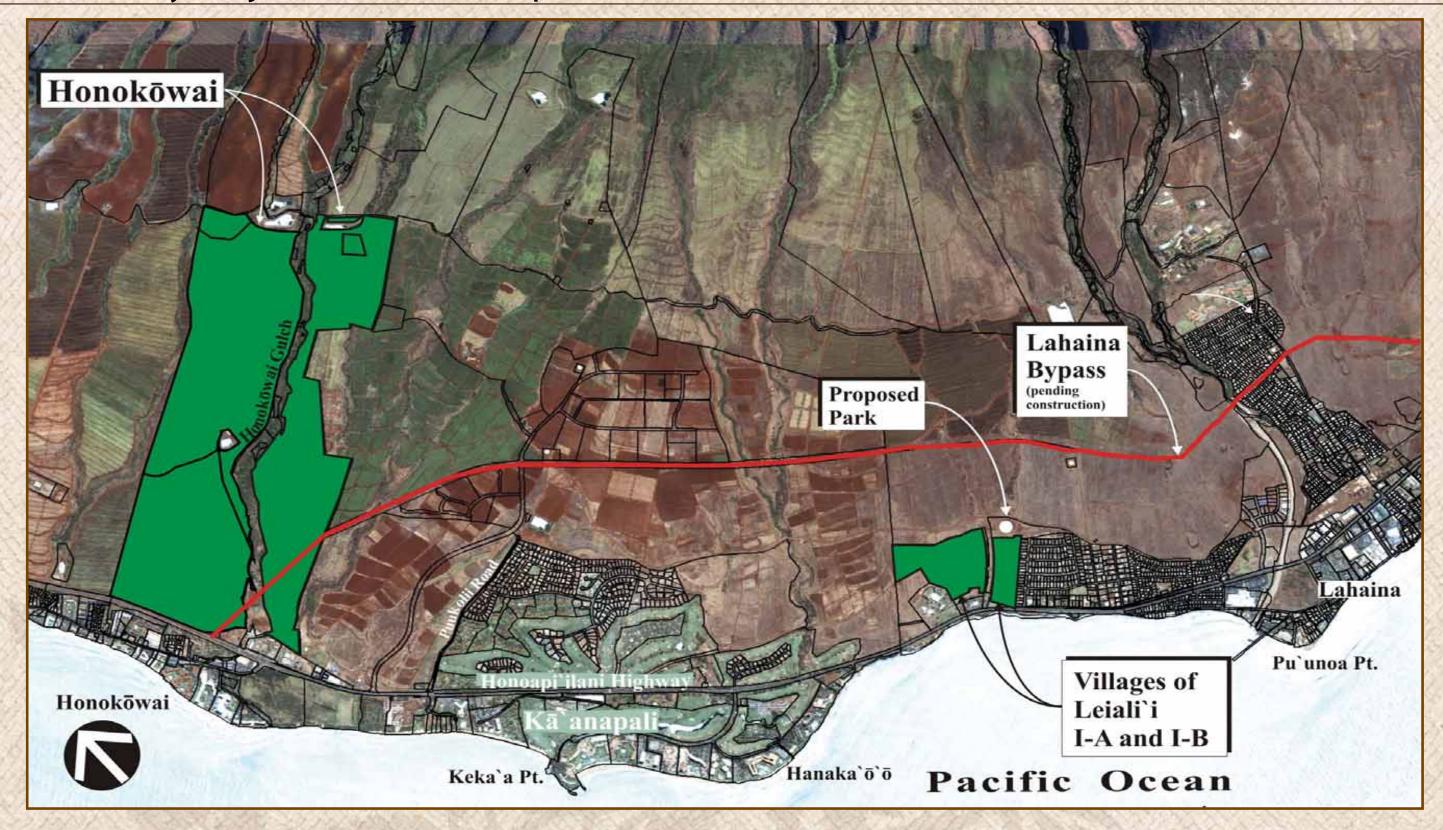
• Environmental mitigation to be addressed during Chapter 343, HRS environmental assessment for development of water source, transmission and storage. Department of Health and Commission on Water Resource Management permits are also required for well development.

• Preliminary design study for water improvements (well, storage and transmission) needs to be conducted, completed and approved prior to construction. Test well to be drilled to determine source capacity and quality of water.

• Coordination with the DWS is needed to secure agreement for operation and maintenance of permanent well and related facilities.



Priority Project - Park Development





Priority Project - Park Development

Description:

The Villages of Leiali`i Homeowners' Association expressed a need for parks and playground equipment for the children living in the area. Discussions with the County of Maui, Department of Parks and Recreation were initiated in December 2008. The County agreed to assist with the development of a public playground in the area. Various sites were identified and evaluated for a playground and neighborhood park. The most suitable site is located at the end of a cul-de-sac, immediately adjacent to Village I-A. The lands are under the jurisdiction of HHFDC and are currently identified as a drainage retention basin. Grassed, park use

would serve the purpose of ensuring the capture of run-off surface water.

Estimated Completion Date:

Unknown

Available land adjacent to Village I-A of Villages of Leiali`i. Location:

Discussion with the County of Maui, Department of Parks and Recreation, the Villages of Leiali'i Homeowners' Association, HHFDC, and DHHL to be scheduled to Status:

confirm location, scope of proposed park area and potential partnerships for park development.

County of Maui, Department of Parks and Recreation, Villages of Leiali'i Homeowners Association, Hawaii Housing, Finance and Development Corporation (HHFDC) Partners:

and DHHL.

Phasing: Phase I: Land Acquisition for Park

Continued discussion is needed between DHHL, HHFDC, and County of Maui to determine if the parcel can be used for joint purposes and determine feasibility of

park and playground improvements.

Phase II: Park Development

The homeowners' preliminary vision for the park includes walking paths, baseketball courts, a playground, and a pavilion. Support from the Villages of Leiali`i Homeowners' Association will be needed to secure funding within a future County budget for improvements.

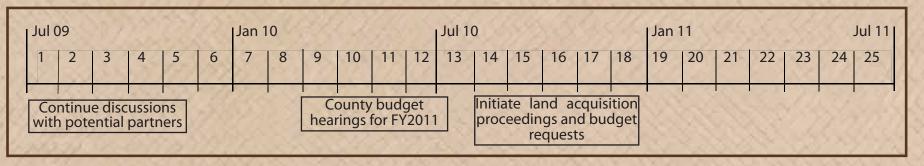
Unknown Cost:

CRITICAL PATH

May require Chapter 343, HRS, Environmental Assessment.

Coordination with the Department of Parks and Recreation, Villages of Leiali'i Homeowners Association, HHFDC and DHHL ongoing.

Public and agency support for inclusion of the playground funding needed to secure County of Maui funding in 2011 budget.



Priority Project - Preliminary Review of Honokowai Lands

Description:

At a meeting in November 2009, Villages of Leiali`i Homestead members expressed an interest in researching what opportunities currently exist to utilize the DHHL

Honokowai lands. Previously, a master plan was prepared for the Honokowai lands with the participation of beneficiaries on the waitlist. The preferred plan, (see page 11) envisioned the Honokowai lands used for residential, agricultural, commercial and public/quasi-public uses. While the master plan for the Honokowai lands may be revisited in the future, in the meantime, a preliminary review of the property is proposed to determine if any activities and/or uses could be undertaken in the

near future.

Estimated Completion

Date: December 2010

Location: Existing DHHL Honokowai Land Holdings.

Status: Preliminary review of the Honokowai lands by DHHL to be

completed following the adoption of the update to the Villages of Leiali`i and Honokōwai Regional Plan in December 2009.

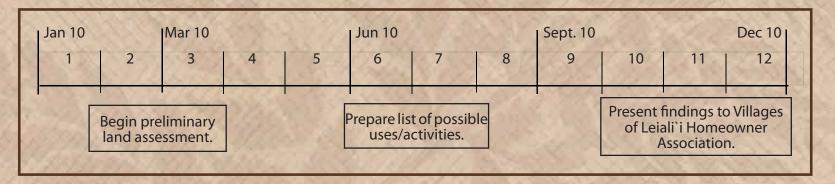
Partners: None

Cost: None

CRITICAL PATH

- Review possible land uses for Honokowai lands.
- Determine if access easement needed for Honokowai lands.
- Assess potential partners (public and/or private) that could be utilized for Honokowai lands.





Contact Information





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