

VILLAGES OF LEIALI`I



SEPTEMBER 2007



Contents

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The Department of Hawaiian Home Lands' (DHHL) mission is to manage effectively the Hawaiian Home Lands Trust and to develop and deliver lands to native Hawaiians. DHHL works in partnership with other government agencies, private sector entrepreneurs, and non-profit organizations to carry out this mission. This work includes collaborative visioning, long-range planning, resource allocation, and project-specific joint ventures. DHHL believes that these partnerships benefit not only its native Hawaiian beneficiaries but the larger community as well.

This report has been prepared to facilitate the work of such partnerships as DHHL and others develop lands in West Maui. Specifically, this report is intended to:

- help identify opportunities for partnerships with DHHL in the development of its Villages of Leiali'i lands;

- provide information essential to the planning of projects, services, and entrepreneurial ventures;
- identify key issues, opportunities, and constraints effecting regional development and area improvements;
- assist in the efficient allocation of resources by DHHL and its partners; and
- identify priority projects that are essential to moving development and community improvement projects forward.

DHHL knows that regional development is a dynamic process with constantly changing opportunities and emerging issues. With that in mind, this document will be regularly updated as development projects progress and priorities change.



Elected Officials



Linda Lingle
Governor



Duke Aiona
Lt. Governor



Daniel K. Inouye
U.S. Senator



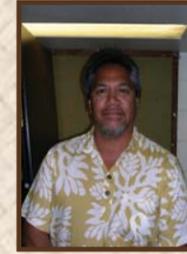
Daniel K. Akaka
U.S. Senator



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



Micah Kane
DHHL 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



G. Riki Hokama
Maui County Council
Chair



Danny Mateo
Maui County Council
Vice Chair



Michelle Anderson
Maui County Council
South Maui



Gladys Baisa
Maui County Council
Upcountry



Jo Anne Johnson
Maui County Council
West Maui



Bill Medeiros
Maui County Council
East Maui



Michael Molina
Maui County Council
Makawao-Paia-Haiku



Joseph Pontanilla
Maui County Council
Kahului



Michael Victorino
Maui County Council
Wailuku-Waihee-Waikapu

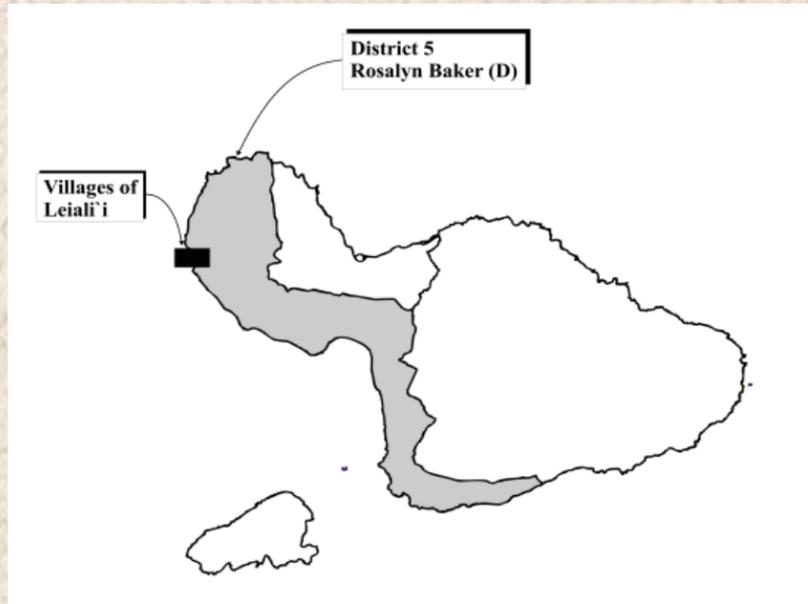


Disclaimer: The information and recommendations expressed in this report are not necessarily endorsed by the people depicted on this page. These same people cannot be held liable for the information presented or the results of the report.

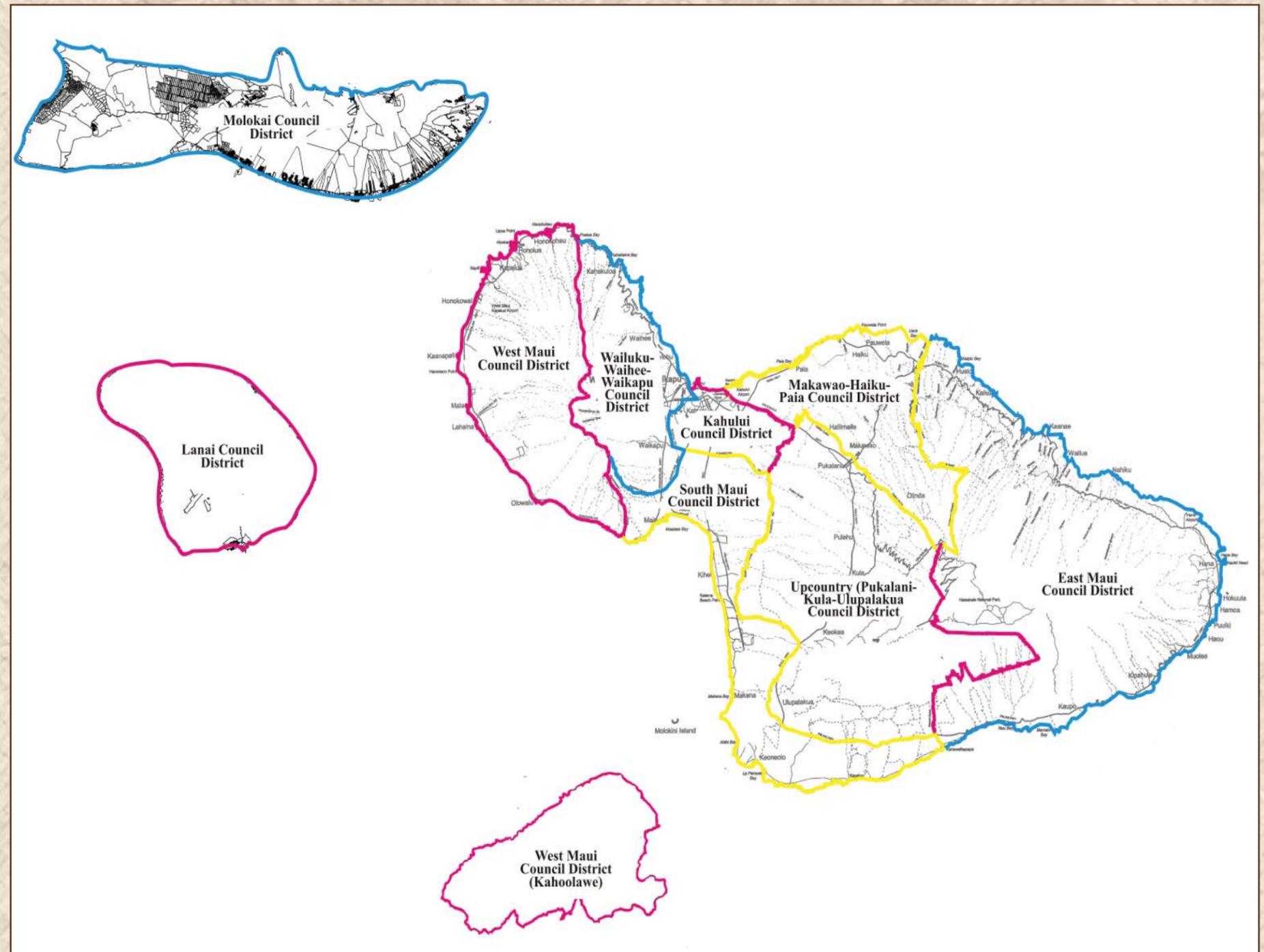
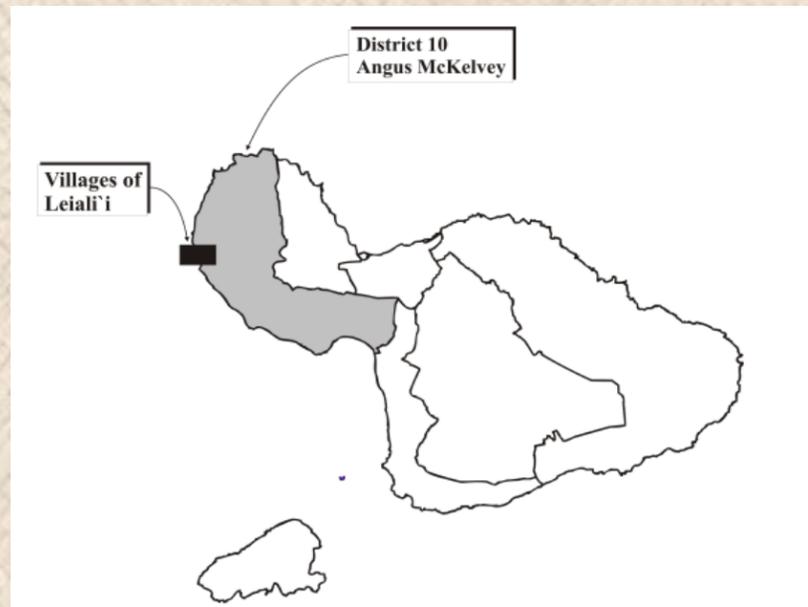
Political Boundaries

Maui County Council Districts

State Senatorial Districts



State House of Representatives Districts



Community Leaders and Stakeholders



Ka'anapali Land Management Corp.
Steve Lovelette
Executive Vice President



Kamehameha Schools
Dee Jay A. Mailer
CEO



Maui Land & Pineapple Company, Inc.
David Cole
President & CEO



West Maui Improvement Foundation, Inc.
Joseph Pluta
President



Hawai'i Housing Finance and Development Corporation
Dan Davidson,
Executive Director



West Maui Taxpayers Association
Ezekiel Kalua
Executive Director



Na Kupuna O Maui
Patty Nishiyama

Ranae Ganske-Cerizo,
Soil Conservationist
Sandra Lee Kunimoto, Chair
Patricia Hamamoto, Superintendent
Ron Okumura,
Complex Area Superintendent
Chiyome Fukino, M.D., Director
Alec Wong, P.E., Acting Chief
Herbert Matsubayashi, Program Chief

Laura Thielen, Interim Chairperson
Melanie Chinen, Administrator

Maui/Lanai Islands Burial Council

Barry Fukunaga, Director
Fred Cajigal
Laurence K. Lau, Interim Director
Clyde Namu`o, Administrator
Mary Lou Kobayashi, Administrator
Deidre Tegarden, Director
Gen Iinuma, Administrator
Carl Kaupololo, Chief
Vanessa A. Medeiros, Director
Tamara Horcajo, Director
Jeffrey Hunt, Director
Thomas Phillips, Chief
Milton Arakawa, Director
Cheryl Okuma, Director

Natural Resources Conservation Service
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
Department of Land and Natural Resources
Department of Land and Natural Resources
State Historic Preservation Division
Department of Land and Natural Resources
State Historic Preservation Division
Department of Transportation
Department of Transportation
Office Of Environmental Quality Control
Office of Hawaiian Affairs
Office of Planning
Office of Economic Development
Maui Civil Defense Agency
Department of Fire and Public Safety
Department of Housing and Human Concerns
Department of Parks and Recreation
Department of Planning
Police Department
Department of Public Works
Department of Environmental Management

Donald Medeiros, Director
Jeffrey Eng, Director

Neal Shinyama, Manager – Engineering
Theo Morrison, Executive Director
Keoki Freeland, Executive Director
Karee Karlucci, Executive Director
Sandy Baz, Executive Director
Leimamo Lind, Executive Director
Lindsay Ball, Principal
Marsha Nakamura, Principal
James Kaipo Miller, Principal
Michael Nakano, Principal
Howard Hanzawa, Vice President
Peter Martin
Robert McNatt
Ed Kageyama, General Manager
Sheila Apana, Postmaster
Curt Morimoto, District Manager
David Nobriga, Chair

Melvin M. Arakawa, Chief Court Administrator
Reverend Tasha Kama, President
Blossom Feiteira, Maui Director
Kehau Filimoeatu, Maui Director
Iris Mountcastle

Becky Woods, Interim Director
William Mitchell, M.D., President

County Department of Transportation
Department of Water Supply
Hawaiian Telcom
Maui Electric Company, Ltd.
Lahaina Bypass Now
Lahaina Restoration Foundation
Lahainatown Action Committee
Maui Economic Opportunity
Maui Hotel Association
King Kamehameha III Elementary School
Lahaina Intermediate School
Princess Nahienaena Elementary School
Lahainaluna High School
Ka'anapali Land Management Corp.
West Maui Land Company, Inc.
Maui Land & Pineapple Company, Inc.
Ka'anapali Golf Resort
U. S. Postal Service
American Medical Response
West Maui Soil and Water Conservation District
Judiciary
SCHHA, Maui Ahupua`a
Hui Kako`o Aina Ho`opulapula
Hui Kako`o Aina Ho`opulapula
Queen Liliuokalani Children Center,
Maui Unit
Na Hale O Wainee
Maui Medical Group



DHHL Partnering Benefits and Examples



Villages of Leialī'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.



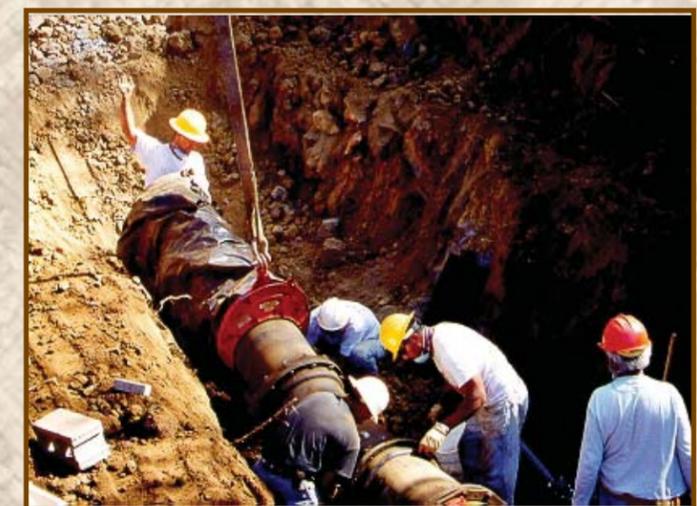
Paukukalo Homestead
Multi-Service Complex

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 Liliuokalani Children's Center, Alu Like, Papa Ola Lokahi, 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 Paukukalo 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 Palauu and Moomomi preserves, the Kalaupapa peninsula, and the Kamaaoa-Puueo 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 water-system 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 Makuu Water System on Hawaii, and the Wahiwa-Waipahu water system on Oahu.

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.



History and Cultural Aspects of the Area



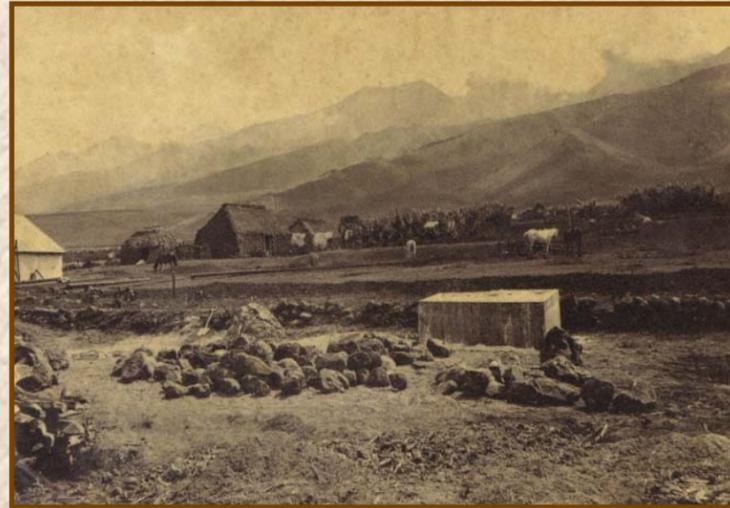
Taro cultivation in Honokohau Valley
Courtesy of Bishop Museum

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 *alii* 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 Hawaii. 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 Wainee to Kaua’ula, Kahili and Halona Valley. The Lahaina shoreline was abundant with fish, akule and opelu. There were extensive *lo`i* (taro fields) in Honokowai and Honokahua, 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 Hahakea 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 *alii*. About one-third (1/3) was retained by the crown, one-third (1/3) went to *alii* and the remaining one-third (1/3) went to *maka ainana* (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 Hanakao`o, the northern neighbor of Wahikuli. In 1859, Henry Dickenson began a sugar plantation in Hanakao`o 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 Ka`anapali Resort Development
Photograph by Laurence Hata, 1965
Courtesy of Bishop Museum

Mid-1900s to Present

As sugarcane cultivation began to decline in the 1960s, Ka`anapali Development Corp.’s predecessor, Amfac, established the Ka`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.

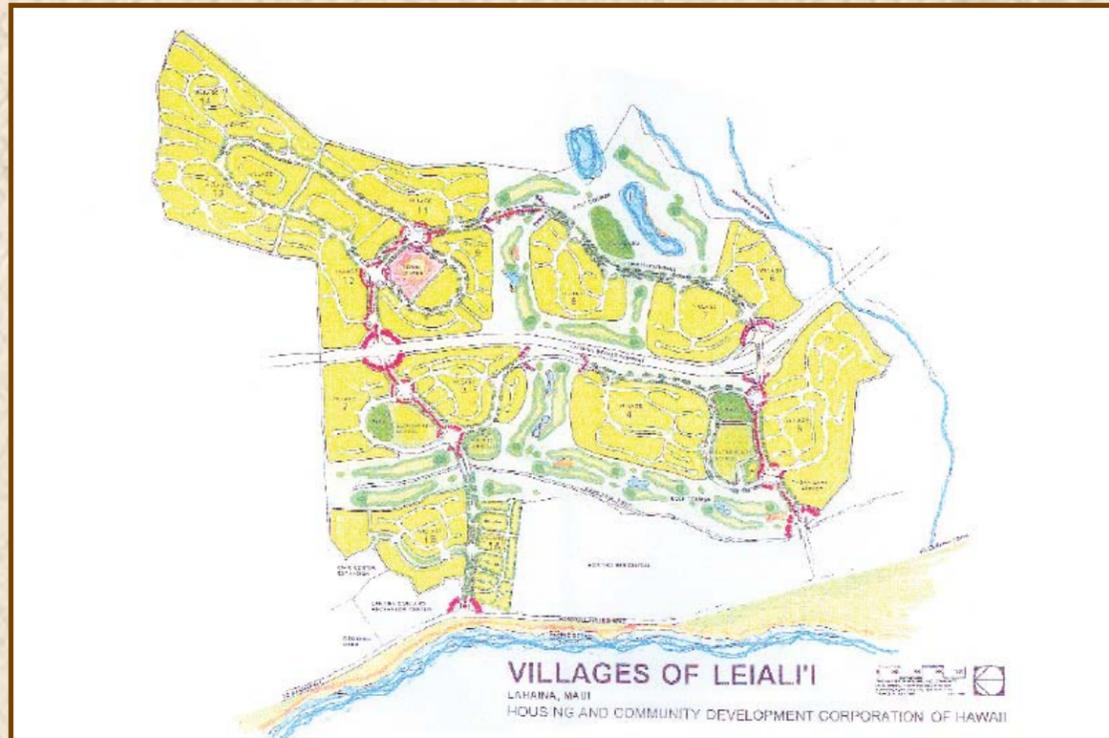
The Villages of Leiali`i development plan was approved in 1992 as an Act 15 project. Act 15, Sessions Laws of Hawaii, 1988, promoted the development of affordable housing by allowing exemptions from statutes, ordinances, charter provisions and rules relating to planning, zoning, construction standards 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 Housing and Community Development Corporation of Hawaii (HCDCH).

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 Honoapiilani Highway, around the Wahikuli House Lots Subdivision and the County’s Lahaina Civic Center.



Hawaiian Home Lands - Area

Villages of Leialii



Originally proposed by the State of Hawaii, Housing and Finance Development Corporation (HFDC) in 1990, the Villages of Leialii 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 Leialii 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. Discussions are underway for DHHL and HHFDC to jointly plan and develop remaining Villages.

Access to the Villages of Leialii is provided via Leialii Parkway which intersects with Honoapiilani Highway. Village I-A is approximately 24.6 acres in size and Village I-B is approximately 50.9 acres.



A. Villages of Leialii, Village I-A Details

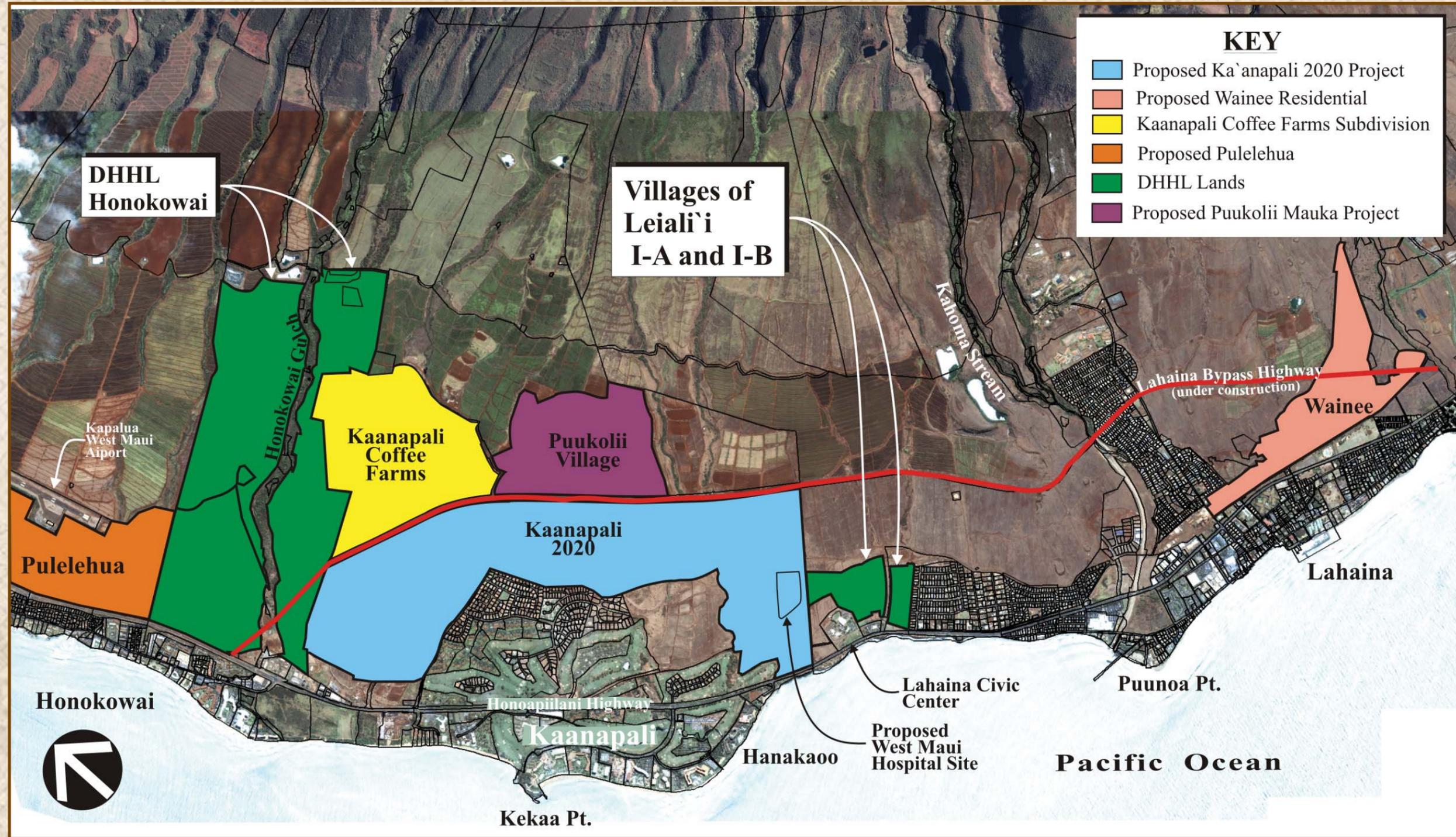
- 104 house/lot package
- 6,500 square feet, average lot size
- Subdivision improvements and home construction are nearing completion. Subdivision improvements include roadways, water and sewer, fire protection, drainage improvements and landscaping. First beneficiaries began occupying homes in April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

B. Villages of Leialii, Village I-B Details

- Up to 253 house/lot packages proposed
- 5,000 square feet, minimum lot size
- Design funds budgeted in Fiscal Year 2007-2008 budget (\$1.4 million). Construction estimated to begin in Fiscal Year 2009 and continue through Fiscal Year 2011 (total \$25 million)
- Conceptual site plans have been completed
- Future roadways will connect to the Leialii Parkway



Regional Map With Master Planned Projects in West Maui Area



Regional Demographics



Lahaina Town

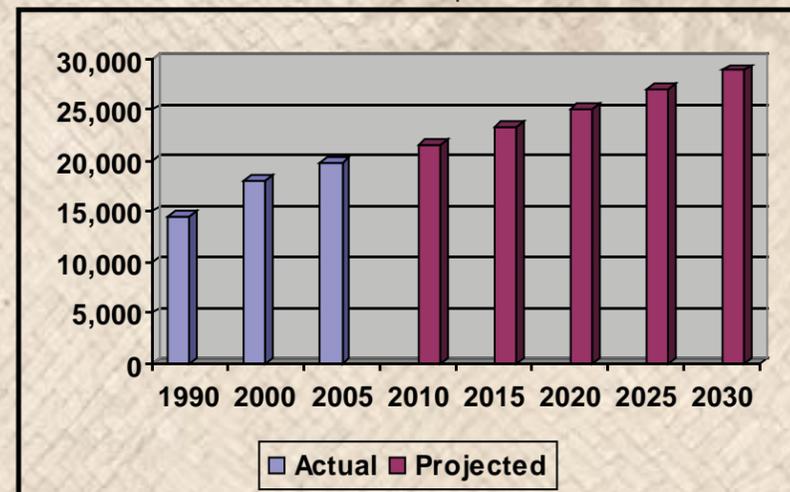


Lahaina Mauka



Villages of Leialī Aerial

West Maui Population



REGIONAL DEMOGRAPHICS

General Characteristics

	Lahaina CCD*	Maui County	State	U.S.
Total Population	18,518	128,241	1,227,008	--
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 Higher	2,787 (22.1%)	22.4%	26.2%	24.4%

Economic Characteristics

Median Income (Household)	\$57,967	\$49,489	\$49,820	\$41,994
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Housing Characteristics

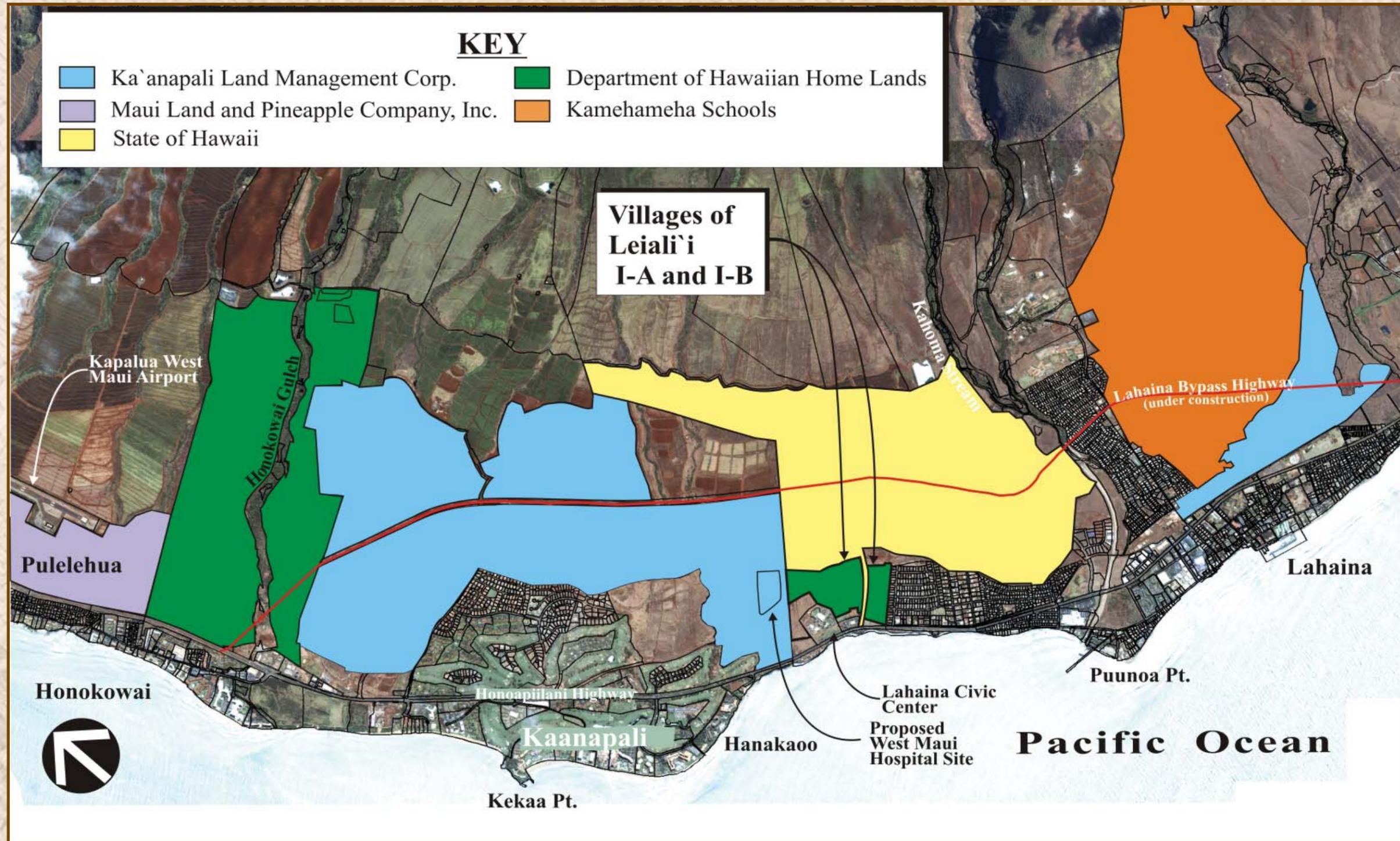
Total Housing Units	10,625	43,563	403,572	--
Median Value-Single Family Residence** 2000 Census data	\$279,300	\$249,900	\$272,700	--

* Census County Division

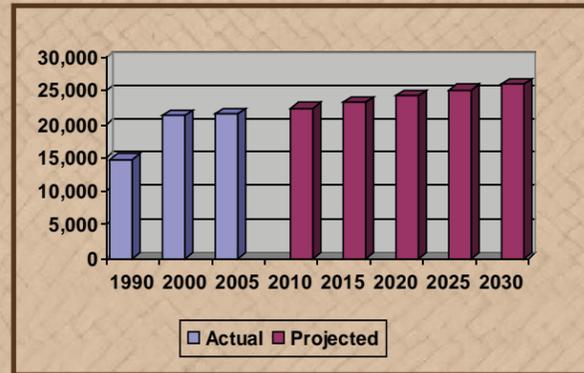
** Median Value: represents the middle price respondents said they would sell their property (i.e. house and lot or condominium unit) if it were for sale.



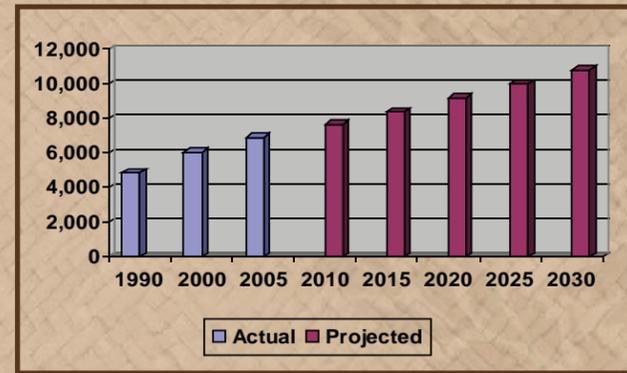
Major Land Owners



Development Characteristics and Trends



West Maui Jobs



West Maui Housing

INCOME

- Median family income for the island of Maui: \$69,900 (2007)

HOUSING

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

MEDIAN PRICE OF CONDOMINIUMS IN WEST MAUI (AUGUST 2007)	
Honokowai	\$574,986.00
Ka`anapali	\$1.16 million
Lahaina	\$525,000.00

MEDIAN PRICE OF SINGLE-FAMILY HOMES IN WEST MAUI (AUGUST 2007)	
Honokowai	\$999,000.00
Ka`anapali	\$2.5 million
Lahaina	\$1.2 million

- Master planned communities of Ka`anapali 2020, Pu`ukoli`i Mauka, Wainee, and Pulelehua to provide a total of 4,570 new residential units (further described on page 23).

LIGHT INDUSTRIAL

- 31 Light industrial parcels at Lahaina Business Park Phase II

RESORT

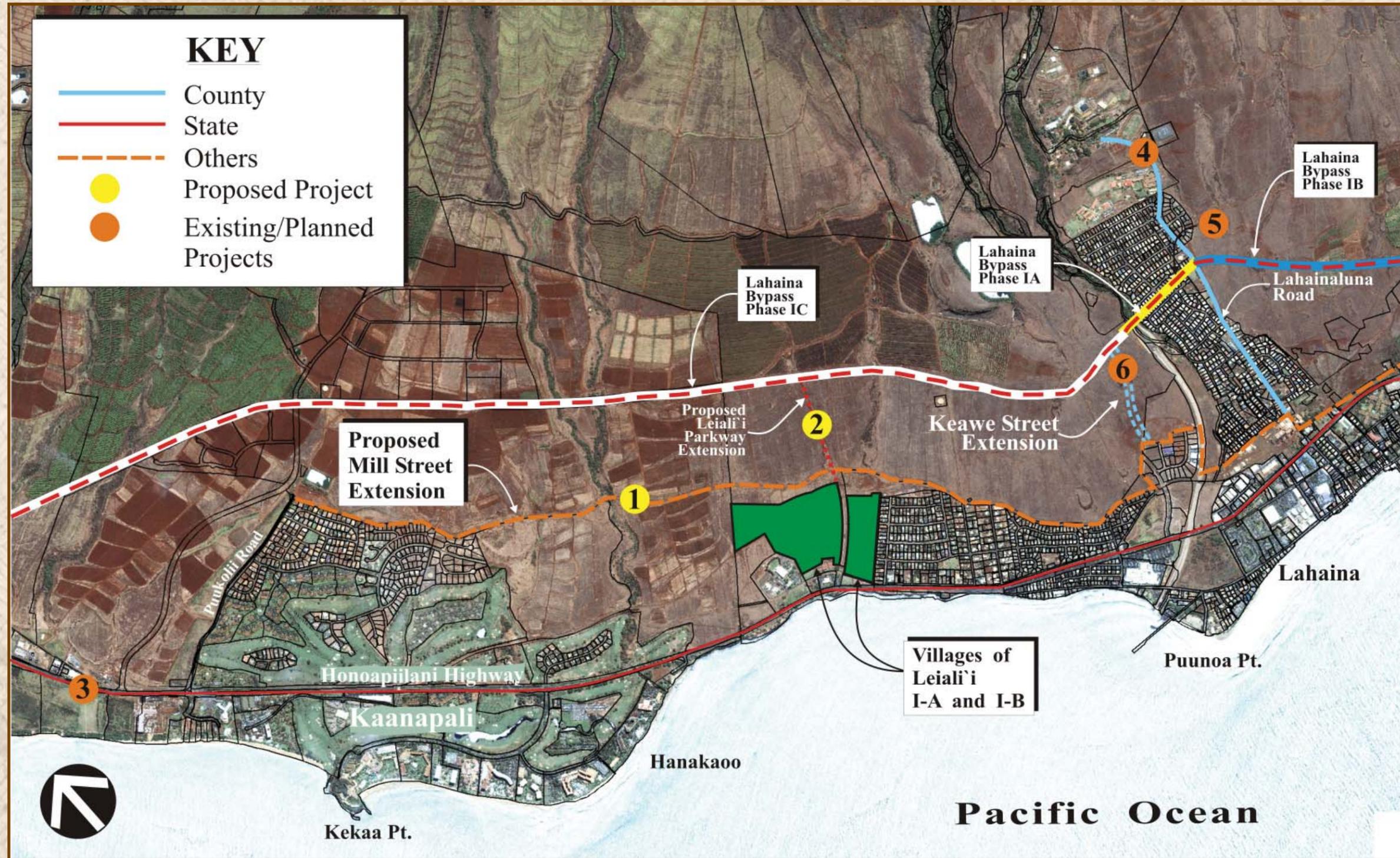
- Visitor arrivals in the year 2000 of 1.25 million expected to grow to 1.7 million in 2020.
- New resort development at North Beach Ka`anapali ongoing (Westin Ka`anapali Ocean Resort I, total of 280 timeshare units; Westin Ka`anapali Ocean Resort North, total of 258 timeshare units; Honua Kai, total of 700 condominium/hotel units). The Westin Ka`anapali Ocean Resort, Lot (390 timeshare units) is currently processing a special management area application.
- Revitalization projects at existing Ka`anapali Resort (Ka`anapali Golf Course upgrade; Royal Lahaina Resort upgrade; Maui Marriott's Maui Ocean Club and Hyatt time share addition).
- New development at Kapalua Resort (two-building retail/office complex at Office Road, adjacent to Honolua Store; demolition of the Kapalua Bay Hotel and construction of The Residences at Kapalua Bay).
- New master planned Kapalua Mauka residential resort community currently in entitlements process (further described on page 23).
- Fairway Shops resort retail complex at Ka`anapali completed in 2002.
- New/recently completed resort residential projects: Honolua Ridge Phase I (Kapalua), Honolua Ridge Phase II (Kapalua), Vintage (Ka`anapali), Summit (Ka`anapali), Ka`anapali Residences.

AGRICULTURE

- Pioneer Mill Company, Ltd. terminated sugar cane cultivation in 1999. Portion of former sugar lands now used for coffee and seed corn . Maui Land and Pineapple Company, continues pineapple cultivation in the Honokowai to Kapalua region of West Maui.
- Lands formerly cultivated in sugar cane have been subdivided into smaller agriculture parcels at Launiupoko and Kauaula and sold to private individuals.



Infrastructure - Roads



Infrastructure - Roads Characteristics

PROPOSED PROJECTS

1 Mill Street

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

Status: The Mill Street extension is in preliminary discussion stages. The portion of the Mill Street extension (Aholo Road to Lahainaluna Road) is being proposed by KLMC to serve as traffic mitigation for their Waivee residential project as a requirement. 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 Area (SMA) Use Permit conditions. KLMC is proposing improvements between Aholo Road and Lahainaluna Road as the first phase.

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 Honoapiilani Highway. The extension of the parkway would provide an alternate access route for the Villages of Leiali'i project via the Lahaina Bypass.

Status: The proposed connection of the Leiali'i Parkway with the Lahaina Bypass was included in the original Villages of Leiali'i master plan. Further discussion with the State Department of Transportation and the 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.

EXISTING/PLANNED PROJECTS

3 Honoapiilani Highway (Highway 30)

Honoapiilani Highway is a regional State facility connecting West Maui to other areas of the island. Between Lower Honoapiilani 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.

EXISTING/PLANNED PROJECTS (continued)

4 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.

5 Lahaina Bypass Highway

The Lahaina Bypass Highway is a State highway facility that will extend from Launiupoko to Honokowai. It will provide congestion relief to Honoapiilani Highway, establishing a new capacity facility mauka of the existing Honoapiilani 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.

Status: The EIS for the Lahaina Bypass project was completed and accepted by the Governor in 2003. The State Department of Transportation (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 \$48 million. The design and construction of the remaining phases of the project are pending, subject to funding. Securing of roadway rights-of-way is also in process. Estimated completion of the entire Lahaina Bypass Highway is anticipated by 2021.

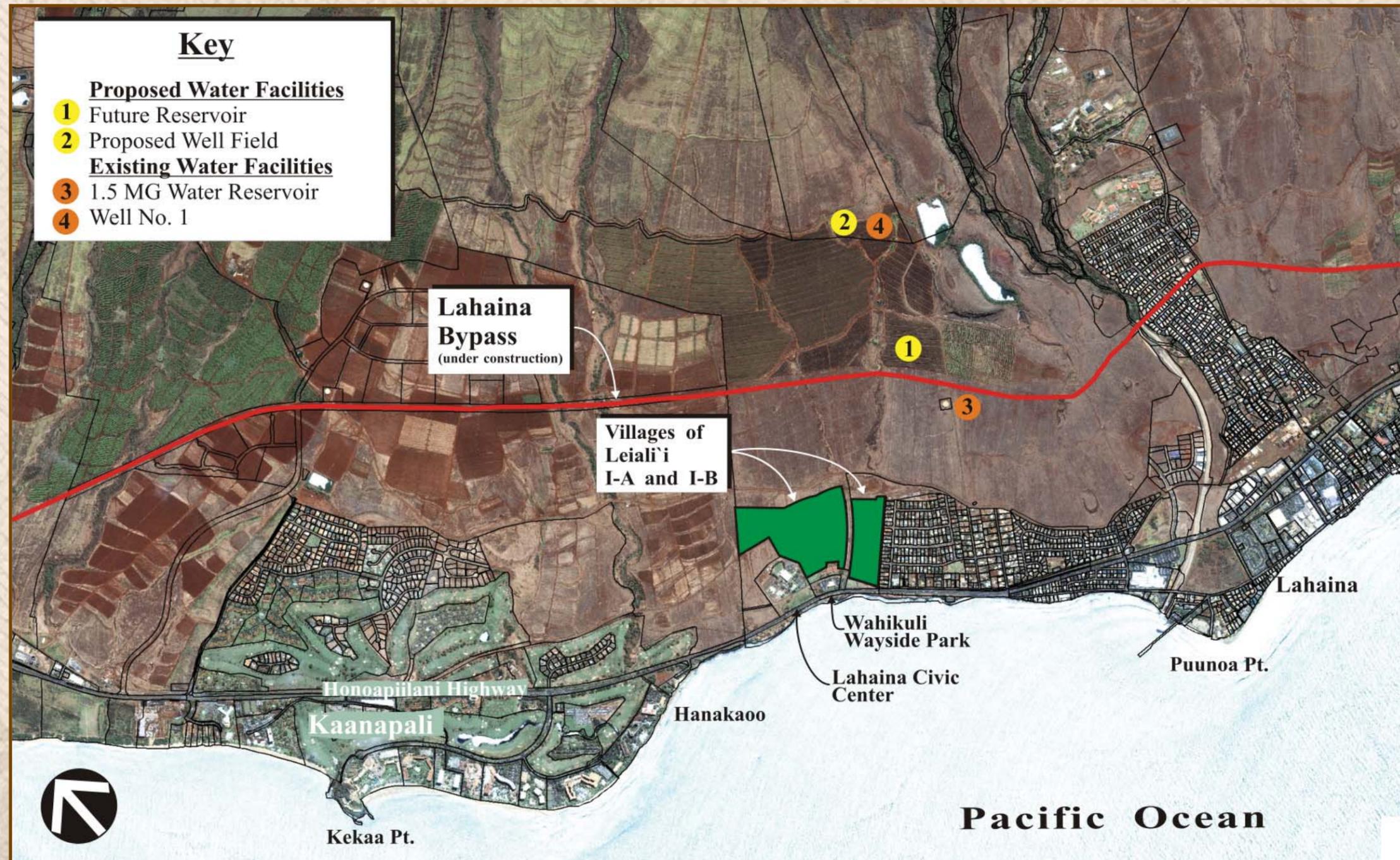
6 Keawe Street

The Keawe Street extension is a 2,470 linear feet connector road, south of the project. The existing Keawe Street currently connects Honoapiilani Highway to Lahaina Business Park. It will have a 60 foot right-of-way. This County of Maui 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 will also be completed, since Federal monies will be used to complete the project. The DPW is processing a request with the Hawaii Housing Finance and Development Corporation of Hawaii (HHFDC) since the Keawe Street extension alignment will require acquisition of a right-of-way through HHFDC land. Estimated cost of improvements is \$3 million.



Infrastructure - Water



Infrastructure - Water Characteristics

BACKGROUND

In the six (6) year County capital improvements program for the Department of Water Supply (DWS), three (3) projects are identified for West Maui: improvements to the Lahaina and Mahinahina Treatment Plants and design funds for the Honokahua Well A improvements. It is noted however, that only the Honokahua Well project may provide additional water supply for the West Maui area and construction funds are not scheduled for allocation until Fiscal Year 2009 (\$2,000,000.00). Further, the DWS noted in the County's Fiscal Year 2007 budget that its Water Use and Development Plan for the County is anticipated to be 60 percent (60%) complete.

PROPOSED WATER INFRASTRUCTURE

1 Future Water System

& **2** For the development of the remaining approximately 4,400 units in the Villages of Leialii master plan, water system improvements (source, storage and transmission) are needed.

The Villages of Leialii master plan estimated a daily demand of 4.2 MGD for the entire build out of the project. To meet the demand, development of six (6) wells rated at 400 to 450 gallons per minute (gpm) with two (2) additional standby wells were proposed in the final Environmental Impact Statement (EIS) for the project.

The Villages of Leialii master plan provided a new 2.5 MG reservoir site, at the approximately 540 foot elevation above the project site. An extension to the existing 16-inch transmission line in the area was proposed to service the storage tank.

Status: The Villages of Leialii master plan provided up to 4,800 residential units, a municipal golf course and some commercial uses. Based on the 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 gpd.

While the number of wells to be developed may be reduced, coordination with the DWS, as well as HHFDC or private landowners mauka of the Villages of Leialii project will be needed to secure lands for well development.

Future Water System (continued)

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

WATER SOURCE

- Potable water is supplied for the West Maui region, from Lahaina to Napili, with the exception of the Ka'anapali and Kapalua resort areas, by the County of Maui, DWS.
- Water is drawn from four (4) wells: Napili Wells 1, 2 and 3 and Honokohau Well A. Water is transported through 13 miles of 8-, 12- and 16-inch lines. Water drawn from Napili wells serve areas north of Dickenson Street in Lahaina Town.

EXISTING WATER INFRASTRUCTURE

3 1.5 Million Gallon Water Storage Tank For The West Maui Area

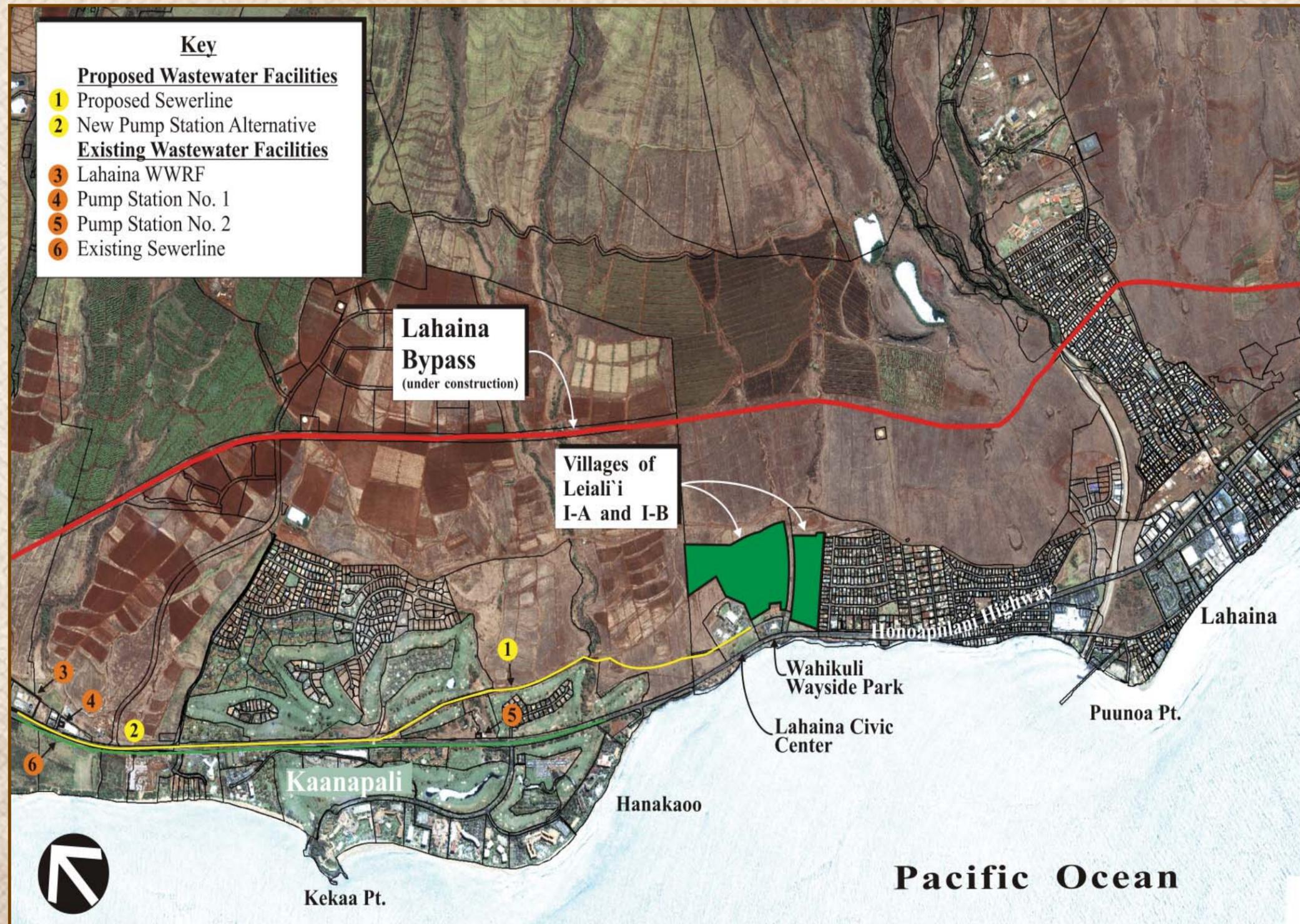
Water for the West Maui area is stored in a 1.5 million gallon (MG) storage tank above Wahikuli; additional water storage is provided by a 1.0 MG tank on Lahainaluna Road, and a 1.0 MG tank at Alaeloa.

4 Well No. 1

Based on information provided by DWS personnel, there is an existing well at approximately 1,050-foot 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 well field development.



Infrastructure - Wastewater



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 are processing a time extension agreement for Village I-A and I-B (357 lots total).

PROPOSED WASTEWATER IMPROVEMENTS

1 New Sewer Line Installation

The 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 road 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 should pursue discussions with the DEM to determine the sizing and location of new sewer lines to service Village I-B.

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 DPWEM 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 (\$20,000,000.00) in the Fiscal Year 2008 (County of Maui, Fiscal Year 2007 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. 1. This improvement will provide for additional capacity. 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 IB, then DHHL will need to fund the improvement.

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, Ka'anapali, Napili-Honokowai and Kapalua areas. About 3.52 MGD are allocated to Ka'anapali 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 DPWEM 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 2008.

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

& 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.

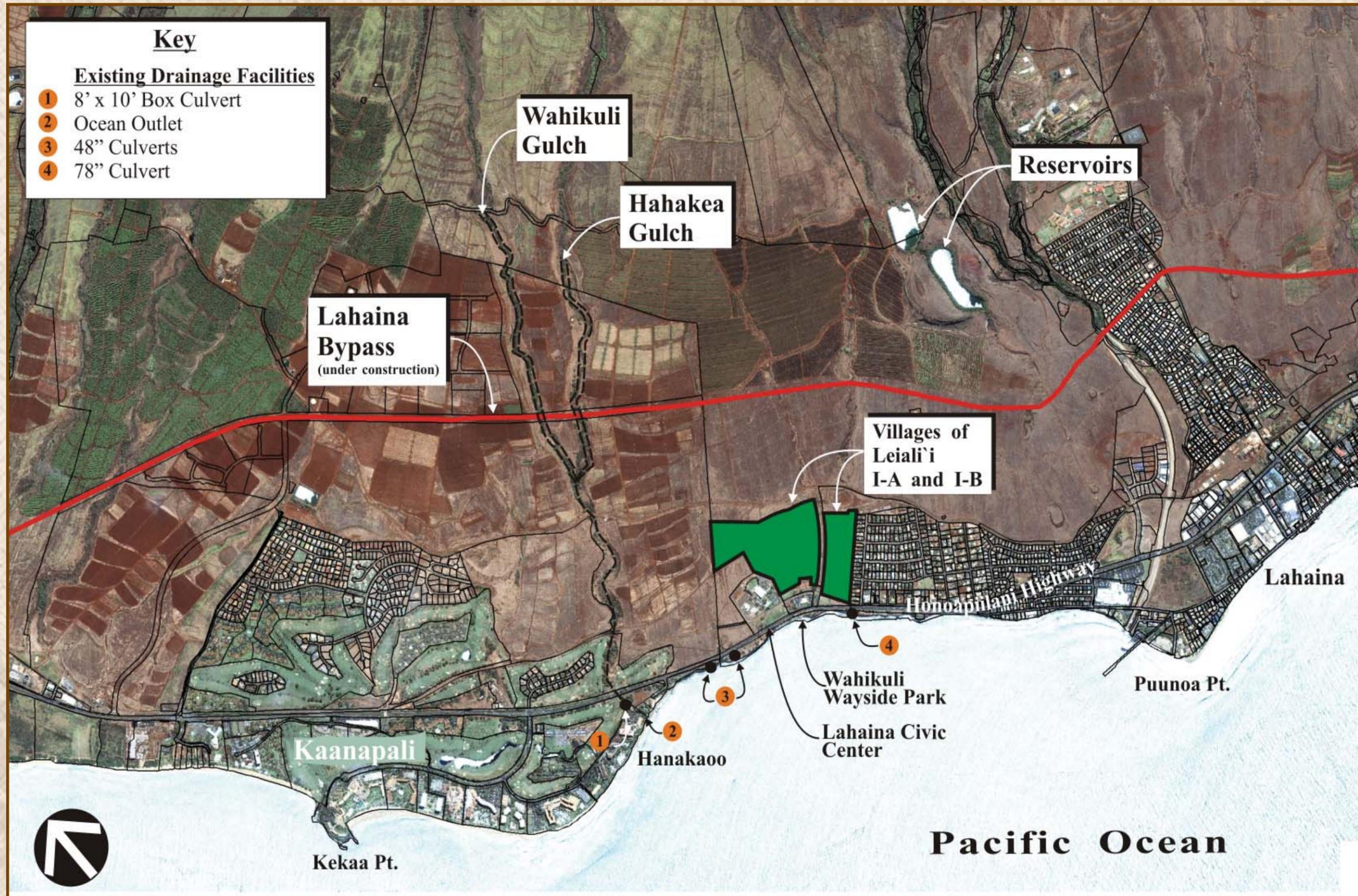
5 Lahaina Pump Stations No. 1 and No. 2 service the Villages of Leiali'i area. Based on discussions with the County of Maui DEM Wastewater Reclamation Division, a replacement of Pump Station No. 1 and improvements to Pump Station No. 2 are being funded in the Fiscal Year 2007 budget (\$7.05 million).

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.



Infrastructure - Drainage



Infrastructure - Drainage Characteristics

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. The Villages of Leialī'i EIS 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.

EXISTING DRAINAGE INFRASTRUCTURE

There is one (1) natural drainage channel (Hahakea 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
- &
- 2 According to the Villages of Leialī'i Final EIS, the northern portion of master planned area, drains into Hahakea Gulch. Flows are carried to the ocean through a box culvert crossing beneath Honoapiilani 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 Hahakea Gulch under the Honoapiilani Highway to discharge into the ocean. During heavy rains, the capacity of these culverts can be exceeded.

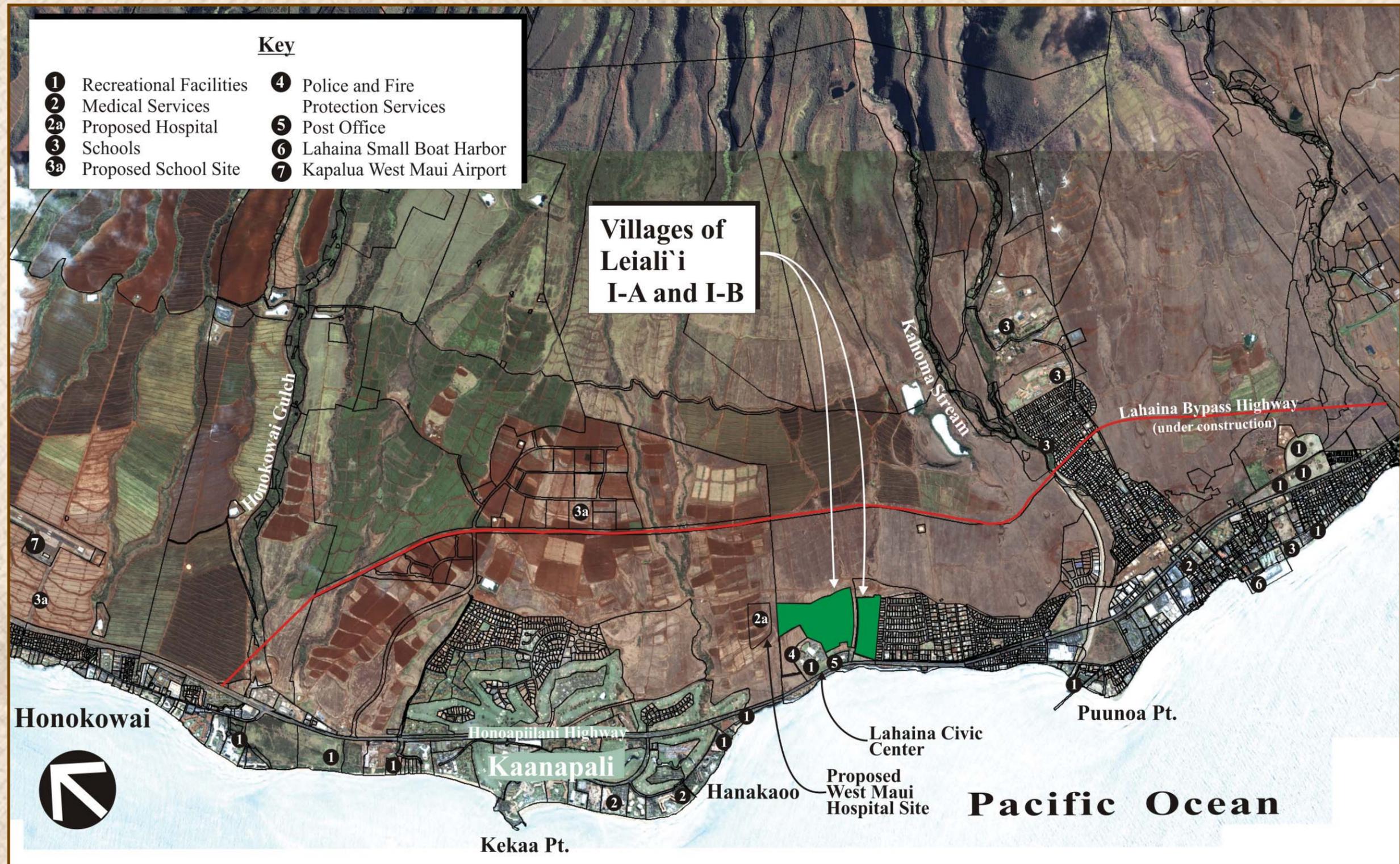
- 4 78-inch Culvert

According to plans for the Village I-A, a 78-inch culvert was installed under the Honoapiilani 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. Ownership and maintenance requirements of these reservoirs needs to be researched further.



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 Center

Future Need - A West Maui Medical Facility is being proposed by West Maui Improvement Foundation, Inc., a 501(c)(3) non-profit organization, for 35 acute care beds with emergency services and administrative support. It will be located within the Ka'anapali 2020 area adjacent to the Villages of Leialii site. The Maui County Council is initiating the Community Plan Amendment, Change In Zoning and District Boundary Amendment land use entitlement actions for the proposed hospital. A Findings of No Significant Impact was issued on the Final Environmental Assessment (EA) by the Maui Planning Commission in August 2007. Review and action by the Maui County Council is anticipated in late 2007.

Police Facilities - Adjacent to the Villages of Leialii 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.

Fire/EMT Facilities - Also adjacent to the Villages of Leialii 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 Napili, 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.

Educational Facilities

	Private/Public	Grades	Capacity	Actual Enrollment 2006-2007	% of Capacity	Projected Enrollment 2011-2012
King Kamehameha III Elementary	Public	K-5	646	738	114%	765
Princess Nahienaena Elementary	Public	K-5	681	625	92%	577
Lahaina Intermediate	Public	6-8	571	584	102%	611
Lahainaluna High	Public	9-12	969	984	102%	972
Sacred Hearts	Private	Pre K-8	N/A	232	--	N/A
Maui Preparatory Academy	Private	Pre K-8	N/A	30+	--	N/A

* Enrollment for 2005-2006 School Year
 + School opened in 2005
 Capacity number in red indicates a school over capacity.

Future Need - Development of Villages of Leialii I-A and I-B is expected to have a population of about 1,071 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

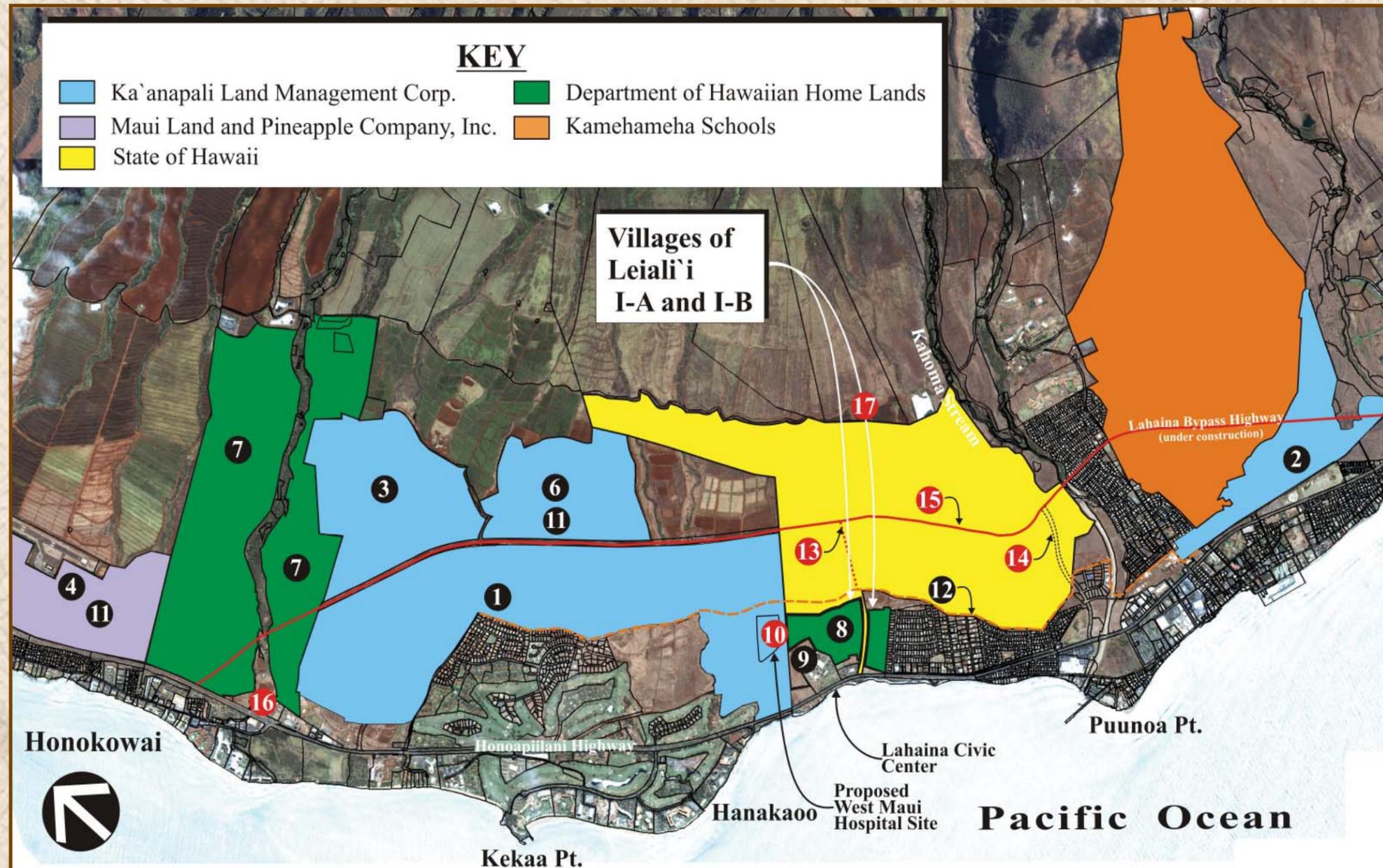
Communications - Sandwich Isles Communications, Inc. will provide telephone service to the area via an underground cable system.

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 Leialii boundary. An electrical substation, proposed for the northern boundary of the Villages of Leialii will be required.

Recreation - West Maui County Parks and Recreation facilities include Wahikuli Wayside Park, Hanakao'o Beach Park, Kamehameha Iki Park, D.T. Fleming Park, Papalua 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 Ka'anapali Resort open for public play.



Development Projects



PRIORITY PROJECTS

- 10. West Maui Medical Facility
- 14. Keawe Street Extension
- 15. Lahaina Bypass Highway
- 16. Lahaina WWRF System Improvements
- 17. Water Source and Storage Development



Development Project Characteristics

Housing

1. Ka`anapali 2020 - Ka`anapali 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)
2. Wainee - Ka`anapali Land Management Corp.
 - Master Planned Community
 - 193 Acres
 - 865 housing units
 - Status: Pending EISPN submittal
 - Exp Comp: Unknown
3. Ka`anapali Coffee Farms - Ka`anapali 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, Zoning and District Boundary Amendment
 - Exp Comp: Unknown
5. Kapalua Mauka - Maui Land & Pineapple Co., Inc.
 - Master Planned Community
 - 925 Acres
 - 690 housing units
 - Status: State and County land use entitlements received
 - Exp Comp: Unknown
6. Pu`ukoli`i Mauka-Ka`anapali Land Management Corp.
 - Master Planned Community
 - 240 Acres
 - 940 housing units; school site also planned
 - Status: Pending amendments to Act 15 entitlements with HHFDC and Land Use Commission
 - Exp Comp: Unknown

Housing (cont.)

7. Honokowai - DHHL
 - Master Planned Community
 - 777 Acres
 - 411 housing units
 - Status: Plan incorporated in DHHL's Maui Island Plan; commercial development proceeding
 - Exp Comp: Unknown
8. Villages of Leiali`i - Village I-A and I-B, DHHL
 - Master Planned Community
 - 75.5 acres
 - Approximately 360 residential units planned by DHHL; 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 IA residents began occupancy in April 2007. All homes anticipated to be occupied by October 2007.

Public/Quasi-Public Facilities

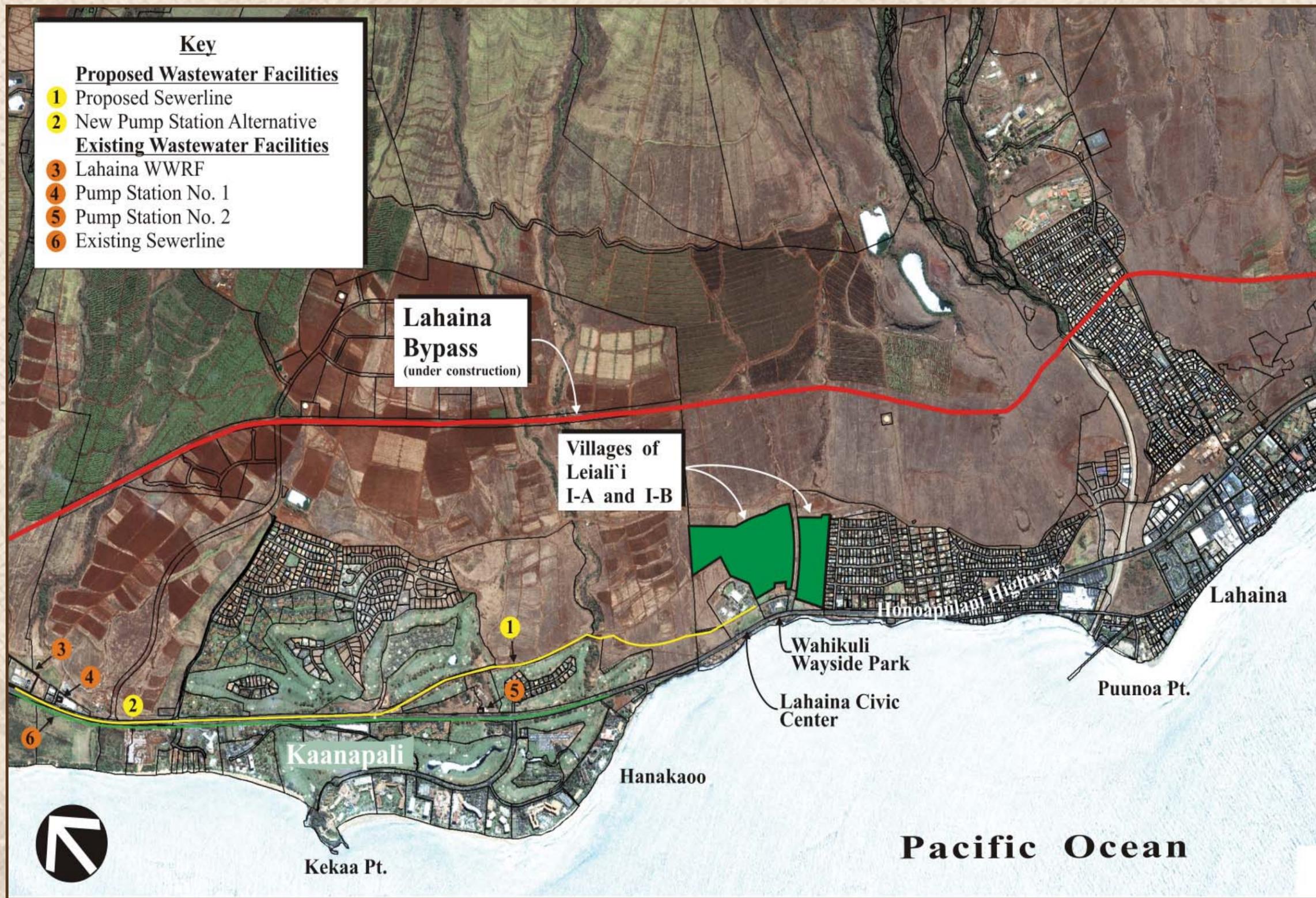
9. Lahaina Civic Center Expansion - County of Maui
 - Parking lot expansion only
 - Status: In planning
 - Exp Comp: Unknown
10. West Maui Medical Facility - West Maui Improvement Foundation, Inc.
 - \$35 Million
 - 15.0 Acres
 - 35.0 acute care beds
 - Status: Final Environmental Assessment completed; Findings of No Significant Impact issued August 2007
 - Exp Comp: 2010
11. 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 in progress with HHFDC; Pulelehua land entitlements pending Maui County Council action. School construction may require independent Environmental Assessment
 - Exp Comp: 2020

Infrastructure

12. Mill Street Extension - Ka`anapali Land Management Corp.
 - Improvement of Cane Haul Road from Puamana area to Pu`ukoli`i Road in the north
 - Cost to be determined
 - Status: Technical reports initiated; pending road design
 - Exp Comp: 2010
13. 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
14. Keawe Street Extension - County of Maui
 - 2,470 feet extension of Keawe Street, connecting future Lahaina Bypass Highway to Lahaina Business Park
 - Cost: \$3.0 million (estimate)
 - Status: Federal Categorical Exclusion in process; environmental assessment process completed; construction drawings proceeding.
 - Exp Comp: Unknown
15. Lahaina Bypass Highway - Department of Transportation
 - Launiupoko to Honokowai
 - Approximately \$177.89 million
 - Status: Phase IA design build contract awarded late 2006
 - Exp Comp: Anticipated 2021 (full build-out)
16. Lahaina WWRF System Improvements - County of Maui
 - Improvements to the Lahaina WWRF are budgeted in the Fiscal Year (FY)2007 County budget for \$2.5 million for design. Construction funds (\$20 million) are scheduled for the FY 2008 budget in the County's six year Capital Improvement Program.
 - Proposed improvements to the LahainaWWRF include upgrades to existing machinery to increase processing capacity to 9.0 mgd.
 - Separately, the County will replace Lahaina Wastewater Pump Station (WWPS) No.1 and improve Lahaina WWPS No. 2 and No. 3 which will improve the overall wastewater service.
 - Cost for the Lahaina WWPS No. 1 , \$7.4 million; Lahaina WWPS No. 2 and No. 3 are planned for FY 2010 and 2011.
 - Exp Comp.: Construction scheduled in FY2008 for Lahaina WWRF. Lahaina WWPS No. 1 construction anticipated in 2008.
17. Water Source and Storage Development - County of Maui, Department of Land and Natural Resources and private developers
 - Cost to be determined depending on scope of work
 - Status: Pending planning and preliminary engineering work
 - Exp Comp: To be determined



Priority Project - Wastewater Capacity Development



Priority Project - Wastewater Capacity Development

Partners - County of Maui, Department of Environmental Management (DEM), Hawaii Housing Finance and Development Corporation (HHFDC), Ka'anapali Land Management Corp. and DHHL.

Location - Village I-A has wastewater infrastructure installed onsite; Village I-B will need to be connected to Pump Station No. 1, located north of the project area at the Lahaina WWRF.

Cost - Improvements to the Lahaina Wastewater Reclamation Facility (WWRF) are budgeted in the Fiscal Year (FY)2007 County budget for \$2.5 million for design. Construction funds (\$20 million) are scheduled for the FY 2008 budget in the County's six year Capital Improvement Program. Separately, the DEM is proposing the replacement of Lahaina Wastewater Pump Station (WWPS) No.1 and improvements to Lahaina WWPS No. 2 and No. 3 which will improve the overall wastewater service in the area. Cost for the Lahaina WWPS No. 1 improvements is budgeted for \$7.4 million in FY 2007 while Lahaina WWPS No. 2 and No. 3 are planned for FY 2010 and FY2011.

Status - Design study for Lahaina WWRF completed in 2006 by the (formerly Department of Public Works and Environmental Management) DEM. Preliminary design for Lahaina WWRF improvements to be completed in FY 2007, with construction scheduled in FY 2008. Preliminary design for Lahaina WWPS No. 1 to be completed in FY 2007, with construction anticipated to begin in FY 2007.

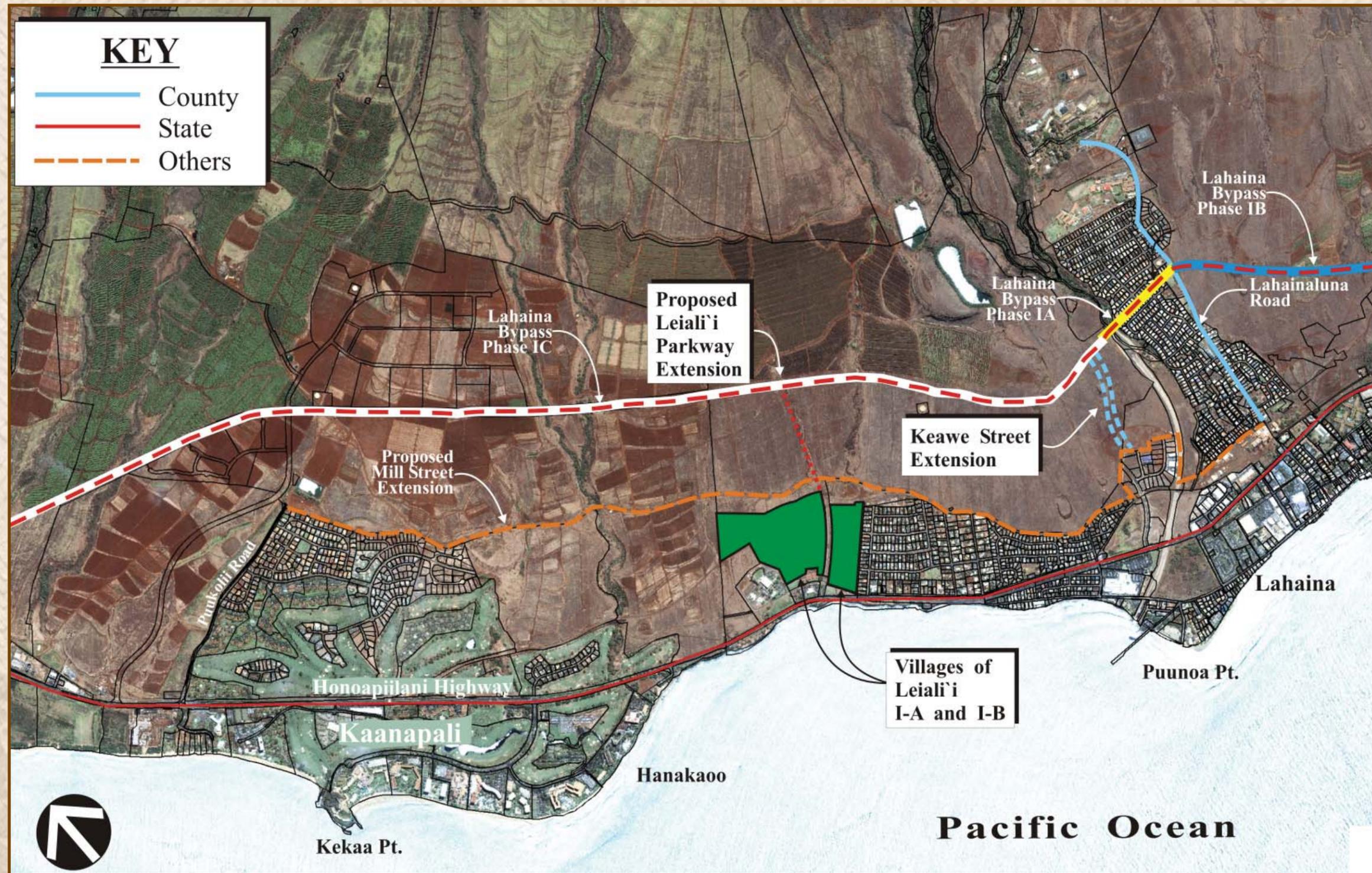
Description - The Villages of Leialii EIS recommended that a new transmission and pump system be installed between the Villages of Leialii and Lahaina WWRF for all 14 Villages. Approximately 14,000 feet of 27-inch diameter gravity line would be installed along a cane haul road to 2,000 feet southwest of plant, where a new pump station would be installed. Flows would be pumped to the existing treatment plant via a 20-inch force main. Proposed improvements to the Lahaina WWRF include by the DEM upgrades to existing machinery to increase processing capacity to 9.0 mgd. Currently, the Lahaina WWRF has a service capacity of 9.0 mgd with average dry weather flows.

CRITICAL PATH

- Wastewater Agreement with DEM needs to be extended to ensure wastewater capacity for Villages of Leialii I-B and possible additional development by DHHL; agreement extension between DHHL and DEM is being processed.
- Coordination with Ka'anapali Land Management Corp. (KLMC) should be undertaken, since a portion of the proposed alignment of sewerline traverses the Ka'anapali 2020 plan area.
- Opportunities for partnership on development of sewer line may be available with KLMC.
- DHHL to conduct preliminary testing to determine capacity of existing sewer lines in area for Village I-B.
- Financing to be secured for sewer system improvements within Village I-B.



Priority Project - Keawe Street Extension and Leiali'i Parkway Connection



Priority Project - Keawe Street Extension and Leiali`i Parkway Connection

Partners - County of Maui, Department of Planning and Department of Public Works (DPW), State Department of Transportation (SDOT), Ka`anapali Land Management Corp. (KLMC), Hawaii Housing Finance and Development Corporation (HHFDC), U. S. Post Office and DHHL.

Location - Extension of existing Keawe Street, within Lahaina Business Park and eventual connector to Lahaina Bypass Highway. Existing Leiali`i Parkway extends from Honoapiilani Highway to the eastern boundary of Villages I-A and I-B.

Cost - Keawe Street extension estimated at \$3 million (includes Federal funds); Leialii Parkway extension cost to be determined by design.

Status - DPW completed Final Environmental Assessment (EA) for Keawe Street extension in June 2007; Federal Categorical Exclusion pending for project. Coordination between DPW and SDOT on-going as Keawe Street extension will tie-in to Phase IA of the Lahaina Bypass Highway. Construction anticipated to begin in 2008. Leiali`i Parkway extension in preliminary discussion; coordination with DHHL, HHFDC and SDOT needed for design of connection to Lahaina Bypass Highway. A portion of the Leiali`i Parkway extension would traverse lands owned by HHFDC. Coordination also needed to seek placement of project on State Transportation Improvement Project (STIP) list for Federal funding. Additional discussion needed with KLMC to determine if connection to future Mill Street extension feasible.

Description - The proposed Keawe Street extension will involve an approximate 2,500-linear foot road extension of the existing Keawe Street in Lahaina town to connect to Phase IA of the SDOT's Lahaina Bypass Highway. This connection will serve to alleviate congestion at the Honoapiilani Highway and Lahainaluna Road intersection and provide an alternate route for access to three (3) Department of Education schools located on Lahainaluna Road. The Leiali`i Parkway extension will provide a second vehicle ingress and egress from the Villages of Leiali`i. Coordination should be sought to confirm alignment and design, as well as construction schedules with the proposed Lahaina Bypass Highway as well as the Mill Street extension.

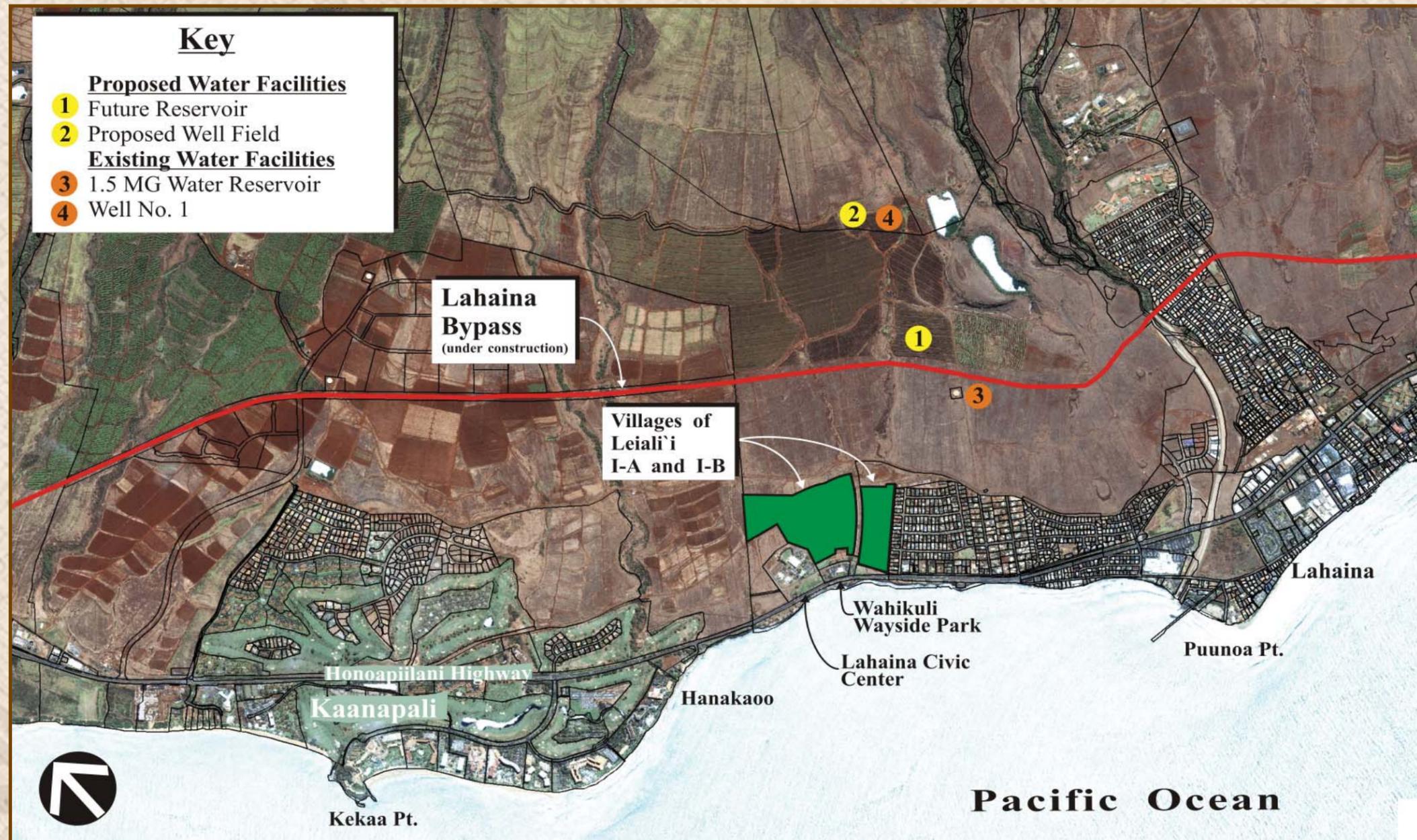
Estimated Completion Date - Keawe Street Extension, 2009; Leiali`i Parkway Extension, 2012

CRITICAL PATH

- Coordination with various surrounding landowners and U.S. Postal Service should be undertaken, since a portion of the proposed Leiali`i Parkway extension will traverse through proposed developments.
- Include U. S. Post Office in discussion of improvements for Leiali`i Parkway. Improvements may affect current post office traffic flows.
- Coordination with SDOT needed to determine if Leiali`i Parkway extension eligible for Federal funding and to facilitate design of roadway connection.
- Coordination needed with HHFDC to determine timeline for additional development at Villages of Leiali`i and configurations of subdivisions in the area.
- Environmental mitigation to be addressed during Chapter 343, HRS environmental assessment for the proposed Leiali`i Parkway extension. Keawe Street extension project has completed its environmental review.



Priority Project - Water Source and Storage Development



Priority Project - Water Source and Storage Development

Partners - County of Maui, Department of Water Supply (DWS), Hawaii Housing Finance and Development Corporation (HHFDC), Department of Land and Natural Resources (DLNR) and DHHL.

Location - Village I-A has water infrastructure installed; Village I-B will need to be connected to County water facilities. Village IB has a water meter reservation with DWS. Any additional future development of the Villages of Leiali'i will likely require the development of water source as well as construction of storage and transmission infrastructure.

Cost - Unknown for construction of infrastructure; water meter fee for Village I-B estimated at \$2 million for proposed single-family residences.

Status - Groundwater sources identified in Villages of Leiali'i EIS for the overall master plan included the development of a well field mauka of the Villages of Leiali'i development. Preliminary discussions underway with DWS personnel regarding infrastructure requirements for Village I-B.

Description - In discussions with DWS personnel, it was confirmed that a water meter reservation exists for Village IB. As such, plans will need to be developed for Village IB and infrastructure systems designed for the installation of the water meters.

For future development at the Villages of Leiali'i, water source, storage and transmission will need to be developed. Mauka of the Villages of Leiali'i I-A and I-B, at the 1,000-foot elevation of upper Wahikuli, a well field consisting of eight (8) deep wells is proposed for the complete build-out of 4,800 units proposed in the master plan. Development of source supply, transmission lines and storage capacity are necessary to supplement the DWS West Maui system. Coordination with HHFDC is needed to determine development time frame for their portion of the Villages of Leiali'i. DLNR coordination also necessary to determine if partnership is feasible for the development of additional water resources for other State projects in the area. Joint funding request with HHFDC may be possible for State Capital Improvements budget. Storage facilities should be planned for greater capacity than needed to plan for additional future development at the Villages of Leiali'i by the DHHL.

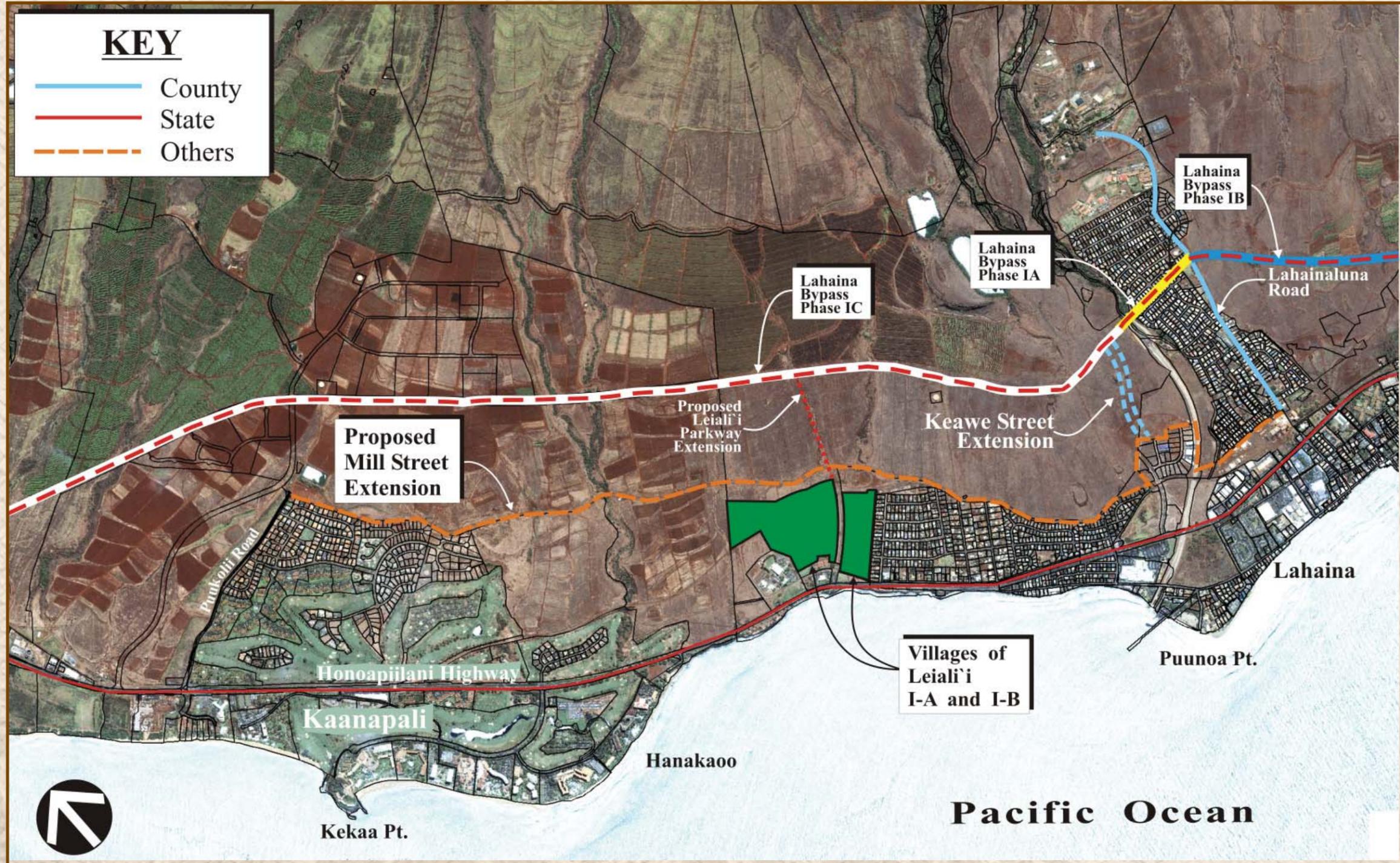
Estimated Completion Date - Water meter reservation fee for Village I-B to be paid by 2010; future source, storage and transmission to be determined.

CRITICAL PATH

- Coordination with the DWS, HHFDC and DLNR should be undertaken, since groundwater sources have been identified above the Villages of Leiali'i I-A and I-B area.
- Financing to be determined upon confirmation of project scope and determination of additional partners and/or qualification of DLNR funds for project.
- Environmental mitigation – to be addressed during Chapter 343, HRS environmental assessment for development of water source, storage and transmission. Department of Health permits 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 quality of water.



Priority Project - Lahaina Bypass Highway



Priority Project - Lahaina Bypass Highway

Partners - State of Hawaii, Department of Transportation and Hawaii Housing Finance and Development Corporation (HHFDC)

Location - Extends from Launiupoko to Honokowai with connector roads constructed between the Honoapiilani Highway and proposed Lahaina Bypass and key locations. Phase IA involves the construction of a two-lane roadway between the Keawe Street extension and Lahainaluna Road.

Cost - Approximately \$177.89 million for the entire project.

Status - Phase IA scheduled to begin construction in August 2007. Phase IA has been awarded as a design/build contract.

Description - The proposed transportation facility will run mauka of and parallel to the existing Honoapiilani Highway. The proposed highway traverses the Villages of Leialii master plan area, approximately 3,000 feet east of Village I-A. The proposed highway will serve as means of alternative access to the Villages of Leialii and the surrounding area. The Keawe Street extension south of the Villages of Leialii, the Ka'anapali Connector, north of the Villages of Leialii, and the Leialii Parkway will serve as connectors between the Bypass and Honoapiilani Highway in the vicinity of the Villages of Leialii.

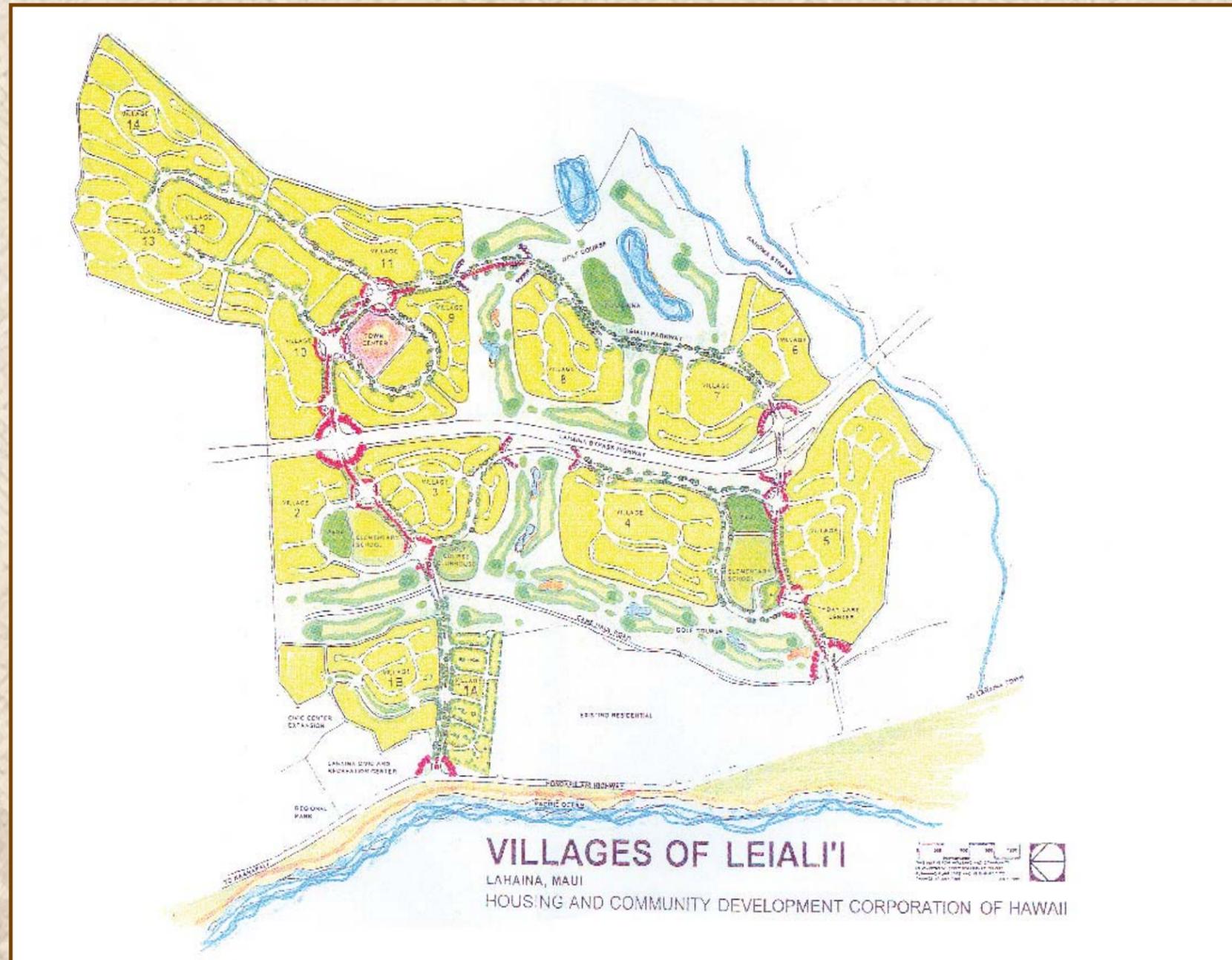
Estimated Completion Date - The last section of the Lahaina Bypass Highway (Phase IC) is tentatively scheduled to begin in 2012. The entire Lahaina Bypass Highway anticipated completion by 2021.

CRITICAL PATH

- Coordination with the State Department of Transportation should be undertaken, since the proposed highway will serve as an alternative access to the Villages of Leialii.
- Funding for design of Phase IB of the Lahaina Bypass Highway (Lahainaluna Road to Puamana) estimated at \$1.5 million. Design funds included in Statewide Transportation Improvement Program (STIP) for Fiscal Year 2008. Construction funds to be secured in next State biennial budget. Land acquisition also needed for Phase IB. SDOT estimates construction for Phase IB to begin in 2009 with completion in 2011.
- Funding for design of Phase IC of the Lahaina Bypass Highway (Keawe Street to Ka'anapali Connector) to be designated on STIP. Construction and land acquisition funds to follow on STIP budget. SDOT estimates construction of Phase IC in 2012, with completion in 2016. Extension of the Leialii Parkway should be included in this phase of the Lahaina Bypass Highway.



Priority Project - Acquisition of Additional Lands at Villages of Leiali`i



* Note: Original Villages of Leialii Master Plan Included for Discussion Purposes Only.



Priority Project - Acquisition of Additional Lands at Villages of Leialii

Partners - Hawai'i Housing Finance and Development Corporation (HHFDC), Department of Land and Natural Resources (DLNR), Board of Land and Natural Resources (BLNR) and DHHL.

Location - The master planned Villages of Leialii called for the development of 1,120 acres with up to 4,800 residential units. Included in the master plan were areas for a school, parks and a public golf course.

Status - Preliminary discussions initiated with HHFDC, who owns the remaining land at the Villages of Leialii. Processing of request by the DLNR and final action by the BLNR will be required for the transfer of additional lands.

Description - DHHL is seeking additional lands at the Villages of Leialii to develop housing for its beneficiaries. This presents the opportunity for DHHL and HHFDC to reconsider the overall master plan for the Village of Leialii. Expansion of the DHHL housing in the area will allow for the greater investment in infrastructure that can be utilized by more residences. This is also an opportunity to take into consideration comments received from beneficiaries and stakeholders in the West Maui area. DHHL and HHFDC will review the possibility of lands for parks, recreational and community areas, kupuna housing and a school.

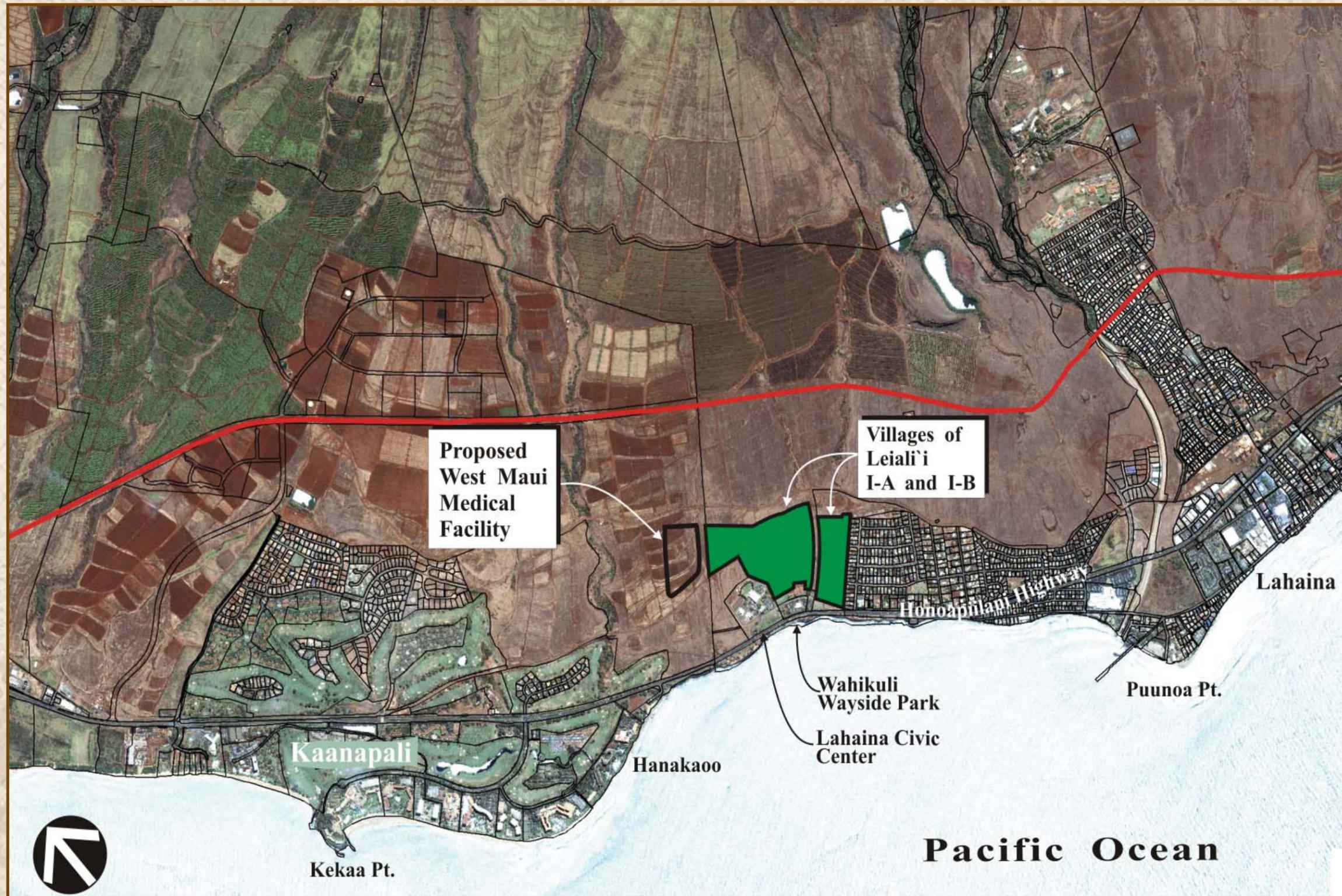
Estimated Completion Date - 2009 for acquisition of additional lands; planning and construction of residential units to follow.

CRITICAL PATH

- Preparation of timeline for decision making.
- Develop agreement between HHFDC and DHHL for acquisition of lands.
- Transfer development rights/authority from HHFDC to DHHL via DLNR and BLNR action.
- Planning of residential subdivision and subdivision action for roadways and easements needed following transfer of lands.
- Costs to be determined pending transfer agreement from HHFDC.



Priority Project - West Maui Medical Facility



Priority Project - West Maui Medical Facility

Partners - West Maui Improvement Foundation, Inc., County of Maui and Ka'anapali Land Management Corp.

Location - Adjacent to Village I-B of Villages of Leialī'i.

Cost - Approximately \$35 million

Status - In February 2007, the Maui County Council initiated the Community Plan Amendment, Change in Zoning and District Boundary Amendment land entitlement actions for the proposed medical facility. A Draft Environmental Assessment (Draft EA) was prepared and reviewed by the Maui Planning Commission (MPC). A Findings of No Significant Impact was issued by the MPC on the Final EA in August 2007. Certificate of Need (CON) application to be submitted to State Health Planning and Development Agency (SHPDA) in late 2007.

Description - The proposed facility, which will consist of 35 acute-care beds, will offer emergency services, medical offices and surgery facilities. The medical facility will occupy approximately one-quarter of an approximately 15-acre site which will allow for future expansion. Based on comments received from beneficiaries and stakeholders in the West Maui area, appropriate partners will also pursue options to support expansion of medical services in West Maui, such as the creation of a hospital, the addition of Air Ambulance service, 24/7 emergency room services and support for the Maui Memorial Medical Center, the island's only full service hospital facility. Future expansion of the proposed West Maui Medical Facility should also be reviewed to service the growing population in the area.

Estimated Completion Date - 2010

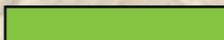
CRITICAL PATH

- Environmental Assessment (EA) reviewed by the MPC and comments received from Federal, State and County agencies; Final EA acceptance and Findings of No Significant Impact issued in August 2007.
- Land entitlement actions to be completed following completion of EA process. Scheduling of review by MPC and final action by Maui County Council.
- Filing of CON application and approval needed by SHPDA.
- Continued support and testimony needed at MPC, Maui County Council and SHPDA hearings.
- Coordination with West Maui Improvement Foundation and Ka'anapali Land Management Corp. needed for roadway access purposes.
- Financing for construction to be secured; preliminary development plans for the medical facility will be prepared by the project's developer.



Project Tracking

	PROJECT	TYPE	LEAD	4Q 2006	1Q 2007	2Q 2007	3Q 2007	4Q 2007	1Q 2008	2Q 2008	3Q 2008	4Q 2008	1Q 2009	2Q 2009	3Q 2009	4Q 2009	1Q 2010
1	Water Supply Capacity Development	Water System	DHHL						Initiate discussions w/DWS and private landowners for future water system								
2	Lahaina Wastewater System Improvements	Wastewater System	DEM				Initiate studies and design				Estimated construction initiation						
3	Keawe Street Extension and Leialii Parkway Extension	Road Improvements	DHHL, SDOT, DPW			Final EA completed; FONSI issued (Keawe St)	Construction bid process for Keawe St		Estimated construction initiation for Keawe St								
4	Lahaina Bypass Highway	Road Improvement	SDOT	Design/build contract awarded for Phase IA					Estimated construction initiation for Phase IA								
5	Land Acquisition at Villages of Leialii	Land Development	DHHL			Discussions initiated with HHFDC and DLNR for additional lands									Estimated completion of land acquisition		
6	West Maui Medical Facility	Medical Facility	West Maui Improvement Foundation; Ka'anapali Land Mgmt Corp		Draft EA filed; Anticipated FONSI granted		Filing of Final EA; Maui Planning Commission hearing; FONSI issued										
7	Ka'anapali 2020	Master-Planned Community	Ka'anapali Land Mgmt Corp														
8	Wainee Residential	Master-Planned Community	Ka'anapali Land Mgmt Corp														
9	Ka'anapali Coffee Farms	Agriculture Subdivision	Ka'anapali Land Mgmt Corp		Lot sales initiated		Estimated completion of subdivision improvements										
10	Pulelehua Community	Master-Planned Community	Maui Land & Pineapple Co.						Anticipated Maui County Council hearing								
11	Kapalua Mauka	Residential Subdivision	Maui Land & Pineapple Co.														
12	Pu'ukoli'i Mauka Community	Master-Planned Community	Ka'anapali Land Mgmt Corp					Anticipated meeting with LUC on Project Amendments									
13	Honokowai Community	Residential and commercial subdivision	DHHL														
14	Lahaina Civic Center Expansion	Park Improvement	Dept. of Parks & Recreation														
15	School Development	School	DOE														
16	Mill Street Extension	Road Improvement	Ka'anapali Land Mgmt Corp	Technical studies initiated													

Priority Projects 

Other Important Projects to Track 



Contact Information



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