

SOUTH MAUI COMMUNITY PLAN

An Interpretation of Maui County’s Public Record

1998 plan implementation • existing obligations • infrastructure capacity • proposed future growth

Submitted in connection with Bill 108 (2026), DRIP-25 | Edward Codelia, Maui Resident

Purpose and evidence standard

This independent public-record interpretation adds a historical baseline missing from the earlier draft: the County’s own 2025 action-by-action implementation status for the 1998 Kihei–Mākena Community Plan. It distinguishes reported administrative completion from verified physical delivery. It is not an engineering, legal, financial, entitlement, or evacuation certification. Reported statuses are as of the County’s 2025 report (transmitted January 2026), not a claim that nothing has changed since.

1 | What the County says happened under the 1998 plan

The 2025 Annual General Plan Implementation Report identifies 58 implementing actions in the Kihei–Mākena Community Plan. Its Exhibit 4 reports the following statuses, based on responsible-agency reporting [1]:

County-reported status	Actions	Share
Completed	20	34%
Ongoing	12	21%
In progress	19	33%
Not begun	7	12%
TOTAL	58	100%

Thus 26 of 58 actions were not reported completed or ongoing, and 38 of 58 were not reported completed. Ongoing work can be appropriate for continuing duties; it should not be misrepresented as failure or as a finished capital project. These figures describe plan action statuses, not a percentage of dollars spent or infrastructure delivered.

Examples: completed actions reported by the County

- Expansion of firefighting/rescue capability, including Wailea-area fire/ambulance provision and ladder truck (action 2; the report groups these within one completed action).
- Preparation of an Open Space Master Plan (action 26); wetland enhancement at Kihei Franks and adjoining County land (action 35).
- Provision of a regional police station (action 37).
- Road C and Road B actions (41 and 43); a Kihei flood analysis and regional drainage master plan (action 45).
- Other-agency actions reported completed include locating a Kihei high-school site (action 58), the north-Kihei elementary-school-site consideration (54), and certain Pi’ilani Highway access/signal measures (49–50).

These are the County’s classifications in Exhibit 4 [1]. They do not independently establish each facility’s date of completion, full original scope, present condition, or whether the result meets current demand.

Examples: obligations not reported complete

- North–South Collector Road from Uwapo Road toward Keonekai Road: in progress (action 42).
- Road A: in progress (action 44); Pi'ilani Highway widening from Mokulele Highway to Wailea Ike Drive: in progress under the other-agency category (action 48).
- Reducing reliance on wastewater injection wells: in progress (action 1).
- Historic/cultural overlay and indigenous architecture ordinances; old Mākena Road standards; regional urban design guidelines: in progress (actions 30, 31, 33).
- Height and density limits mauka of Pi'ilani Highway to protect views: not begun (action 20).
- Regional economic statistics database and support for overnight campsites: not begun (actions 6 and 11); Mā'alaea–Keālia bypass planning/design support: not begun (47).

A reported completed drainage study is not proof that the drainage works it identifies have been built. Likewise, a road marked in progress is not a completed alternate evacuation route. The new plan should distinguish studies, adopted standards, funded construction, operating assets and continuing programs.

2 | The 2023-to-2025 implementation record

The County's 2023 status table reported 45 County-assigned actions: 12 completed, 18 in progress, 9 ongoing and 6 not begun; separately, 13 state/federal/other actions were 7 completed, 2 in progress, 2 ongoing and 2 not begun. Combined, the 2023 table showed 19 completed, 20 in progress, 11 ongoing and 8 not begun across 58 actions [2]. The 2025 Exhibit 4 reports 20 completed, 19 in progress, 12 ongoing and 7 not begun [1]. This is a comparison of published snapshots, not a verified item-by-item transition ledger.

3 | Development already approved and additional potential

September 2026 reporting attributes to Planning Director Jacky Takakura 4,552 already-approved housing units and approximately 3,500 additional potential units under discussion [3]. The arithmetic total, 8,052, combines different approval categories: it is neither an occupancy forecast nor proof of available utility service. A parcel/project register should reconcile existing built units, approvals still valid and unbuilt, project conditions, infrastructure commitments, and new plan potential without double-counting.

4 | Water, wastewater and emergency capacity

The reported August 2026 DWS assessment described the shared Central Maui source system serving South Maui at 98–100% of maximum reliable capacity and without additional source capacity for new or expanded service; approximately 8.3 million gallons per day of South Maui supply was attributed to the 'Īao aquifer [3,4]. Neither number is a certified South Maui-specific balance of remaining capacity. It would be incorrect to infer spare capacity by subtracting 98% from 100%.

The County should present, for each infrastructure system and relevant service geography: reliable capacity; measured current resident and visitor peak demand; legally committed demand from approved-but-unbuilt projects; necessary emergency/reliability reserve; deficiencies; and funded additions with actual in-service dates. A conceptual balance is reliable capacity minus current demand minus committed demand minus reserve, subject to system-specific engineering and operating limitations.

For evacuation, proposed GIS, road connections, private-road access and other measures should be distinguished from routes that are available and operable under credible wildfire, tsunami, communications-loss and blocked-road scenarios. September 2026 MEMA/Recovery correspondence establishes active review, not a certified evacuation result [5].

5 | Cost and fiscal accountability

September reporting described 145 draft implementation actions: 80 with cost estimates, 50 without, and 15 marked not applicable. Approximately \$554 million in identified costs is incomplete and does not establish funding. The approximately \$373 million transportation priorities in Appendix H are in 2022 dollars and may overlap with the implementation total; the two amounts should not simply be added [3].

The County should match each carried-forward and new action to a lead department, estimated capital and operating costs, price year, appropriation or other funding, developer obligation if any, schedule and evidence of delivery. A separate regional fiscal accounting should distinguish revenues generated in South Maui from actual County expenditures and legally restricted funds; this review does not claim that a particular revenue amount is owed back to the region.

6 | Existing accommodations and land-use assumptions

Bill 9/Ordinance 5909 provides future phase-out dates for transient vacation rental use in A-1/A-2 Apartment Districts. H-3/H-4 districts create a potential application pathway for qualifying properties, not automatic parcel rezoning [6]. Bill 108 should reconcile current lawful uses, verified resident occupancy, visitor accommodation, prospective conversions and approved-but-unbuilt demand. Tax classifications or sales listings alone do not establish residential occupancy.

7 | Findings for DRIP and the full Council

1. The County has already produced a measurable historical implementation record. The 2025 record reports 20 completed, 12 ongoing, 19 in-progress and 7 not-begun actions under the 1998 plan. This should be the starting point for Bill 108, not an unanswered rhetorical question.
2. Before DRIP forwards recommendations, identify the 1998 actions to close, carry forward, revise or discontinue, and explain how each consequential unresolved obligation is treated in Bill 108.
3. Separate correction of existing deficiencies, servicing previously approved projects, and identification of new development potential. A community-plan designation is not itself an individual development permit.
4. Ask responsible departments to reconcile current demand, committed demand, reliable infrastructure capacity and reserves. Do not present this independent interpretation as a certified capacity study.
5. Require an implementation schedule that distinguishes priority from funding and completion. The full Council can then evaluate the proposed plan with both the County's historical record and a transparent account of remaining obligations.

Sources and qualifications

[1] Maui County Planning Department, 2025 Annual General Plan Implementation Report (transmitted Jan. 14, 2026), Exhibit 4, Kihei-Mākena entries 1–58, PDF pp. 124–129:

<https://www.mauicounty.gov/DocumentCenter/View/157555/2025-Annual-General-Plan-Implementation-Report>

[2] Maui County Planning Department, 2023 Annual Status Report on Implementation of Community Plans, Table 1: <https://www.mauicounty.gov/DocumentCenter/View/148828>

[3] Brian Perry, Maui Now, Sept. 19–20, 2026, South Maui infrastructure deficiencies and costs: <https://mauinow.com/2026/09/19/maui-county-council-panel-confronts-infrastructure-deficiencies-and-costs-in-south-maui-plan-update/>

[4] Brian Perry, Maui Now, Sept. 23, 2026, fiscal-program requirements:

<https://mauiNOW.com/2026/09/23/corp-counsel-south-maui-plan-meets-legal-minimum-on-costs-but-council-can-demand-more/>

[5] DRIP correspondence Sept. 28–30, 2026, MEMA, Office of Recovery and Public Works, as identified in previously supplied committee materials.

[6] County Bill 88 (2026) docket:

[https://mauicounty.legistar.com/LegislationDetail.aspx?GUID=485621FD-F465-43E4-AD71-](https://mauicounty.legistar.com/LegislationDetail.aspx?GUID=485621FD-F465-43E4-AD71-F13034C3273D&ID=8034123)

[F13034C3273D&ID=8034123](https://mauicounty.legistar.com/LegislationDetail.aspx?GUID=485621FD-F465-43E4-AD71-F13034C3273D&ID=8034123) ; County adopted Bill 9: [https://www.mauicounty.gov/1830/Legislation---](https://www.mauicounty.gov/1830/Legislation---Adopted)
Adopted

[7] County South Maui plan update, source documents and 1998 plan:

<https://southmaui.wearemaui.org/update-process/> ; Bill 108 docket:

[https://mauicounty.legistar.com/LegislationDetail.aspx?GUID=1BC77D2C-C4AE-440B-AC56-](https://mauicounty.legistar.com/LegislationDetail.aspx?GUID=1BC77D2C-C4AE-440B-AC56-A84DEBB81763&ID=8209231)
[A84DEBB81763&ID=8209231](https://mauicounty.legistar.com/LegislationDetail.aspx?GUID=1BC77D2C-C4AE-440B-AC56-A84DEBB81763&ID=8209231)

Evidence note: Status labels are County/agency reports, not independently audited physical-delivery findings. Later agency updates, amendments and project-specific records may change individual entries. This report is an independent interpretation submitted for public review.