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Attorneys for COUNTY OF MAUI,
DEPARTMENT OF WATER SUPPLY

COMMISSION ON WATER RESOURCE MANAGEMENT

STATE OF HAWAII

PETITION TO AMEND INTERIM
INSTREAM FLOW STANDARDS FOR
HONOPOU, HUELO (PUOLUA),
HANEHOI, WAIKAMOI, ALO,
WAHINEPEE, PUOHOKAMOA,
HAIPUAENA, PUNALAU/KOLEA,
HONOMANU, NUAAILUA, PIINAAU,
PALAUHULU, OHIA (WAIANU),
WAIKAMILO, KUALANI, WAILUANUI,
WEST WAILUAIKI, EAST WAILUAIKI,
KOPILIULA, PUAKEA, WAIQHUE,
PAAKEA, WAIATAKA, KAPAULA,
HANAWI, and MAKAPIPI STREAMS

CASE NO. CCH-MA13-01

COUNTY OF MAUI, DEPARTMENT OF
WATER SUPPLY'S REOPENING
EXHIBIT LIST; REOPENING EXHIBITS
"B-063" – "B-072"; CERTIFICATE OF
SERVICE

COUNTY OF MAUI, DEPARTMENT OF WATER SUPPLY'S
REOPENING EXHIBIT LIST

Exhibit No.	Description	References	Admitted in Evidence
B-063	Maui Island Plan/General Plan 2030, Chapter 7: Land Use	Reopening Opening Brief, pp. 3 n. 1, 9, 11; Declaration of Kathleen Aoki on Reopening (“Aoiki Reopening Dec.”) ¶ 8	
B-064	Excerpts from Countywide Policy Plan	Reopening Opening Brief pp. 7, 8; Aoiki Reopening Dec. ¶¶ 4, 5, 6	
B-065	Maui Island Plan/General Plan 2030, Chapter 1: Introduction	Reopening Opening Brief p. 9; Aoiki Reopening Dec. ¶ 9.	
B-066	Maui Island Plan/General Plan 2030, Chapter 4: Economic Development	Reopening Opening Brief pp. 9, 10; Aoiki Reopening Dec. ¶ 10	
B-067	Maui Island Plan/General Plan 2030, Chapter 8: Directed Growth Plan	Reopening Opening Brief p. 10; Aoiki Reopening Dec. ¶ 11	
B-068	Map of Maui Island’s Six Community Plan Districts	Reopening Opening Brief p. 11; Aoiki Reopening Dec. ¶¶ 13, 14.	
B-069	Excerpts from Makawao-Pukalani-Kula/Upcountry Maui Community Plan	Reopening Opening Brief pp. 11, 12; Aoiki Reopening Dec. ¶16.	
B-070	Excerpts from Paia-Haiku//North Mau Community Plan	Reopening Opening Brief pp. 12, 13; Aoiki Reopening Dec. ¶ 18.	
B-071	Excerpts from Wailuku-Kahului//Central Mau Community Plan	Reopening Opening Brief p. 13; Aoiki Reopening Dec. ¶ 20.	
B-072	Excerpts from Kihei-Makena/South Maui Community Plan	Reopening Opening Brief p. 14; Aoiki Reopening Dec. ¶ 22.	


In addition to the above-listed exhibits, the County reserves the right to introduce other documents at the remand hearing for purposes of impeachment or rebuttal.

The County also requests that the Hearing Officer take Judicial Notice of all exhibits introduced in the original proceeding and the complete contents of the Commission on Water Resource Management's ("CWRM's") files relative to this matter, all correspondence, and all other official filings.

DATED: Wailuku, Maui, Hawaii, October 17, 2016.

PATRICK K. WONG
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Attorneys for COUNTY OF MAUI,
DEPARTMENT OF WATER SUPPLY

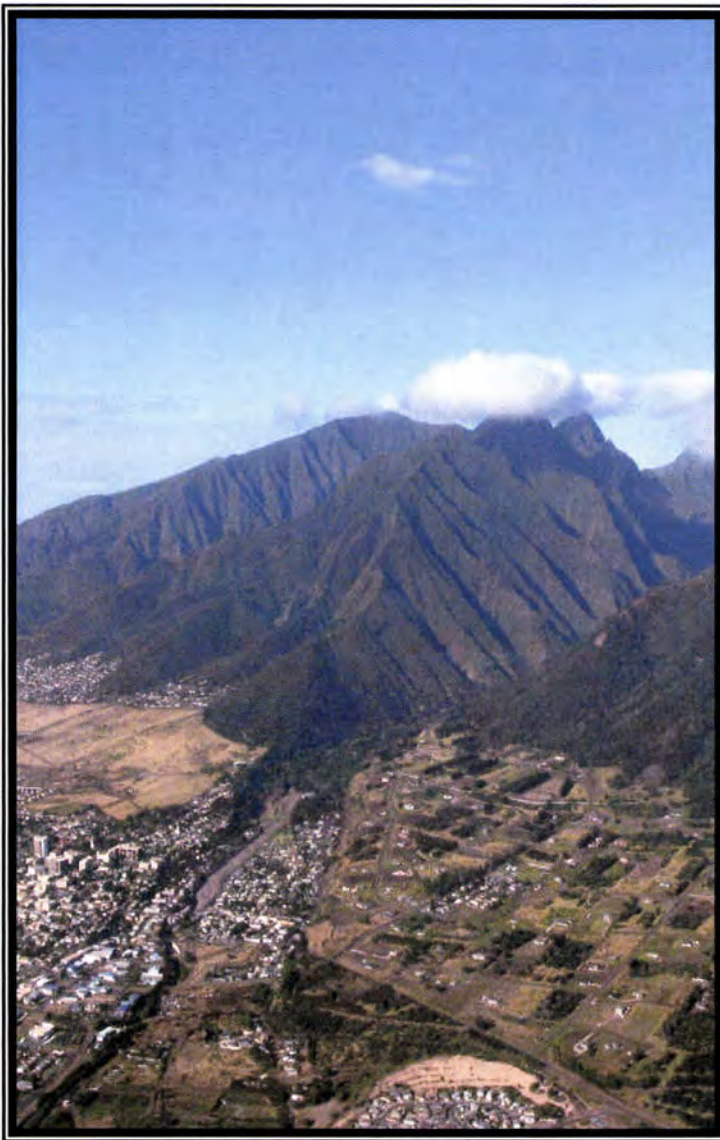
By



CALEB P. ROWE
KRISTIN K. TARNSTROM
Deputies Corporation Counsel

Chapter 7: Land Use

Our place under the sun is brief. Our actions will leave an indelible print on the face of the land. Our obligation spans across the history and future of Maui, to those who came before and those yet to come. We must remember we speak for them, as well as for ourselves, to respect their dreams and their rights as well as our own.



West Maui Mountains and 'Iao Valley.

The purpose of the land use chapter is three-fold: to provide an overview of Maui's past and current land use patterns; to explore future land use challenges and opportunities; and to provide policy direction that will enhance Maui's agricultural lands and protect the rural character and scenic beauty of the countryside. Agricultural lands are a necessary link to self-sufficiency and a diverse economy. In addition, the agricultural landscape contributes to our sense of place and is a part of our island heritage. The island's small towns are a treasure to be protected. Residents also desire clean, safe, and livable urban environments that provide a high quality of life.



Central Maui Sugarcane Fields. Pu`unēnē.

AGRICULTURAL LANDS

Agriculture is deeply rooted in Maui’s history and will continue to be an important industry from an economic, social, and environmental perspective. Traditional Hawaiian ahupua`a land divisions had a complete ecological system that included agriculture as a basic component. With the arrival of American and European immigrants in the eighteenth century came a new era of Hawaiian agriculture: sugarcane and pineapple. These industries drove Maui’s economy for over 90 years, having long-lasting impacts on the island’s people, land, and water. Within the past two decades, Maui has experienced a decline in sugarcane and pineapple production, and an increase in the cultivation and sale of diversified crops. Although Maui’s agriculture has evolved over the years, its importance remains constant.

Background Information

This chapter of the MIP draws on a series of technical papers that provide background information and policy direction for the future. The following studies and reports are available at the Maui County Planning Department's Long Range Planning Division:

1. Agricultural Resources Technical Issue Paper, September 2007 (Chris Hart & Partners, Inc.);
2. Rural Areas Technical Issue Paper, December 2007 (Chris Hart & Partners, Inc.);
3. Directed Growth Strategy—Transfer and Purchase of Development Rights Program Implementation Study, November 2007 (Chris Hart & Partners, Inc.);
4. Land Use Forecast, Island of Maui, Maui County General Plan 2030, November 2006 (PlanPacific, Inc.); and
5. Economic Development Issue Paper, PlanPacific, Inc., in association with John M. Knox & Associates, Inc., Tom Dinell, FAICP, and Chris Hart & Partners, Inc., October 2007.

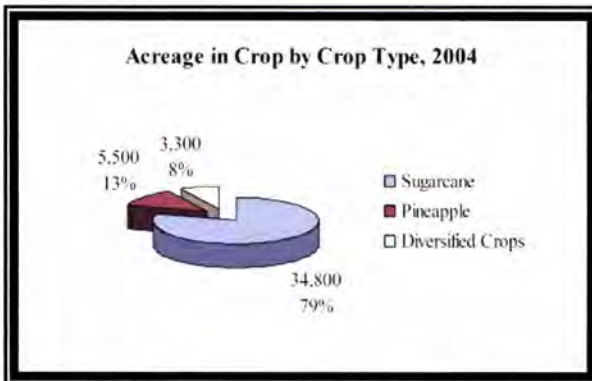


Figure 7-1. Acreage in Crop by Crop Type, 2004.

Vital Component of Economy

Agriculture creates a diversity of jobs, generates tax revenues, and produces a variety of crops for different local and export markets. While agriculture ranks behind tourism and retail business in terms of market value, its contributions to the economy are significant. In 2007, the total value of crop sales in Maui County approached \$139 million and the agricultural industry provided 1,700 jobs.¹ Agriculture also benefits Maui's tourism industry by providing green landscapes and enhancing the island's sense of place.

Food and Energy Security

Although Maui has an ideal climate and location for crop production, according to the Hawai'i Business Magazine (April 2005) nearly 90 percent of our State's food is imported. Diversified local food production can help buffer our food supplies by reducing our dependency on imported foods. Moreover, local agriculture can deliver fresher, and more flavorful and nutritious alternatives when compared to many mainland and foreign agricultural products. Energy crops are an emerging agricultural industry that has the potential to significantly increase Maui's energy security and the demand for agricultural land.

Stewardship of Land and Water

Unlike urban development, agriculture protects land use options for future generations. In addition, agriculture gives residents a connection to the land and promotes the stewardship of natural resources.

Open Space Implications

A desirable attribute of agricultural land, whether in active production or not, is that it is considered to be open space, often green and scenic. It thus plays an important role in Maui's beautiful landscape. In 2006, Maui County had over 244,000 acres of land designated for agricultural use within the State Land Use District.²

¹ Department of Agriculture (2008). *Statistics of Hawai'i Agriculture*.

² State of Hawai'i DBEDT (2008). *The State of Hawai'i Data Book, 2008*.

CHALLENGES AND OPPORTUNITIES

The State and County have enacted zoning laws to protect agricultural resources and promote agricultural activities; nevertheless, there remain numerous challenges within the industry.

Challenges in Agricultural Lands

When additional Urban District lands are needed to accommodate growth, it is almost inevitable that agriculturally zoned land will be converted. It is the "default" zoning or district on the island, and it most often borders our urbanized areas. While providing housing and jobs is desirable and necessary to meet the needs of our residents, there is also a corresponding loss of agricultural land.

Urbanization is not the only factor contributing to the loss of viable agricultural land. Commercial farming is a business venture where the ability to make a profit is a necessity. If the business is not profitable, it will stop operating and the assets will be used differently. Residential development and other factors within the agricultural district contribute to the loss of agricultural land productivity and profitability:

- **Diminished Production Capacity.** Fragmentation of agricultural parcels affects the agricultural production capacity of the land. Noncontiguous and fragmented agricultural parcels offer less economy-of-scale for production and marketing and make it more difficult to justify the cost of agricultural investment. When roads, waterlines, and other infrastructure are introduced into an agricultural area, the expansion of this infrastructure to support more development is likely. Once fragmentation begins, it leads the way to further development of agricultural land.
- **Higher Land Costs to Farmers.** Non-agricultural land uses are viewed by many to be a more profitable investment than agricultural land uses. This perception, coupled with expanding infrastructure, lead to elevated land costs. Those who may consider starting a farming business or expanding their current operation are often unable to afford these higher land costs, thus stifling the viability of agriculture and leaving the land available for urban or rural development.
- **Conflicts with Non-agricultural Land Uses.** Agricultural activities often create noise, odors, dust, and other byproducts that residential neighbors view as nuisances. With encroachment of rural and urban uses adjacent to agricultural land uses, farmers who have operated their farms for decades with few nearby neighbors suddenly find themselves in conflict with new homeowners. This situation may result in higher operating costs for farmers and a higher incidence of further land conversion.
- **Social Changes.** Small farms have traditionally been passed from one generation to the next. As social mores change, commercial farming may be considered by some to be a difficult occupation with an undesirable lifestyle. Where families no longer wish to pursue farming, land may be subdivided and sold.
- **Affordable housing.** Some small farmers desire to pass land on to their children by subdividing and thus providing them with an affordable opportunity for housing. While this directly benefits family members,

fragmenting the original property can result in loss of agricultural productivity as described above. It is more difficult to have a viable farm on a small property than it is on a larger one.

- **Water.** A reliable and inexpensive source of water is particularly important to keep agricultural lands in production. Without it, farmers cannot predictably plant and harvest, and the land may be good for other uses. Other land uses also compete for available source, including urban, cultural, and conservation uses; and new source development has not kept pace with this demand. Finally, where water is available it is often expensive, as it is treated to potable standards.

Agricultural land management can be enhanced through a directed growth strategy that identifies areas appropriate for development, utilizing tools for agricultural protection such as zoning, transfer and purchase of development rights (TDR/PDR), and Conservation Subdivision Design (CSD).

The Agricultural Zoning District (Chapter 19.30A, MCC) requires a distribution of minimum lot sizes that range from two to forty acres for new subdivisions. The required distribution provides a greater diversity of lot sizes, and has decreased fragmentation of agricultural lands. The Agricultural District Ordinance could be reviewed and revised to further decrease fragmentation by considering such tools as decreasing the number of 2-acre lots, or clustering of the 2-acre lots into smaller parcels, or developing CSD provisions as described below.

Many communities have established TDR programs to protect important agricultural lands and direct development to areas suitable for development.

An Agricultural Land Protection Toolbox

TDR programs allow landowners to sever the building rights from a particular piece of property and sell them...TDR programs strive for two main goals. First, communities can use TDR programs to preserve open space, agriculture, historic buildings or housing. And TDR programs make such preservation more equitable and politically palatable by compensating landowners who lose the right to develop their property.²



² Hanley-Forde, George Homsy, Katherine Lieberknecht, and Remington Stone (2011). *Transfer of Development Rights Programs*. p. 2.

The Farm and Ranch Lands Protection Program, or 2002 Farm Bill, is administered by the Natural Resources Conservation Service, U.S. Department of Agriculture, to help farmers and ranchers keep their land in agriculture through the purchase of conservation easements. Grants from this federal program can be used in conjunction with State Legacy Land Conservation Program grants, or other land preservation funds, to permanently protect agricultural land.

CSD requires the preparation of a detailed site assessment to identify important natural resources, cultural sites, agricultural lands, and open space to be preserved during subdivision. Based upon the assessment, a CSD plan is prepared to minimize environmental impacts, protect agricultural land and open space for future generations, reduce the cost of infrastructure, and preserve the land's natural character. CSD plans are typically required for agricultural subdivisions that exceed a specified number of lots. CSDs should be sparingly used so as not to promote further development of agricultural lands.



Kula agricultural park, Kula.

***Encourage
Locally-grown
Products***

The best strategy to protect agricultural lands is to prevent non-agricultural subdivisions and create an environment where agriculture can be profitable (see Chapter 4, Economic Development). Agricultural entrepreneurs require access to support services, affordable and productive agricultural land, and affordable and reliable supplies of irrigation water.

Implementation of the 2009 Maui Agricultural Development Plan will effectuate the following: the implementation of marketing support programs; the expansion of direct marketing opportunities; the identification and implementation of programs to expand access to prime agricultural lands for small- and medium-sized farmers; support for agricultural tourism; the identification of various regulatory and non-

regulatory barriers to industry growth; and transportation of agricultural products to market. The development of additional agricultural parks and the preparation and implementation of the Agricultural Water Plan are of high importance to the viability and growth of agriculture on Maui.

Agricultural parks provide farmers with long-term access to affordable land and water resources to start or expand their operations. Although a considerable amount of agricultural land exists on Maui, much of this land is currently planted in sugar, used for grazing, or owned by developers and investors. For smaller diversified farmers, gaining affordable long-term tenancy to land and water resources can be difficult. Maui's only agricultural park is located in Kula and provides affordable land leases to farmers. The development of additional agricultural parks would facilitate the expansion of diversified agriculture. Additional agricultural parks will be strategically located throughout the island.

Complementing the Agricultural Development Plan, a comprehensive Agricultural Water Plan will be prepared to ensure that farmers continue to have affordable access to water. The report will address the availability and distribution of non-potable water resources to potential users. The plan should compare costs across user groups and develop strategies to ensure that Maui's agricultural water is cost competitive with irrigation water available to farmers statewide.

SUMMARY OF AGRICULTURAL LAND USE ISSUES

Preserving agricultural lands is important for the long term sustainability of Maui. A few agricultural resource protection challenges and opportunities include:

- Reduction of the conversion of prime and productive agricultural lands to non-agricultural uses
- Innovative planning and regulatory tools to reduce the loss of important agricultural lands
- Investment and incentives, from both the public and private sectors, to make agriculture more profitable

GOAL, OBJECTIVES, POLICIES, AND ACTIONS

Goal:

7.1 Maui will have a prosperous agricultural industry and will protect agricultural lands.

Objective:

7.1.1 Significantly reduce the loss of productive agricultural lands.

Policies:

7.1.1.a Allow, where appropriate, the clustering of development on agricultural lands when approved as a CSD plan or similar approval mechanism.

7.1.1.b Require, where appropriate, the review and approval of CSD plans prior to the subdivision of agricultural land.

LAND USE

- 7.1.1.c Discourage developing or subdividing productive agricultural lands for residential uses in which the residence would be the primary use and any agricultural activities would be secondary uses.
- 7.1.1.d Consider requirements for public notification and review of the subdivision of agricultural land into four or more lots.
- 7.1.1.e Focus urban growth, to the extent practicable, away from productive and important agricultural lands.
- 7.1.1.f Strongly discourage the conversion of productive and important agricultural lands (such as sugar, pineapple, and other produce lands) to rural or urban use, unless justified during the General Plan update, or when other overriding factors are present.
- 7.1.1.g Further develop the requirements for agricultural assessments found under Section 19.510, MCC.
- 7.1.1.h Provide incentives for landowners to preserve and protect agricultural lands from development through the use of TDR/PDR, tax credits, easement programs, or similar means.
- 7.1.1.i Promote the use of U.S.D.A. Farm and Ranch Lands Protection Program grants to fund the acquisition of conservation easements on eligible agricultural lands.
- 7.1.1.j Require all major developments adjacent to agricultural lands to provide an appropriate and site-specific agricultural protection buffer as part of a required site plan.
- 7.1.1.k Support and promote the viability of Maui's agricultural businesses through property tax incentives and other programs and subsidies.
- 7.1.1.l Encourage future community plan efforts to identify lands within the County Agricultural zoning district that are primarily being used for large-lot residential or rural use and consider such lands for reclassification to an appropriate County Rural zone.

Implementing Actions:

- 7.1.1-Action 1 Implement the Maui Island Directed Growth Strategy.
- 7.1.1-Action 2 Implement County responsibilities under Acts 183 (2005) and 233 (2008) to designate and establish Important Agricultural Lands (IAL) and the incentives therein.
- 7.1.1-Action 3 Develop, adopt, and implement TDR and PDR Programs for, productive Agricultural Lands and IALs with a preference given to lands with a current or recent history of productive agricultural uses.
- 7.1.1-Action 4 Revise the Agricultural District Ordinance to allow for limited clustering and CSD, where appropriate.
- 7.1.1-Action 5 Revise existing land use regulations to ensure that Prime Agricultural Lands are distinct from rural (primarily residential) land uses.

LAND USE

- 7.1.1-Action 6** Consider developing or amending regulations to:
- (1) Reduce the subdivision of agricultural lands by strengthening applicable zoning and subdivision ordinances, and consider the creation of Agricultural categories to better reflect agricultural uses and land use patterns;
 - (2) Require public notification and review of the subdivision of agricultural land into four or more lots; and
 - (3) Require the preparation of a more detailed agricultural impact assessment for changes to the Urban Growth Boundary, Community Plan Amendments, and change in zoning requests of Prime agricultural land as required by Section 19.510, MCC.
- 7.1.1-Action 7** Utilize farm land trust mechanisms to preserve agricultural lands and family farms.
- 7.1.1-Action 8** Promote farm profitability by supporting programs or subsidies including:
- (1) Low-cost, reliable transportation for export agricultural products;
 - (2) Hawaii Farm Bureau Federation, Maui County; and farmers cooperatives;
 - (3) Promotion of locally-grown products to hotels, restaurants, or other segments of the visitor industry;
 - (4) The expansion of marketing efforts such as Grown on Maui to the mainland or Far East markets;
 - (5) Development of new or value-added products; and
 - (6) Property tax incentives for commercial agricultural uses.

Objective:

- 7.1.2** Reduction of the island's dependence on off-island agricultural products and expansion of export capacity.

Policies:

- 7.1.2.a** Coordinate with the agricultural community, associations/community groups, agricultural landowners, and the State to designate IALs.
- 7.1.2.b** Support an incentive package for productive Agricultural Lands which aims to ensure agricultural viability for small- and commercial-scale agricultural producers.
- 7.1.2.c** Actively look to acquire land and provide infrastructure to expand the agricultural park and establish new agricultural parks.
- 7.1.2.d** Support the designation of a research and development area within agricultural parks to help farmers stay attuned to new technology and research.
- 7.1.2.e** Support local cooperative extension services to facilitate timely technology transfer opportunities.
- 7.1.2.f** Support plans and programs to develop additional sources of water for irrigation purposes.

LAND USE

- 7.1.2.g Consider appropriate subdivision requirements (gravel roads, above-ground utilities, etc.) in those subdivisions creating Agricultural Parks where lots are limited to agricultural production with no dwellings.
- 7.1.2.h Support the recommendations, policies, and actions contained within the Maui Agricultural Development Plan, July 2009, when consistent with the MIP.
- 7.1.2.i Allow water and tax discounts for legitimate farming operations on rural and agricultural land.
- 7.1.2.j Give priority in delivery and use of agricultural water and agricultural land within County agricultural parks to cultivation of food crops for local consumption.
- 7.1.2.k Support programs that control pests and diseases that affect agriculture.
- 7.1.2.l Support the development of training and apprenticeship programs to encourage an adequate supply of agricultural workers.

Implementing Actions:

- 7.1.2-Action 1 Identify and acquire productive and community Agricultural Lands that are appropriate for the development of agricultural parks and community gardens in each community plan area.
- 7.1.2-Action 2 Coordinate with the State Department of Agriculture, the development of an Agricultural Water Strategy, and incorporate an agricultural component in the Water Use and Development Plan.
- 7.1.2-Action 3 Revise the subdivision ordinance to create appropriate subdivision requirements for agricultural parks, and to promote research and development activities.
- 7.1.2-Action 4 Coordinate with industry stakeholders to develop alternative sources of irrigation water including wastewater reuse, recycled stormwater runoff, and brackish well water.

Objective:

- 7.1.3 Support and facilitate connectivity between communities.

Policies:

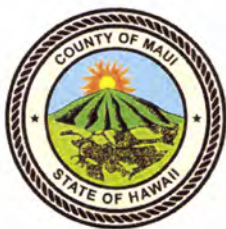
- 7.1.3.a Evaluate the impact of gated communities on interconnectivity.
- 7.1.3.b Discourage land use and urban design that impedes interconnectivity between adjacent communities.

**County of Maui
2030 General Plan
Countywide Policy Plan**



‘A ‘ohe hana nui ke alu ‘ia.

No task is too big when done together by all.



The Countywide Policy Plan was adopted by Ordinance No. 3732 (2010) and took effect on March 24, 2010. The Countywide Policy Plan contained herein reflects the version adopted by Ordinance 3732 (2010). Ordinance 3732 (2010) repealed Ordinance No. 2039, which took effect on September 27, 1991 and a subsequent amendment, Ordinance 2234, which took effect on April 23, 1993, both of which comprised the "1990 Update of the General Plan."

SECTION IV: GOALS, OBJECTIVES, POLICIES, AND ACTIONS

As part of the effort to develop this Countywide Policy Plan, the County of Maui supported and conducted a number of public-participatory workshops and meetings and other community-involvement activities. The intent of these outreach efforts was to establish a broadly held consensus about the preferred future of the community. A series of broad themes and goals, each supported by more specific objectives, policies, and implementing actions, were formulated. The core themes are indicated below (in no order of priority):

- A. Protect the Natural Environment
- B. Preserve Local Cultures and Traditions
- C. Improve Education
- D. Strengthen Social and Healthcare Services
- E. Expand Housing Opportunities for Residents
- F. Strengthen the Local Economy
- G. Improve Parks and Public Facilities
- H. Diversify Transportation Options
- I. Improve Physical Infrastructure
- J. Promote Sustainable Land Use and Growth Management
- K. Strive for Good Governance

Goals are intended to describe a desirable condition of the County by the year 2030. They are intentionally general, but are attainable through concerted effort. Objectives tend to be more specific and may be regarded as milestones in the journey to achieve the larger goals. Policies are not intended as regulations, but instead provide a general guideline for County decision makers, departments, and collaborating organizations toward the attainment of goals and objectives. Implementing actions are specific tasks, procedures, programs, or techniques that carry out policy. This Countywide Policy Plan is not intended to be used in the review of applications for ministerial permits. “Ministerial permit” means a permit that does not involve judgment or discretion and is issued based on established criteria or a set of adopted standards as established by law.

As the policies of this Plan are applied, it is likely some policies will overlap or appear inconsistent, and policies will compete for scarce resources. In such cases, the participants of Focus Maui Nui recommended planning and decision making with a balanced approach that takes as many policies as possible into consideration without forsaking other needs. However, they recognized that some prioritization will be necessary. For example, most participants said that if they must choose between areas of need or make tradeoffs, the preservation of natural resources, the islands’ identity, and cultural assets must be considered before improvements to infrastructure or even steps to strengthen the economy. Participants articulated a hope that more balance could exist in decision making, and they supported the notion that many issues could be addressed simultaneously by developing strategies that take into consideration ostensibly competing policies.

This Section sets forth the fundamental goals, objectives, and policies of the County in regard to realizing our key strategies countywide. This section also establishes the following elements mandated by Chapter 2.80B, Maui County Code: the County’s vision and core principles. The subsequent goals, objectives, and policies are based on and intended to effectuate these elements. Cumulatively, Section IV contains all of the mandatory elements of the Countywide Policy Plan under Chapter 2.80B.

Goals, Objectives, Policies, and Actions

VISION

Maui County will be an innovative model of sustainable island living and a place where every individual can grow to reach his or her potential.

The needs of each individual, the needs of the whole community, and the needs of our natural and cultural assets will be brought into balance to reflect the high value we place on both our natural environment and our people.

The education and health of our people will be fostered to ensure that the residents of these islands can, if they choose, spend their whole lives here – raising children, owning homes, enjoying rewarding jobs, taking advantage of opportunities to contribute to this community and to be good stewards of our local treasures and resources.

Maui County will be a leader in the creation of responsible, self-sufficient communities and environmentally sound economic development and land stewardship.

That which makes Maui County unique in the world will be preserved, celebrated, and protected for generations to come.

Goals, Objectives, Policies, and Actions

CORE PRINCIPLES

To accomplish our vision, the people of our islands must foster and respect the Aloha Spirit. We must consider the future generations of Maui County and be true to these core principles:

- 1. Excellence in the stewardship of the natural environment and cultural resources;*
- 2. Compassion for and understanding of others;*
- 3. Respect for diversity;*
- 4. Engagement and empowerment of Maui County residents;*
- 5. Honor for all cultural traditions and histories;*
- 6. Consideration of the contributions of past generations as well as the needs of future generations;*
- 7. Commitment to self-sufficiency;*
- 8. Wisdom and balance in decision making;*
- 9. Thoughtful, island-appropriate innovation; and*
- 10. Nurturance of the health and well-being of our families and our communities.*

Goals, Objectives, Policies, and Actions

Countywide goals, objectives, policies, and actions

A. Protect the Natural Environment

Goal: Maui County's natural environment and distinctive open spaces will be preserved, managed, and cared for in perpetuity.

Objective:

1. Improve the opportunity to experience the natural beauty and native biodiversity of the islands for present and future generations.

Policies:

- a. Perpetuate native Hawaiian biodiversity by preventing the introduction of invasive species, containing or eliminating existing noxious pests, and protecting critical habitat areas.
- b. Preserve and reestablish indigenous and endemic species' habitats and their connectivity.
- c. Restore and protect forests, wetlands, watersheds, and stream flows, and guard against wildfires, flooding, and erosion.
- d. Protect baseline stream flows for perennial streams, and support policies that ensure adequate stream flow to support Native Hawaiian aquatic species, traditional kalo cultivation, and self-sustaining ahupua`a.
- e. Protect undeveloped beaches, dunes, and coastal ecosystems, and restore natural shoreline processes.
- f. Protect the natural state and integrity of unique terrain, valued natural environments, and geological features.
- g. Preserve and provide ongoing care for important scenic vistas, view planes, landscapes, and open-space resources.
- h. Expand coordination with the State and nonprofit agencies and their volunteers to reduce invasive species, replant indigenous species, and identify critical habitat.

Implementing Actions:

- a. *Develop island-wide networks of greenways, watercourses, and habitat corridors.*

Goals, Objectives, Policies, and Actions

Objective:

2. Improve the quality of environmentally sensitive, locally valued natural resources and native ecology of each island.

Policies:

- a. Protect and restore nearshore reef environments and water quality.
- b. Protect marine resources and valued wildlife.
- c. Improve the connection between urban environments and the natural landscape, and incorporate natural features of the land into urban design.
- d. Utilize land-conservation tools to ensure the permanence of valued open spaces.
- e. Mitigate the negative effects of upland uses on coastal wetlands, marine life, and coral reefs.
- f. Strengthen coastal-zone management, re-naturalization of shorelines, where possible, and filtration or treatment of urban and agricultural runoff.
- g. Regulate the use and maintenance of stormwater-treatment systems that incorporate the use of native vegetation and mimic natural systems.
- h. Advocate for stronger regulation of fishing, boating, cruise ship, and ecotourism activities.
- i. Restore watersheds and aquifer-recharge areas to healthy and productive status, and increase public knowledge about the importance of watershed stewardship, water conservation, and groundwater protection.

Implementing Actions:

- a. *Develop regulations to minimize runoff of pollutants into nearshore waters and reduce nonpoint and point source pollution.*

Objective:

3. Improve the stewardship of the natural environment.

Policies:

- a. Preserve and protect natural resources with significant scenic, economic, cultural, environmental, or recreational value.
- b. Improve communication, coordination, and collaboration among government agencies, nonprofit organizations, communities, individuals, and land owners that work for the protection of the natural environment.
- c. Evaluate development to assess potential short-term and long-term impacts on land, air, aquatic, and marine environments.

Goals, Objectives, Policies, and Actions

- d. Improve efforts to mitigate and plan for the impact of natural disasters, human-influenced emergencies, and global warming.
- e. Regulate access to sensitive ecological sites and landscapes.
- f. Reduce air, noise, light, land, and water pollution, and reduce Maui County's contribution to global climate change.
- g. Plan and prepare for and educate visitors and residents about the possible effects of global warming.
- h. Provide public access to beaches and shorelines for recreational and cultural purposes where appropriate.
- i. Educate the construction and landscape industries and property owners about the use of best management practices to prevent erosion and nonpoint source pollution.
- j. Support the acquisition of resources with scenic, environmental, and recreational value, and encumber their use.
- k. Improve enforcement activities relating to the natural environment.
- l. For each shoreline community, identify and prioritize beach-conservation objectives, and develop action plans for their implementation.

Implementing Actions:

- a. *Document, record, and monitor existing conditions, populations, and locations of flora and fauna communities.*
- b. *Implement Federal and State policies that require a reduction of greenhouse-gas emissions.*
- c. *Establish a baseline inventory of available natural resources and their respective carrying capacities.*

Objective:

4. Educate residents and visitors about responsible stewardship practices and the interconnectedness of the natural environment and people.

Policies:

- a. Expand education about native flora, fauna, and ecosystems.
- b. Align priorities to recognize that the health of the natural environment and the health of people are inextricably linked.
- c. Promote programs and incentives that decrease greenhouse-gas emissions and improve environmental stewardship.

Goals, Objectives, Policies, and Actions

F. Strengthen the Local Economy

Goal: Maui County's economy will be diverse, sustainable, and supportive of community values.

Objective:

1. Promote an economic climate that will encourage diversification of the County's economic base and a sustainable rate of economic growth.

Policies:

- a. Support economic decisions that create long-term benefits.
- b. Promote lifelong education, career development, and technical training for existing and emerging industries.
- c. Invest in infrastructure, facilities, and programs that foster economic diversification.
- d. Support and promote locally produced products and locally owned operations and businesses that benefit local communities and meet local demand.
- e. Support programs that assist industries to retain and attract more local labor and facilitate the creation of jobs that offer a living wage.
- f. Encourage work environments that are safe, rewarding, and fulfilling to employees.
- g. Support home-based businesses that are appropriate for and in character with the community.
- h. Encourage businesses that promote the health and well-being of the residents, produce value-added products, and support community values.
- i. Foster an understanding of the role of all industries in our economy.
- j. Support efforts to improve conditions that foster economic vitality in our historic small towns.
- k. Support and encourage traditional host-culture businesses and indigenous agricultural practices.
- l. Support public and private entities that assist entrepreneurs in establishing locally operated businesses.

Implementing Actions:

- a. *Develop regulations and programs that support opportunities for local merchants, farmers, and small businesses to sell their goods and services directly to the public.*
- b. *Monitor the carrying capacity of the islands' social, ecological, and infrastructure systems with respect to the economy.*

Goals, Objectives, Policies, and Actions

Objective:

2. Diversify and expand sustainable forms of agriculture and aquaculture.

Policies:

- a. Support programs that position Maui County's agricultural products as premium export products.
- b. Prioritize the use of agricultural land to feed the local population, and promote the use of agricultural lands for sustainable and diversified agricultural activities.
- c. Capitalize on Hawai'i's economic opportunities in the ecologically sensitive aquaculture industries.
- d. Assist farmers to help make Maui County more self-sufficient in food production.
- e. Support ordinances, programs, and policies that keep agricultural land and water available and affordable to farmers.
- f. Support a tax structure that is conducive to the growth of the agricultural economy.
- g. Enhance County efforts to monitor and regulate important agricultural issues.
- h. Support education, research, and facilities that strengthen the agricultural industry.
- i. Maintain the genetic integrity of existing food crops.
- j. Encourage healthy and organic farm practices that contribute to land health and regeneration.
- k. Support cooperatives and other types of nontraditional and communal farming efforts.
- l. Encourage methods of monitoring and controlling genetically modified crops to prevent adverse effects.
- m. Work with the State to ease the permitting process for the revitalization of traditional fish ponds.

Implementing Actions:

- a. *Redirect efforts in the Office of Economic Development to further facilitate the development of the agricultural section and to monitor agricultural legislation and issues.*
- b. *Publicly identify, with signage and other means, the field locations of all genetically modified crops.*
- c. *Create agricultural parks in areas distant from genetically modified crops.*

Goals, Objectives, Policies, and Actions

Objective:

3. Support a visitor industry that respects the resident culture and the environment.

Policies:

- a. Promote traditional Hawaiian practices in visitor-related facilities and activities.
- b. Encourage and educate the visitor industry to be sensitive to island lifestyles and cultural values.
- c. Encourage a spirit of welcome for residents at visitor facilities, such as by offering kama'aina incentives and discount programs.
- d. Support the renovation and enhancement of existing visitor facilities.
- e. Support policies, programs, and a tax structure that redirect the benefits of the visitor industry back into the local community.
- f. Encourage resident ownership of visitor-related businesses and facilities.
- g. Develop partnerships to provide educational and training facilities to residents employed in the visitor industry.
- h. Foster an understanding of local cultures, customs, and etiquette, and emphasize the importance of the Aloha Spirit as a common good for all.
- i. Support the diversification, development, evolution, and integration of the visitor industry in a way that is compatible with the traditional, social, economic, spiritual, and environmental values of island residents.
- j. Improve collaboration between the visitor industry and the other sectors of Maui County's economy.
- k. Perpetuate an authentic image of the Hawaiian culture and history and an appropriate recognition of the host culture.
- l. Support the programs and initiatives outlined in the Maui County Tourism Strategic Plan 2006-2015.
- m. Promote water conservation, beach conservation, and open-space conservation in areas providing services for visitors.
- n. Recognize the important contributions that the visitor industry makes to the County's economy, and support a healthy and vibrant visitor industry.

Goals, Objectives, Policies, and Actions

Objective:

4. Expand economic sectors that increase living-wage job choices and are compatible with community values.

Policies:

- a. Support emerging industries, including the following:
 - Health and wellness industry;
 - Sports and recreation industry;
 - Film and entertainment industry;
 - Arts and culture industry;
 - Renewable-energy industry;
 - Research and development industry;
 - High-technology and knowledge-based industries;
 - Education and training industry;
 - Ecotourism industry; and
 - Agritourism industry.

Goals, Objectives, Policies, and Actions

J. Promote Sustainable Land Use and Growth Management

Goal: Community character, lifestyles, economies, and natural assets will be preserved by managing growth and using land in a sustainable manner.

Objective:

1. Improve land use management and implement a directed-growth strategy.

Policies:

- a. Establish, map, and enforce urban- and rural-growth limits.
- b. Direct urban and rural growth to designated areas.
- c. Limit the number of visitor-accommodation units and facilities in Community Plan Areas.
- d. Maintain a sustainable balance between the resident, part-time resident, and visitor populations.
- e. Encourage redevelopment and infill in existing communities on lands intended for urban use to protect productive farm land and open-space resources.
- f. Discourage new entitlements for residential, resort, or commercial development along the shoreline.
- g. Restrict development in areas that are prone to natural hazards, disasters, or sea-level rise.
- h. Direct new development in and around communities with existing infrastructure and service capacity, and protect natural, scenic, shoreline, and cultural resources.
- i. Establish and maintain permanent open space between communities to protect each community's identity.
- j. Support the dedication of land for public uses.
- k. Preserve the public's rights of access to and continuous lateral access along all shorelines.
- l. Enable existing and future communities to be self-sufficient through sustainable land use planning and management practices.
- m. Protect summits, slopes, and ridgelines from inappropriate development.

Implementing Actions:

- a. Regularly update urban- and rural-growth boundaries and their maps.
- b. Establish transfer and purchase of development rights programs.
- c. Develop and adopt a green infrastructure plan.

Goals, Objectives, Policies, and Actions

- d. *Develop studies to help determine a sustainable social, environmental, and economic carrying capacity for each island.*
- e. *Identify and define resort-destination areas.*

Objective:

- 2. Improve planning for and management of agricultural lands and rural areas.

Policies:

- a. Protect prime, productive, and potentially productive agricultural lands to maintain the islands' agricultural and rural identities and economies.
- b. Provide opportunities and incentives for self-sufficient and subsistence homesteads and farms.
- c. Discourage developing or subdividing agriculturally designated lands when non-agricultural activities would be primary uses.
- d. Conduct agricultural-development planning to facilitate robust and sustainable agricultural activities.

Implementing Actions:

- a. *Inventory and protect prime, productive, and potentially productive agricultural lands from competing non-agricultural land uses.*

Objective:

- 3. Design all developments to be in harmony with the environment and to protect each community's sense of place.

Policies:

- a. Support and provide incentives for green building practices.
- b. Encourage the incorporation of green building practices and technologies into all government facilities to the extent practicable.
- c. Protect and enhance the unique architectural and landscape characteristics of each Community Plan Area, small town, and neighborhood.
- d. Ensure that adequate recreational areas, open spaces, and public-gathering places are provided and maintained in all urban centers and neighborhoods.
- e. Ensure business districts are distinctive, attractive, and pedestrian-friendly destinations.
- f. Use trees and other forms of landscaping along rights-of-way and within parking lots to provide shade, beauty, urban-heat reduction, and separation of pedestrians from automobile traffic in accordance with community desires.

Goals, Objectives, Policies, and Actions

- g. Where appropriate, integrate public-transit, equestrian, pedestrian, and bicycle facilities, and public rights-of-way as design elements in new and existing communities.
- h. Ensure better connectivity and linkages between land uses.
- i. Adequately buffer and mitigate noise and air pollution in mixed-use areas to maintain residential quality of life.
- j. Protect rural communities and traditional small towns by regulating the footprint, locations, site planning, and design of structures.
- k. Support small-town revitalization and preservation.
- l. Facilitate safe pedestrian access, and create linkages between destinations and within parking areas.

Implementing Actions:

- a. *Establish design guidelines and standards to enhance urban and rural environments.*
- b. *Provide funding for civic-center and civic-space developments.*
- c. *Establish and enhance urban forests in neighborhoods and business districts.*

Objective:

- 4. Improve and increase efficiency in land use planning and management.

Policies:

- a. Assess the cumulative impact of developments on natural ecosystems, natural resources, wildlife habitat, and surrounding uses.
- b. Ensure that new development projects requiring discretionary permits demonstrate a community need, show consistency with the General Plan, and provide an analysis of impacts.
- c. Encourage public and private partnerships to preserve lands of importance, develop housing, and meet the needs of residents.
- d. Promote creative subdivision designs that implement best practices in land development, sustainable management of natural and physical resources, increased pedestrian and bicycle functionality and safety, and the principles of livable communities.
- e. Coordinate with Federal, State, and County officials in order to ensure that land use decisions are consistent with County plans and the vision local populations have for their communities.
- f. Enable greater public participation in the review of subdivisions.
- g. Improve land use decision making through the use of land- and geographic-information systems.

Goals, Objectives, Policies, and Actions

Implementing Actions:

- a. Institute a time limit and sunseting stipulations on development entitlements and their implementation.*

Introduction

*Even the construction of a house, whether a hale, tepee, sticks, or mortar, requires a plan.
The bigger your house is, the greater the need for a blueprint.*

~American proverb



View from the top, West Maui Mountains.

T*he Maui Island Plan is a blueprint that provides direction for future growth, the economy, and social and environmental decisions on the island through 2030. The Maui Island Plan incorporates input from people across the island through a series of community meetings held over several years. The Maui Island Plan is, in essence, the people's plan. The Plan establishes a vision, founded on core values that break down into goals, objectives, policies, and actions. In addition, the Plan incorporates lessons from the past. Key events throughout history have influenced the island's settlement patterns and sense of place. This introduction provides a brief overview of Maui's historical patterns and current conditions. The lessons from the past, combined with a vision for the future, have resulted in the Maui Island Plan.*

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THE PURPOSE OF THE MAUI ISLAND PLAN

The Maui Island Plan (MIP) accomplishes the following:

- Assesses existing conditions, trends, and issues specific to the island of Maui;
- Provides policy direction for the use and development of land, extension and improvement of transportation services and infrastructure, development of community facilities, expansion of the island's economic base, provision of housing, and protection of natural and cultural resources;
- Establishes policies to manage change and to direct decisions about future land use and development; and
- Provides the foundation to set capital improvement priorities, revise zoning ordinances, and develop other implementation tools.

Specific Outcomes

The MIP looks comprehensively at many factors that influence the physical, social, and economic development of the island. The MIP establishes a Directed Growth Strategy, which identifies areas appropriate for future urbanization and revitalization. The MIP also identifies and addresses key environmental, housing, and economic development issues relevant to Maui's current and future generations.

The MIP will be used by the County Council, the Maui Planning Commission, County staff, and the community as a policy foundation for day-to-day decision making in the following ways:

- Developing, implementing, and applying policies and regulations (e.g., zoning and other ordinances, including Community Plans that describe the kind of development that is allowed);
- Determining the appropriateness of discretionary development proposals; and
- Assigning resources for capital investments and programmatic initiatives.

It is not intended that ministerial permits be reviewed for consistency with all of the MIP goals, objectives, policies, diagrams and maps.

The MIP also communicates preferences to the State of Hawai'i regarding land use, open space, transportation, natural resources, and other issues common to both the County and the State. Just as important, the MIP expresses expectations about future development to residents, property owners, developers, and the business community. It eliminates much of the guesswork from the development approval process and provides clear direction of expectations to the development sector. As a result, the MIP can serve as a catalyst for change by introducing new ideas and development models.

Maui County General Plan

The Maui County General Plan (General Plan) is a term for a series of ordinances that provide direction for future growth and policy creation in the County. The Countywide Policy Plan acts as an overarching values statement, and is an umbrella policy document that provides direction for the MIP and Community Plans.

The Community Plans reflect the unique characteristics of each Community Plan Area and enable residents within those areas to address specific challenges. Figure I-1 illustrates the relationship of the various planning documents that comprise the General Plan.

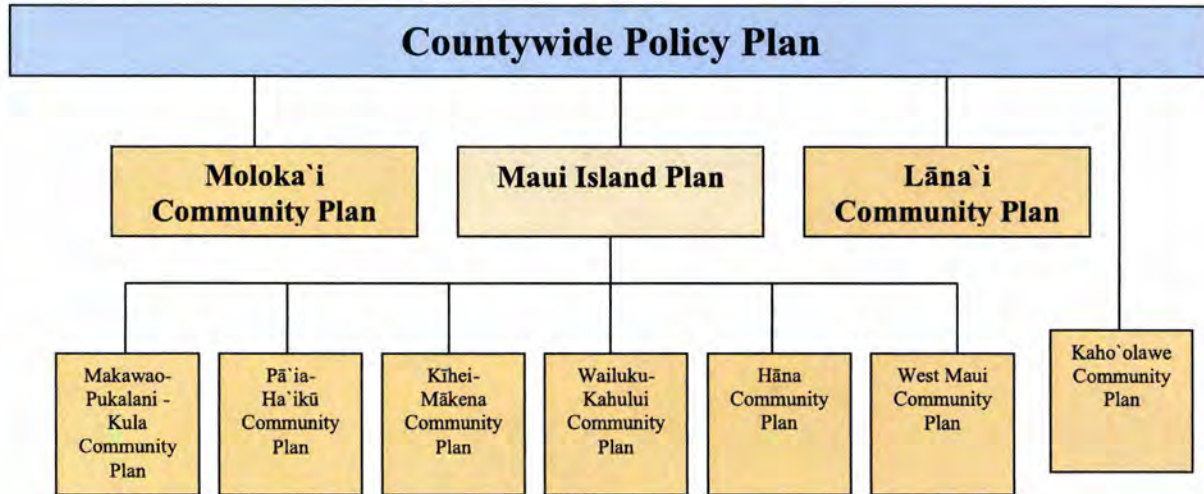


Figure I - 1: General Plan Documents.

Technical Studies

The technical studies developed to support the MIP include the following:

1. Socio-Economic Forecast: The Economic Projections for the Maui County General Plan 2030, June 2006 (Maui County Planning Department);
2. Land Use Forecast, Island of Maui, Maui County General Plan 2030, November 2006 (PlanPacific, Inc.);
3. Scenic Historic Resources Inventory and Mapping Methodology Reports, June 2006 (Chris Hart & Partners, Inc.);
4. WalkStory PlanStory: A Report on the Responses of Participants, December 2006 (Fern Tiger Associates);
5. Maui Island Housing Issue Paper, A Discussion Paper for the Maui County General Plan Update, December 2006 (John M. Knox & Associates, Inc.);
6. Proposed Roadway Development Program, January 2007 (Fehr & Peers/Kaku Associates);
7. Public Facilities Assessment Update, County of Maui, March 9, 2007 (R.M. Towill Corporation);
8. County of Maui Infrastructure Assessment Update, May 2003 (Wilson Okamoto & Associates, Inc.);
9. Telecommunications Assessment, January 2007 (Chris Hart & Partners, Inc.);
10. Agricultural Resources Technical Issue Paper, September 2007 (Chris Hart & Partners, Inc.);
11. Rural Areas Technical Issue Paper, December 2007 (Chris Hart & Partners, Inc.);
12. Heritage Resources Technical Issue Paper, September 2007 (Chris Hart & Partners, Inc.);
13. Economic Development Issue Paper, Island of Maui, Maui County General Plan 2030, October 2007 (PlanPacific, Inc., in association with John M. Knox & Associates, Inc., Tom Dinell, FAICP, and Chris Hart & Partners, Inc.);
14. Infrastructure and Public Facilities Technical Issue Paper, September 2007 (Chris Hart & Partners, Inc.);
15. Directed Growth Strategy—Transfer and Purchase of Development Rights Program Implementation Study, November 2007 (Chris Hart & Partners, Inc.);
16. Maui Island History: Lessons From the Past — A Guide to the Future, September 2006 (Chris Hart & Partners, Inc.);
17. Long-range Capital Improvement Program: Infrastructure Planning and Delivery Challenges, September 2007 (Chris Hart & Partners, Inc.);

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18. Directed Growth Plan, Site Evaluation Methodology, September 2007 (Chris Hart & Partners, Inc.);
19. Population and Economic Projections for the State of Hawai'i to 2040, March 2012 (Department of Business, Economic Development and Tourism, State of Hawai'i); and
20. Technical Reference Maps: Natural & Environmental Conditions Map, Cultural Resources Overlay/Scenic Corridor Protection Map, Marine Resource Special Area Management Zone Map, Sensitive Lands Map, Natural Hazards Map, and Agricultural Land Protection Map.

Maui Island Plan Process

Chapter 2.80B, Maui County Code (MCC), was enacted in 2004, and ordinances amending the chapter were enacted in the following two years. Chapter 2.80B revised the process for updating the General Plan. Chapter 2.80B requires that the General Plan identify and describe the major opportunities and challenges facing the County, as well as the social, economic, and environmental impacts of development. In addition, Chapter 2.80B mandates that the General Plan set forth the desired sequence, patterns, and characteristics of future development. Chapter 2.80B also modified the prior General Plan process by requiring that a Countywide Policy Plan be prepared first, followed by a MIP, and then the nine Community Plans.

Chapter 2.80B requires that the Countywide Policy Plan, MIP, and Community Plans be internally consistent, with compatible vision, principles, goals, policies, implementing actions, and land use maps. All agencies are required to comply with the ordinances that comprise the General Plan. All zoning ordinances, subdivision ordinances, and administrative actions by agencies are required to be consistent with the General Plan. Preparation of County budgets and capital improvement programs are required to implement the General Plan to the extent practicable.



Focus Maui Nui, Wailuku.

Public Participation

There have been several formats for public-participation opportunities throughout the General Plan Update process, including Focus Maui Nui, General Plan Update outreach events, General Plan Advisory Committee meetings, and the Maui Planning Commission and County Council review process. These are described on pages 3-4 of the Countywide Policy Plan, adopted by Ordinance No. 3732 (2010).

Plan Format and Organization

The format of the MIP is based on best practices in preparing comprehensive plans.¹ The MIP is divided into chapters addressing the requirements of Chapter 2.80B. Each chapter provides a summary of pertinent background information regarding trends and forecasts and identifies significant regional challenges and opportunities. Each chapter contains a series of goals, objectives, policies, and actions. A goal is articulated as a desired end state, is aspirational, and is framed as a general statement of the desires

¹Anderson, Larz T. (1995). *Guidelines for Preparing Urban Plans* (APA Planners Press, Chicago).

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of the community in addressing a given issue. An objective, oftentimes measurable or quantifiable, serves as a benchmark to monitor the achievement of the goal. Both goals and objectives are intended to be guidelines and should not be construed as regulations. A policy is a specific statement that provides direction to decision makers, and is based on implementing goals and accomplishing objectives. The construction of a policy determines whether it is intended to be a guideline or a regulation. An action is a procedure, a program, or a technique to carry out policies.

Where applicable, maps are included at the end of a chapter. The MIP incorporates diagrams and two types of maps within the plan: background maps and Directed Growth Maps.

Diagrams are a graphical expression of the Plan's policies. Many types of policies lend themselves well to graphical treatment, such as the distribution of land uses, infrastructure, and natural resources. Diagrams are primarily intended to provide useful information and guidance in creating future regulations, management, or facility plans.

Background maps depict existing or projected baseline information (such as environmental conditions, population and employment trend data, and existing infrastructure facilities) and are intended to help the reader understand conditions that may have influenced policy proposals. These maps were largely developed to assist in the Directed Growth Plan as well as to guide the County in identifying and addressing relevant issues. These maps are not intended to be used in any land use permitting, decision making or project review, but rather, are informational in nature. Background maps are not intended to be regulatory.

All of the Directed Growth Maps are regulatory.

Implementation

Implementing the policies and actions established in the MIP will require a coordinated effort from numerous agencies, community groups, and private business. Implementation mechanisms include planning and regulatory approaches, capital improvement programming, special implementation programs, and monitoring and evaluation. Implementing the goals of the MIP will require updating and revising existing planning and regulatory processes as well as establishing new programs and initiatives.

The goals, objectives, policies, and actions in the MIP are consistent with and implement the goals, objectives, policies, and actions of the Countywide Policy Plan.

INTRODUCTION

MAUI ISLAND HISTORY

The MIP looks to the past as a starting point to plan for the future. It is the foundation for preserving our heritage and overcoming challenges, and will ultimately result in a desired future.

Maui's Early Hawaiian Landscape

Prior to Western contact, Hawaiians did not believe in the private ownership of land. A unique system, utilized throughout Hawai'i, divided land into ahupua'a, land divisions running from the mountains to the sea that were administered by each district ali'i. Hawaiian society was separated into distinct classes, from chief to laborer, each with its own defined duties and responsibilities within the ahupua'a.



Chinese laborers loading sugarcane. (n.d.).

In 1786, Captain Jean-Francois de Galaup, Comte de La Perouse was the first outsider to set foot on Maui's shore and interact with the Hawaiians. In the following years, missionary work, the whaling industry, and flourishing trade of diverse goods brought American and European immigrants to the island.

With much of the island remaining arid and inhospitable to human habitation, the towns of Hāna, Makawao, Wailuku, and Lahaina housed the majority of the population. Diversified agriculture rapidly expanded during the 1840s and 1850s to support the transient and resident population.

Having no resistance to introduced Western diseases, Maui's population dropped dramatically following Western discovery and inhabitation. Regardless of the influx of new groups of people, the population steadily decreased. Table I-1 shows the decline in Maui's population from 1831 – 1878.

Year	Population ²
1831	35,062
1850	21,047
1860	16,400
1878	12,109

² Schmitt, Robert C. (1977). *Historical Statistics of Hawai'i* (University Press of Hawai'i, Honolulu).

INTRODUCTION

The Great Mahele

The concept of land ownership was introduced by Westerners. These newcomers recognized a great opportunity in the islands and were becoming increasingly frustrated with the Hawaiian land tenure system. In 1848, Kamehameha III, under pressure from foreigners, set into motion a series of events that altered the distribution of land in Hawai'i.

The Great Mahele, or land division, established a Land Commission and provided the means whereby land claims could be presented and adjudicated by the commission. As part of the Great Mahele, the Kuleana Act of 1850 allowed the Land Commission to award small parcels of land to commoners for subsistence. The King's intent with the Great Mahele and the Kuleana Act was to protect lands from foreign acquisition and to provide Native Hawaiians with the security of land ownership. However, there existed a disconnect between the King's intentions and the actual events that ensued as a result of the Great Mahele.

Living for hundreds of years with the self-sufficient ahupua`a land-tenure system and a communal subsistence economy, Hawaiians, particularly commoners, were unaccustomed to the concept of fee simple land ownership. This unfamiliarity, coupled with numerous legal and logistical constraints, led to foreign acquisition of large amounts of land intended for Native Hawaiians. Many Hawaiian families were required to leave the lands they had cultivated for generations and were forced to move to populated towns such as Wailuku and Lahaina.

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Maui Goes for Sugar

Following the events of the Great Mahele, Hawaiian land became widely available for private ownership and capitalist development. Between 1836 and 1861 there was an initial flurry of sugarcane planting and refining throughout Hawai'i. However, lack of capital and an adequate market forced many planters out of business.



Pioneer Mill in 2005 prior to demolition, Lahaina.

In 1850, an indentured labor system was established through the Masters and Servants Act, which supplied plantation workers from foreign markets.³ From 1860 to 1865, the Hawaiian sugar industry received an additional boost as a result of the American Civil War. During this time, the Louisiana sugar supply ceased, giving Hawai'i a larger share of the market.

In 1876, the Hawaiian Reciprocity Treaty allowed for duty free admission of Hawaiian

sugar, resulting in a substantial increase of profits for island growers. With this economic boost, growers immediately began increasing the cultivation of sugarcane. On Maui, acres cultivated in sugarcane expanded from 5,080 in 1867 to 12,000 in 1880, which amounted to an increase of 136 percent.⁴

Construction of the Hāmākua irrigation ditch, which delivered water from East Maui's expansive watershed to the arid plains of Central Maui, secured the future of sugarcane cultivation. The development of rail and ocean transportation also greatly influenced the growth of the sugar industry on Maui.

The cultivation of sugarcane has had a long-lasting impact on Maui's landscapes and water supply, and has dramatically influenced the social and cultural development of Maui. With the massive growth of the industry, the need for labor also grew, resulting in the importation of workers from Asia, Europe, South and Central America, and the South Pacific Islands. This growth and importation created incredible ethnic and cultural diversity within the County. In the early 1900s, each of Maui's sugar estates contained multiple plantation camps that housed the immigrant workers. These camps were comprised of housing, schools, stores, churches, recreational facilities, clinics, and neighborhood facilities and services such as police, fire, and community centers. These villages were self-sufficient, and allowed residents to meet normal health and safety needs and enjoy recreational activities within the confines of their community.

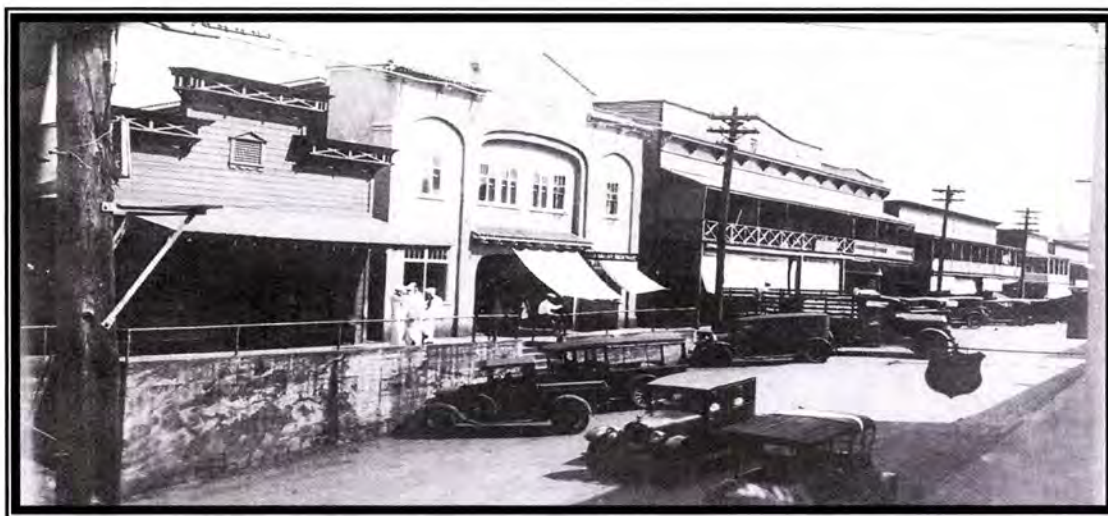
³ Lal, Brij V., Murmo, Doug, and Beechert, Edward D. (1993). *Plantation Workers: Resistance and Accommodation* (University of Hawai'i Press, Honolulu).

⁴ Lind, Andrew W. (1938). *An Island Community: Ecological Succession in Hawai'i* (Greenwood Press Publishers. New York).

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Maui's Golden Pineapple

Pineapple has also played a large role in forming Maui's modern landscape. The pineapple industry began on Maui in 1890 with Dwight D. Baldwin's Ha'ikū Fruit and Packing Company on the northeast side of the island. The Baldwin Packers also cultivated pineapple in the early 1900s in West Maui. The pineapple industry grew steadily, and by 1930, more than 28 percent of Maui's cultivated lands were dedicated to pineapple.⁵ In November 2009, Maui Land & Pineapple Company, Inc. announced the company would cease pineapple production. Nonetheless, the cultivation of pineapple persisted in 2010 with the formation of Hali'imaile Pineapple Company, an offshoot of Maui Land & Pineapple Company, Inc., which continues the pineapple legacy of Maui.



Market Street c. 1920, Wailuku.

Cattle Ranching and the Paniolo

Hawai'i has a strong historical connection to cattle ranching. In 1830, King Kamehameha III summoned *vaqueros* from Vera Cruz, Mexico, to teach the Hawaiians how to handle horses and herd cattle. The Hawaiian cowboys, or paniolo, learned herding techniques, and by 1836 bullock hides became a valuable Hawaiian export. As the cattle-ranching industry grew on Maui, multiple ranches dominated the less-fertile upper-elevation lands that were left uncultivated. Cattle ranching eventually grew into Maui's third-largest industry, behind sugar and pineapple. Cattle ranching and the paniolo have had a long-lasting effect on the lifestyle and landscapes of numerous Maui communities.

1942 – 1950: World War II, the Automobile, and the Labor Movement

World War II signified a transition period for Maui. The war brought new immigrants and rapid investment in infrastructure to serve the military. Roads, harbors, and airports were built, dramatically altering the character of Maui and paving the way for future events.

The end of World War II brought about significant change for the sugar and pineapple industries. With rapid mechanization of these industries, rise of unionization, expanding employment opportunities, and growth of private land ownership, plantation camps became a thing of the past. With the camps becoming dilapidated and increasingly expensive to maintain, plantation owners began to look elsewhere for business opportunities.

⁵ Lind, Andrew W. (1938). *An Island Community: Ecological Succession in Hawai'i* (Greenwood Press Publishers, New York).

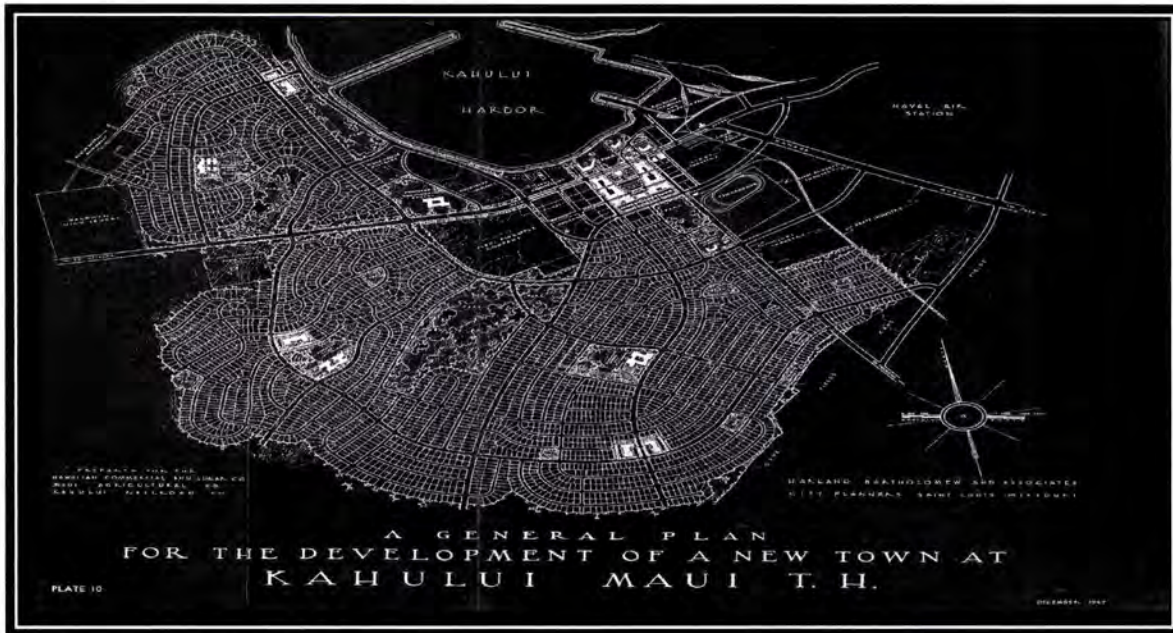
INTRODUCTION

1950 – 1970: New Town Planning and the Emergence of the Visitor Industry

Following World War II, the economy on Maui shifted from sugar and pineapple to a new and promising crop: visitors. With the emergence of new towns, resort-destination areas, and community planning, Maui began a new chapter in its history, which laid the groundwork for present-day economic conditions.

Development of the “Dream City”: Kahului in Central Maui

The demand for single-family homes was on the rise because of several factors, including the increasing prosperity of plantation workers, mechanization of the sugar industry, and the closure of plantation camps.



Dream City Plan, 1947.

Hawaiian Commercial & Sugar Company (HC&S) took hold of this market and hired Harland Bartholomew in 1947 to prepare a master plan for a community on the sugarcane fields surrounding Kahului Harbor that would become known as the “Dream City.” Beginning in 1950 and continuing to 1963, fee simple house and lot packages were sold at prices ranging from \$6,600 to \$9,200. Demand for supporting facilities became apparent, prompting HC&S to construct the Kahului Shopping Center in 1951. The contiguous towns of Kahului and Wailuku continued to grow and jointly developed into the civic and population center of the island. In 1962, Community Planning, Inc. prepared the region’s first general plan. The plan identified Kahului as the dominant trade and service center, with large modern subdivisions and segregation of land uses, resulting in a “pleasant and appealing community.”

Community planning in Central Maui continued in 1972 with the preparation of a second general plan conducted by Eckbo, Dean, Austin & Williams. The 1972 plan came to many of the same conclusions as its predecessor. The plan also warned of the potential negative effects of piecemeal planning, and recommended that the County draft an island-wide general plan. Finally, and most significantly, the plan identified an affordable housing “crisis” and recommended major expansion of residential use in the area

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through the implementation of two Project Districts.⁶ This plan, its predecessor, and the Dream City development have all shaped the growth and evolution of the area and marked the modern era of population centralization in the Wailuku-Kahului region.

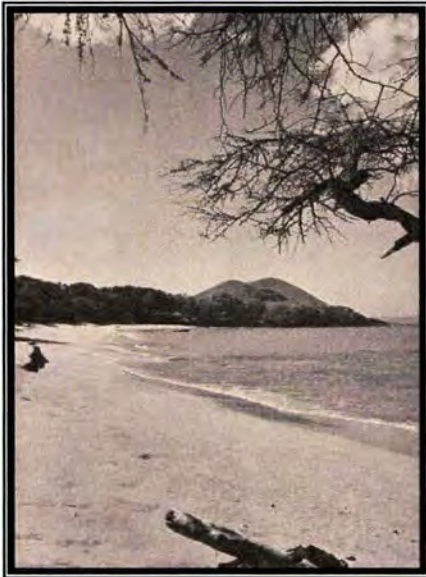


Kahului, 1950



Kahului, 1977.

Rise of Tourism and the Resort-Destination Area



South Maui shoreline, c. 1970.

Maui lost 24 percent of its population from 1940 to 1960.⁷ Many residents, particularly younger generations, left Maui in search of employment on O'ahu and the mainland. In 1959, the "Report of Land Use for the Island of Maui" identified two options as potential solutions to reversing the downward population trend. Maui could either expand and diversify its agricultural base, or capture a greater share of Hawai'i's tourism industry. Throughout the previous decades, Maui experienced marginal levels of tourism; however, the lack of visitor facilities prevented the growth of the industry. In 1956, Maui attracted only 5 percent of Hawai'i's visitors and received only 1 percent of their expenditures.⁸

Inspired by O'ahu's success in the tourism industry, local business and political leaders began to plan Maui's tourism future. In 1961, Kā'anapali became the first master-planned resort area in Hawai'i. The resort-destination area trend continued to grow on Maui with the subsequent development of Wailea and Kapalua.

With the birth of a substantial visitor industry, Maui's population and economy began to rebound. Resorts and other visitor services provided employment for Maui's existing residents and attracted new residents. Tourism quickly became the island's strongest industry, and has had a notable impact on Maui's population, culture, economics, infrastructure, natural resources, and land use patterns.

⁶ Eckbo, Dean, Austin & Williams (1972). *The Wailuku-Kahului General Plan* (prepared for Planning Commission, County of Maui).

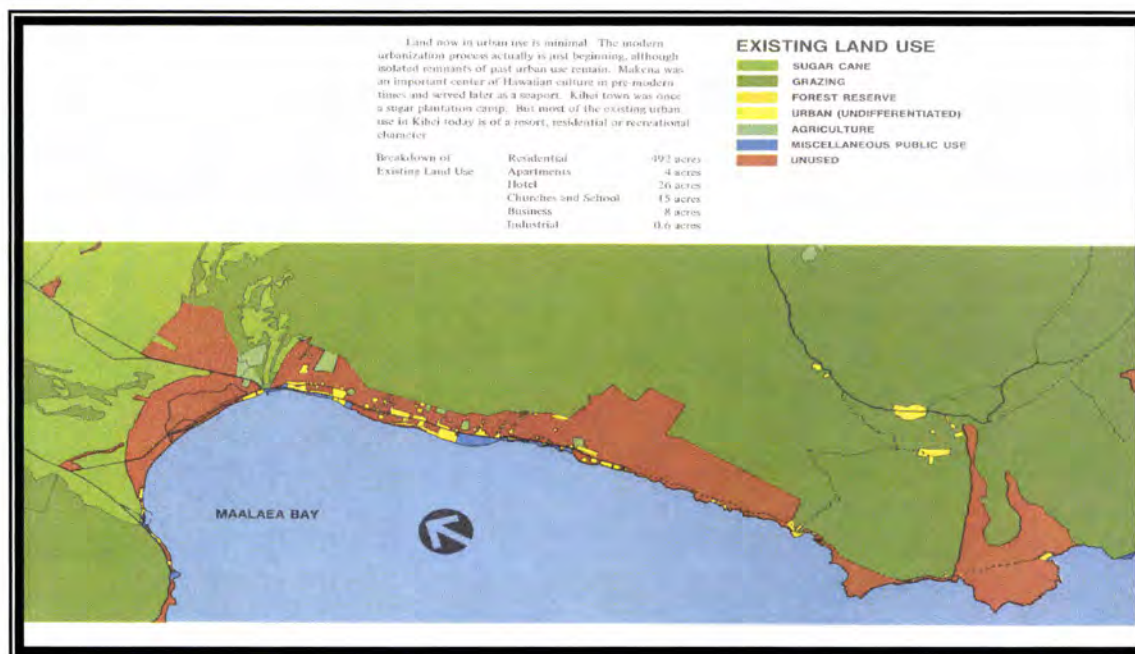
⁷ Community Planning, Inc. and R.M. Towill Corporation (1959). *Report of Land Use for the Island of Maui* (prepared for Planning and Traffic Commission, County of Maui).

⁸ Id.

INTRODUCTION

Kīhei 701 Plan

With Maui's population and economy growing as a product of the newly established visitor industry, business and political leaders began to look to the sparsely populated and primarily agricultural Kīhei region as the island's next residential, resort, and employment center. In 1970, Maui County planning staff and consultant Noboru Kobayashi jointly prepared the Kīhei Civic Development Plan to provide a long-range plan to guide development of the region through 1990. The plan was partially funded by an urban planning grant from the Federal government under the provisions of Section 701 of the Housing Act of 1954.



Existing Land Use Map, Kīhei Civic Development Plan, 1970.

The so-called Kīhei 701 plan identified the region's expansive white-sand beaches, spectacular views, mild climate, and vast open space as ideal characteristics for fostering a mixed community of residents and visitors along Maui's south shore. With a population of approximately 1,600 in 1970, the region was characterized by diversified agriculture, mauka grazing lands, open space, homestead development, and dirt roads. At the time, only one hotel existed in the region, the Maui Lu, offering 100 visitor units. The plan identified this region as significantly underutilized and introduced a future vision for the area. The plan's vision provided for extensive visitor accommodations and residential units that would transform the region into a massive economic engine.

With the designation of Wailea as a major resort community and other hotel and residential land use designations throughout the region, the Kīhei 701 plan set the stage for massive real estate speculation and development. The plan led to mass purchase and development of land, ushering in the real estate boom on Maui. The Kīhei region experienced rapid growth in the 35 years following the plan. By 2005, the population exceeded 25,000 and the average daily visitor population neared 20,000.⁹

⁹ Department of Planning, County of Maui, Hawai'i (2006). *2030 Socio-Economic Forecast*.

INTRODUCTION

1970 – 2000: The Real Estate Boom and Its Impact on the Maui Landscape

The strategic shift from an agricultural-based economy to a tourism-based economy signified the beginning of the next chapter of Maui's diverse history. With the growing number of resorts and increased marketing, Maui's visitor industry grew stronger, and the resident population began to rebound. The visitor industry filled the job gap that the mechanization of the sugar industry had created. The mass departure of residents greatly slowed, and immigration escalated, resulting in a growing demand for housing, particularly projects targeting the off-shore market.



Kapalua Resort in West Maui, 2005.

The visitor industry experienced a significant surge beginning in the late 1970s as a result of off-shore investments. Mainland U.S. and Japanese resort companies viewed Maui's burgeoning visitor industry as a surefire business investment, and began developing large, world-class resorts in Wailea and Kā'anapali. Table I-2 shows the increase in Maui's population from 1960 – 2010.

Table I - 2: Maui's Population 1960 – 2010

Year	Population	% Change
1960	35,717	-
1970	38,691	8
1980	62,823	62
1990	91,361	45
2000	117,644	23
2010	144,444	21

As Maui's population grew, so did the urban footprint on the island's landscape. Settlement patterns expanded rapidly, spreading out from existing population centers. Maui began to experience "planned urban sprawl" as agricultural and rural lands were released in a contiguous manner of urbanization. Central, South, and West Maui have grown significantly in the last three decades with the birth of new subdivisions and visitor accommodations. With the steadily increasing demand for housing, home prices have risen dramatically, out-pricing many local families and creating a pressing need for affordable housing.

Upcountry Maui has also been impacted by the increasing population. The region's cool climate, rural setting, and spectacular views make for a desirable place to live. As a result, the area has experienced growth in the residential market since the 1970s. In particular, the traditionally agricultural Kula area has experienced growth in rural residential development, so-called "gentleman's estates," and real estate speculation. The gradual urbanization of Upcountry has led to multiple challenges, including incompatible land uses, water shortages during periods of prolonged drought, and a loss of the area's traditional rural character.

INTRODUCTION

MAUI TODAY

The island of Maui, also known as “The Valley Isle,” contains a unique social, economic, and geographic profile. The island’s extraordinary natural beauty has marked it globally as a top vacation destination, as well as a highly desirable place to live. In 2010, Maui’s resident population was 144,444. Approximately 2 million visitors vacation on Maui each year, equating to an estimated 46,000 visitors a day.

The island is situated within a volcanic archipelago made up of eight major islands and 124 minor uninhabited islands that stretch in a curved chain for approximately 3,800 miles from the central to the northern Pacific Ocean. The Hawaiian Archipelago stands as earth’s most isolated islands, being some 2,400 miles from the nearest continental land mass (North America) and the islands of Polynesia in the South Pacific.

Map I-1 provides an orientation to the island’s sense of place through a general display of Maui’s topography and towns, in addition to its natural, community, and recreational resources. Collectively, the island is paradise; regionally, it is distinct and unique.

West Maui is a string of coastal communities and mountainous areas. The stretch of coast between Lahaina and Nāpili is dominated by the resort industry due, in part, to its abundant ocean access points that provide numerous recreational opportunities. The northeast portion, stretching from Waihe’e to Honolua Bay, offers a dramatically different setting with its vast open spaces and cliffs, vivid ocean views, and beautiful valleys and streams.

Encompassing the towns of Wailuku and Kahului, the area known as Central Maui has the majority of the island’s urban development. The County government civic center, the island’s primary airport and sole deep-water harbor, the University of Hawai’i Maui College, the island’s primary business district, and vast acres of sugarcane fields all make up the Central Maui area.

Moving eastward, toward Haleakalā, are Upcountry Maui and East Maui. The Upcountry small towns of Makawao, Hāli’imaile, Pukalani, and Kula are characterized by agriculture, ranching, and open space. Makawao, home of the paniolo, has a long tradition of cattle ranching and rodeo. East Maui represents a vast geographic area that is comprised of many small communities, lush natural areas, waterfalls, rugged coastline, small-scale diversified agriculture, and a wealth of Hawaiian history and culture. East Maui remains remote, and is generally accessed by the famous Hāna Highway.

The coastline that stretches from Mā`alaea to Mākena is known as South Maui. Development along this area generally has occurred in a linear pattern between the shoreline and Pi’ilani Highway, forming a continuous urban corridor that attracts a large tourism industry. Coastal amenities are abundant with numerous leeward sandy beaches for snorkeling and leisure.

INTRODUCTION

2000 – 2030: Guiding Maui’s Future; Challenges and Opportunities

Maui is blessed by a vibrant host culture, an ethnically diverse population, unique native ecosystems and species, and spectacular scenic beauty. However, a rapidly growing resident and visitor population coupled with the development this growth brings, could jeopardize Maui’s unique identity. Strategic steps should be taken to plan for this growth. Residents’ quality of life and the vitality of the visitor industry depend on long-range planning that balances growth with community and environmental needs.

Moving forward, it is important to know how far we have come while understanding the direction we are headed. The Plan is a foundation for preserving our heritage and perpetuating our values. The Vision Statement and Core Values serve as the Maui Island Plan’s philosophical underpinning, capture the best qualities of Maui today, and provide a path to the future.

VISION STATEMENT AND CORE VALUES

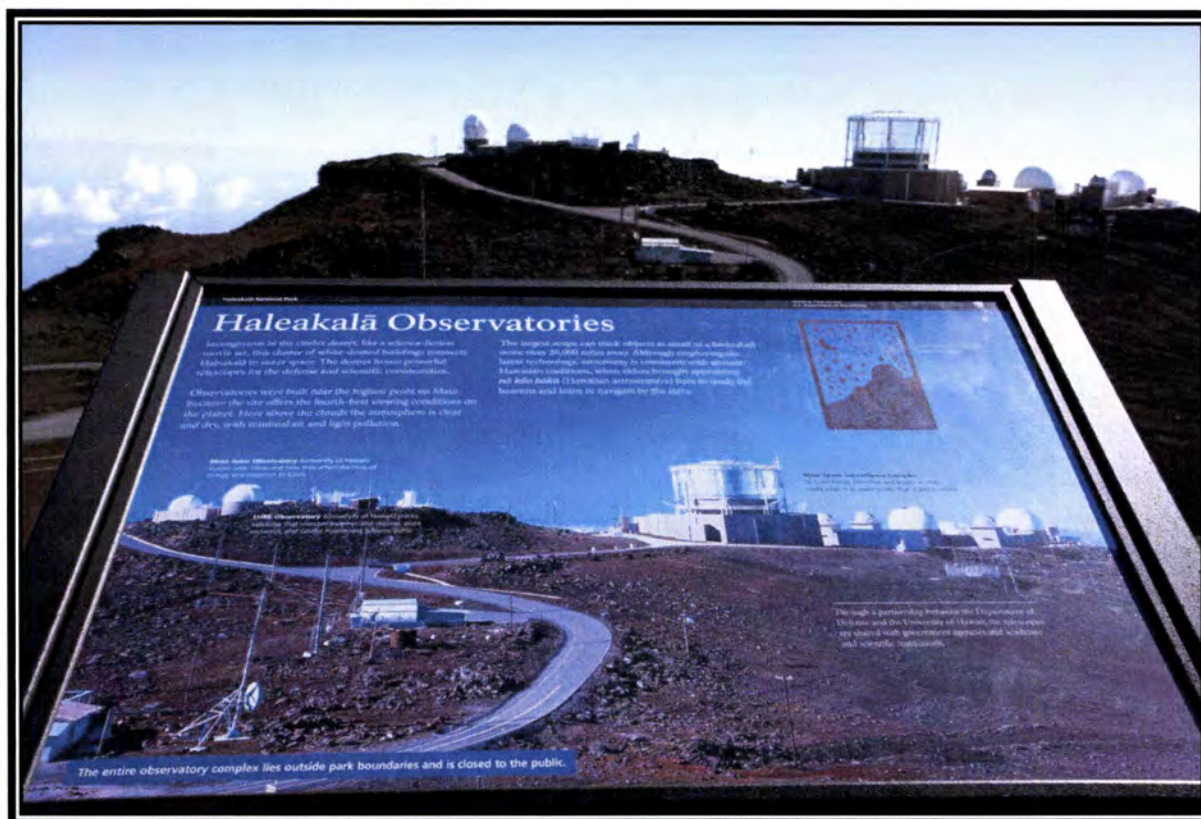
Maui Island Vision

*Ua mau ke ea o ka `āina i ka pono
Maui Island will be environmentally, economically, and culturally
sustainable with clean, safe, and livable communities and small towns
that will protect and perpetuate a pono lifestyle for the future.*

Core Values

To achieve our island's vision, we will be guided by the following values:

- A. Adopt responsible stewardship principles by applying sound natural resource management practices;
- B. Respect and protect our heritage, traditions, and multi-cultural resources;
- C. Plan and build communities that include a diversity of housing;
- D. Retain and enhance the unique identity and sense of place;
- E. Preserve rural and agricultural lands and encourage sustainable agriculture;
- F. Secure necessary infrastructure concurrently with future development;
- G. Support efforts that contribute to a sustainable and diverse economy for Maui;
- H. Create a political climate that seeks and responds to citizen input;
- I. Respect and acknowledge the dignity of those who live on Maui;
- J. Establish a sustainable transportation system that includes multiple modes, including walking, biking, and mass transit, as well as automobile-based modes; and
- K. Recognize and be sensitive to land ownership issues and work towards resolution.



Haleakalā Observatories, Haleakalā Crater.

ECONOMIC DIVERSIFICATION

Diversifying Maui's economy has been a key, longstanding County goal. A move toward a more diversified economy will create more resilience and reduce Maui's reliance on tourism and its consequent vulnerability to fuel costs and external economic conditions. Diversification may also reduce the island's dependence on construction for the visitor and off-island housing markets, thereby reducing demand on the island's natural resources. Economic diversification will provide a broader spectrum of job opportunities, including high-skill and higher-paying jobs, thereby increasing jobs that pay a living wage.

ECONOMIC DEVELOPMENT

In addition to attracting high-technology industries and supporting the expansion of agriculture, recent diversification efforts have focused on potential growth sectors such as local agriculture, sports and recreation, education, health care, film and entertainment, and energy production using renewable resources.

Comprehensive planning for economic development in Maui County has been led by a strong collaboration between the County government and the Maui Economic Development Board, Inc. (MEDB). Current policy recommendations are stated in the 2010 CEDS, which MEDB prepared for the Office of Economic Development. The CEDS drew upon focus group meetings, as well as two prior efforts that incorporated extensive community participation: the Focus Maui Nui project and the 2004 Mayor's Economic Summit.

CHALLENGES AND OPPORTUNITIES

Improve the Island's Business Climate

The island of Maui, like the County as a whole, faces two fundamental challenges in economic development: (1) diversification; and (2) increasing the number and proportion of living wage jobs. There is a subset of more specific challenges, such as the high cost of housing and the need to strengthen public education. These challenges are described in the 2010 CEDS and are summarized below.

- **Affordable Housing.** Substantially increased housing costs since 2001 have negatively impacted the quality of life for residents and pose a barrier to attracting and retaining skilled workers in fields from high technology to agriculture.
- **Education and Workforce Development.** The 2010 CEDS focused on the need to train Maui's residents to qualify for high-skill jobs and the related need to improve the public education system.
- **Infrastructure Development.** The 2010 CEDS cited water, road, and air transportation systems as particular areas of concern in the 2010 CEDS planning process. More recently, the capacity of Kahului Harbor has emerged as a major concern.
- **Business Climate.** Maui struggles with an unpredictable business environment. The cost of land, labor, and shipping are high compared to many of the island's mainland and overseas competitors. Maui also has regulations that are intended to protect the island's cultural and natural resources, but these regulations increase business costs. Streamlining government permitting requirements for projects in targeted industries will support new opportunities and make development decisions more predictable, cost effective, and feasible.

Limited Economic Diversification

The *Maui County Tourism Strategic Plan: 2006-2015* (Maui County TSP) states that, among the four counties, Maui is the most reliant on tourism. Of Maui County's Gross County Product, 39 percent is attributed to tourism, versus a range of 19 to 29 percent for the other counties.⁴ A large proportion of jobs in Maui County are low-wage jobs, many of them tourism-related. Most households are supported by individuals with two or more jobs.

The importance of the visitor industry to the island's economy is illustrated by the

⁴ Hawai'i Tourism Authority (2006). *Maui County Tourism Strategic Plan: 2006-2015*.

ECONOMIC DEVELOPMENT

proportion of jobs by industry. In Maui County, according to data provided by the Hawai'i Department of Labor and Industrial Relations (2007), the accommodations and food services industry accounts for the largest proportion of jobs – 29 percent of all wage and salary jobs. This is nearly double the statewide proportion of 15 percent. Retail trade, also driven substantially by tourism, is second at 13 percent of all wage and salary jobs.

The Maui Island Plan recommends a shift in thinking about economic success. It suggests that we no longer measure economic vitality solely by statistics such as the number of building permits issued or growth in tax revenue, but by much more balanced sustainability indicators. In the community workshops discussing the General Plan update, residents stressed a desire to keep economic priorities in balance with the environment and community.

The *Hawai'i 2050 Sustainability Plan* focuses on the triple bottom line approach. The Plan notes that the goals of economic prosperity, social and community well-being, and environmental stewardship should be considered equally important and interdependent.

Increase Sustainability

Diversified agriculture and knowledge- and innovation-based industries such as high technology, film and digital media, health care, and biotechnology are promising industries that can provide a foundation for building a sustainable economy. While the private and public sectors have made great strides and investments in these areas, it is vital to sustain and increase these efforts if we are to fundamentally transform our economy.

A diversified economy would still provide for growth of the tourism sector, but the other sectors would grow at a higher rate.

GOAL, OBJECTIVES, POLICIES, AND ACTIONS

Goal:

- 4.1** Maui will have a balanced economy composed of a variety of industries that offer employment opportunities and well-paying jobs and a business environment that is sensitive to resident needs and the island's unique natural and cultural resources.

Objective:

- 4.1.1** A more diversified economy.

Policies:

- 4.1.1.a** Encourage an economy that is driven by innovation, research and development, and human resource development, including but not limited to, increasing technology- and knowledge-based sectors to be a major component in Maui County's economic base.
- 4.1.1.b** Support the creation of new jobs and industries that provide a living wage.
- 4.1.1.c** Facilitate and expedite permits and approvals.

ECONOMIC DEVELOPMENT

- 4.1.1.d** Develop linkages and partnerships among international research and development activities and Maui businesses.

Objective:

- 4.1.2** Increase activities that support principles of sustainability.

Policies:

- 4.1.2.a** Support industries that are sustainable, and culturally and environmentally sensitive.
- 4.1.2.b** Encourage and support local businesses.
- 4.1.2.c** Substitute imports with locally-produced services and products where practicable.
- 4.1.2.d** Support the development of economic development clusters in targeted industry sectors.
- 4.1.2.e** Encourage all businesses to save energy, water, and other resources.

Implementing Actions:

- 4.1.2-Action 1** Regularly study market trends with the intent to attract new industries that are environmentally/culturally appropriate for Maui.
- 4.1.2-Action 2** Develop programs that brand all locally produced services and products or devise other measures to achieve import substitution.
- 4.1.2-Action 3** Create a database of imports suitable for substitution by locally produced services and products and annually report on progress made towards import substitution.

Objective:

- 4.1.3** Improve the island's business climate.

Policies:

- 4.1.3.a** Upgrade, maintain the quality of, and improve access to telecommunications infrastructure.
- 4.1.3.b** Ensure an adequate supply of affordable workforce housing.
- 4.1.3.c** Develop neighborhoods and communities that are attractive to the workforce of a diversified economy.
- 4.1.3.d** Encourage, nurture, and reward entrepreneurship and innovation.
- 4.1.3.e** Encourage employers to establish incentive programs. Support flexibility in workforce policies compatible with business and quality of life goals.

ECONOMIC DEVELOPMENT

- 4.1.3.f** Assist community development organizations with revitalization and development of neighborhoods and communities that are attractive to the workforce of a diversified economy.

Implementing Action:

- 4.1.3-Action 1** Develop and implement innovative land use tools, public/private transportation incentives, and flexible business practices to reduce travel costs and job trips.



Fresh produce. Kula.

AGRICULTURE

Agriculture on Maui consists of large, land-extensive activities (plantation crops and cattle-grazing) and labor-intensive small farming. Agricultural enterprises range from subsistence farming to corporate-owned plantations. Products include plant crops, livestock products, and aquaculture. In terms of acreage, sugar and pineapple continue to be Maui's leading crops. In terms of value, seed corn is the leading crop. One sugar plantation remains in the State, Hawaiian Commercial & Sugar Company (HC&S). Currently, wage and salary jobs in agriculture have declined as plantations have closed or become more efficient.

ECONOMIC DEVELOPMENT

In 1984, the County had 3,700 agricultural jobs. By 2005, the number of wage and salary jobs in agriculture dropped to 1,600, only 2.3 percent of all Maui County jobs.⁵ By 2009, they dropped to 2.2 percent of all Maui County jobs.

Planning for agriculture generally focuses on a specific issue, crop, or project. Between 2002 and 2003, the Maui County Farm Bureau, Inc. (Farm Bureau) engaged in a strategic planning process with support from the Mayor's Office of Economic Development. This resulted in the preparation of the *Maui Agricultural Strategic Plan* (2003). The Strategic Plan sets forth a vision and a set of initiatives, as well as more detailed implementation steps. In July 2009, the Farm Bureau, in cooperation with the Office of Economic Development, produced the *Maui Agricultural Development Plan*.

CHALLENGES AND OPPORTUNITIES

Achieving Food and Energy Self-Sufficiency

Each agricultural industry confronts its own unique challenges and opportunities that fluctuate with market and biological influences. Most of the challenges and opportunities discussed pertain to small farms. Large corporate landowner/agricultural producers such as HC&S confront different sets of challenges and opportunities.



Workers harvest cabbage, Kula.

Increasing local consumption of Maui agricultural goods is a long-term opportunity for stabilizing and expanding agriculture. Besides economic benefits to farmers, substituting locally-produced food for imports could allow Maui to become more self-sufficient. Success will involve a commitment by Maui residents, businesses, and institutions to buy locally-produced food; grocers to contract with local farmers; and government to provide land, water, and tax incentives to support critical industries and crops.

It is estimated that 85-90 percent of food consumed in Hawai'i is imported.⁶ The globalization of food production and processing poses a challenge to exports and imports. Plantation agriculture and the export of sugar and pineapple have declined because crops can be grown and food products can be processed at lower cost overseas.

⁵ State of Hawai'i, Department of Business, Economic Development and Tourism (various years). *State of Hawai'i Databook*.

⁶ State of Hawai'i, Department of Agriculture (December 2008). *Food Self-Sufficiency in Hawai'i*.

Increase Agriculture's Role in the Island Economy

There are many opportunities for Maui's farmers and food manufacturers to expand their sales of natural and organic foods. Supporting the establishment of farmers markets, pick-your-own farms, community gardens, and other community-supported agricultural programs will provide alternative market channels to expand sales of locally grown and manufactured organic products.

Growing crops that can be processed to generate electrical power or to make fuel will provide agricultural jobs, utilize agricultural lands, and make Maui more energy self-reliant.

The economic feasibility of energy crops for biofuels depends largely on factors in the sugar and oil markets, and alternative uses for land. Only land zoned for agriculture is likely to be available for energy crops. Market forces appear to be working in favor of biofuel development on Maui. Potential synergies and trade-offs between dedicating land to biofuel crops for automotive fuels versus utility-scale power generation should be further examined. Potential areas identified for biomass energy crop production include former Lahaina plantation land; HC&S land in Pā'ia; and HC&S land in Pu'unēnē. Potential also exists on Upcountry ranch lands.



Locally grown cabbage, Kula.

If agriculture on Maui is to be economically viable, the State and County will need to ensure that farmers have access to sufficient supplies of affordable water. Water rates must be implemented that encourage conservation and provide affordable water to farmers. The community will need to invest in the maintenance and construction of water system infrastructure including storage, transmission, and treatment.

The availability of transportation to markets outside of and on Maui affects the economic viability of many agricultural enterprises. Some industries, such as cut flowers, rely heavily on airline shipping to the mainland. Fruit and vegetable farmers ship to Oahu by way of the inter-island barge. Transportation costs can be a significant part of the farmer's overall cost of doing business.

The issues of pest control and invasive species pose different problems for exporters of Hawai'i products and for importers of food and agricultural materials. Exporters face rigorous controls to prevent the spread of pests and alien species to mainland and export markets. These controls can increase the cost of Maui products and halt their export altogether. The introduction of pests and alien species is also a threat to Maui agriculture. Unless agricultural inspection services are sufficiently funded and implemented, enlarging transportation facilities and adding direct connections from foreign and domestic ports can increase Maui's vulnerability to pests and alien species.

Expand Diversified Agriculture Production

HC&S, a subsidiary of Alexander & Baldwin, Inc., is Maui's largest agricultural business with over 900 employees. HC&S grows sugarcane on 37,000 acres of land in Central and East Maui, and utilizes and maintains the State's most extensive surface water system. HC&S plans to continue to grow sugarcane and seeks to increase profitability by developing value added products such as its Maui Brand Natural Cane Sugar. HC&S has also expressed an interest in expanding biofuel production to meet Maui's demand for renewable energy.

For agriculture to flourish in Central Maui, reliable and affordable supplies of water will need to be made available to the region. Without an adequate supply of affordable water, farmers may be reluctant to invest capital in agricultural production.

Processing facilities are needed to prepare export crops for shipping and to enable small businesses to make value-added products. With aid from the County, the Maui Flower Growers Association has considered the development of a facility for de-infestation of tropical flowers and other commodities. The cultivation of kalo and other principal and traditional Hawaiian foods is increasingly supported and is linked closely to self-sufficient stewardship of natural resources through hard work. Even with the right crops and ample land and water, agriculture will not expand without attracting additional farmer-entrepreneurs and laborers. Today's farm operators are aging, and their children are typically choosing other occupations. The high cost of farm labor presents a challenge towards providing affordable locally-grown food. Training and education can improve the number of men and women prepared to run farming operations. The Maui Agricultural Strategic Plan calls for more educational programs for farmers in subjects such as record-keeping, marketing, and business planning. The 2010 CEDS recommends expanding the agricultural education in Maui's schools (K-12 and beyond) to attract young people to the agriculture sector and to improve farm succession planning.

Researchers at the University of Hawai'i have identified several "star" industries, including aquaculture, herbs, seed crops, vegetables and melons, floriculture, and nursery products. Maui County has seen growth in these crops – particularly in vegetables and fruit and floriculture/nursery products.

Maui's share of diversified crop production, especially in the area of vegetables and fruits, has declined with increasing competition from mainland and Oahu producers and because of high shipping costs. Since the closing of Haleakalā Dairy, Maui no longer has a major producer of fresh milk and dairy products.

The quality of Maui's agricultural lands and favorable climate provide the island with an intrinsic competitive advantage that offsets, to some extent, the high cost of production. Maui is in a relatively good position to participate in the expansion of the production of seed crops worldwide.

Agricultural tourism is a growing sector, with on-farm sales, recreational activities, and other retail sales providing the largest amounts of revenue. An example is Haleakalā Ranch, which offers horseback riding, all-terrain vehicle riding, and zip-line activities. Streamlining zoning and permitting for ag-tourism businesses that supplement the income of farming activities could be one way to encourage the growth of this sector.

ECONOMIC DEVELOPMENT

GOAL, OBJECTIVES, POLICIES, AND ACTIONS

Goal:

- 4.3** Maui will have a diversified agricultural industry contributing to greater economic, food, and energy security and prosperity.

Objective:

- 4.3.1** Strive for at least 85 percent of locally-consumed fruits and vegetables and 30 percent of all other locally-consumed foods to be grown in-State.

Policies:

- 4.3.1.a** Strive to substitute food/agricultural product imports with a reliable supply of locally-produced food and agricultural products.
- 4.3.1.b** Facilitate and support the direct marketing/sale of the island's agricultural products to local consumers, through farmers markets and similar venues.
- 4.3.1.c** Encourage growing a diverse variety of crops and livestock to ensure the stewardship of our land while safeguarding consumer safety.
- 4.3.1.d** Work with the State to regulate and monitor genetically-modified-organism (GMO) crops to ensure the safety of all crops and label all GMO products.

Implementing Actions:

- 4.3.1-Action 1** Encourage the development of community gardens, including gardens on greenbelts that separate communities.
- 4.3.1-Action 2** Establish benchmarks to monitor progress towards achieving island-wide food self-sufficiency.
- 4.3.1-Action 3** Propose revisions to the zoning ordinance to allow the direct marketing of the island's agricultural products through farmers markets, "pick-your-own" farms, farm stands, and similar venues.

Objective:

- 4.3.2** Maintain or increase agriculture's share of the total island economy.

Policies:

- 4.3.2.a** Encourage the export of the island's agricultural products to offshore markets.
- 4.3.2.b** Support infrastructure investments at harbors, such as ferry service, airports, and other facilities for the rapid and cost-effective export of island-grown products.

ECONOMIC DEVELOPMENT

- 4.3.2.c Encourage the continued viability of sugar cane production, or other agricultural crops, in central Maui and all of Maui Island.
- 4.3.2.d Work with the State to reduce excise taxes for commercial agricultural products produced within the State.
- 4.3.2.e Coordinate with appropriate State and Federal Departments and agencies, private shipping companies, and farmers associations to assist in the rapid and cost-effective export of Maui's agricultural products to off-island markets.

Implementing Actions:

- 4.3.2-Action 1 Bi-annually update the Maui Agricultural Development Plan to provide strategic direction for the expansion of agriculture on Maui and to determine ongoing direct and indirect benefits of agriculture on Maui.
- 4.3.2-Action 2 Increase staffing within the Office of Economic Development to promote agricultural development, as financially feasible.

Objective:

- 4.3.3 Expand diversified agriculture production at an average annual rate of 4 percent.

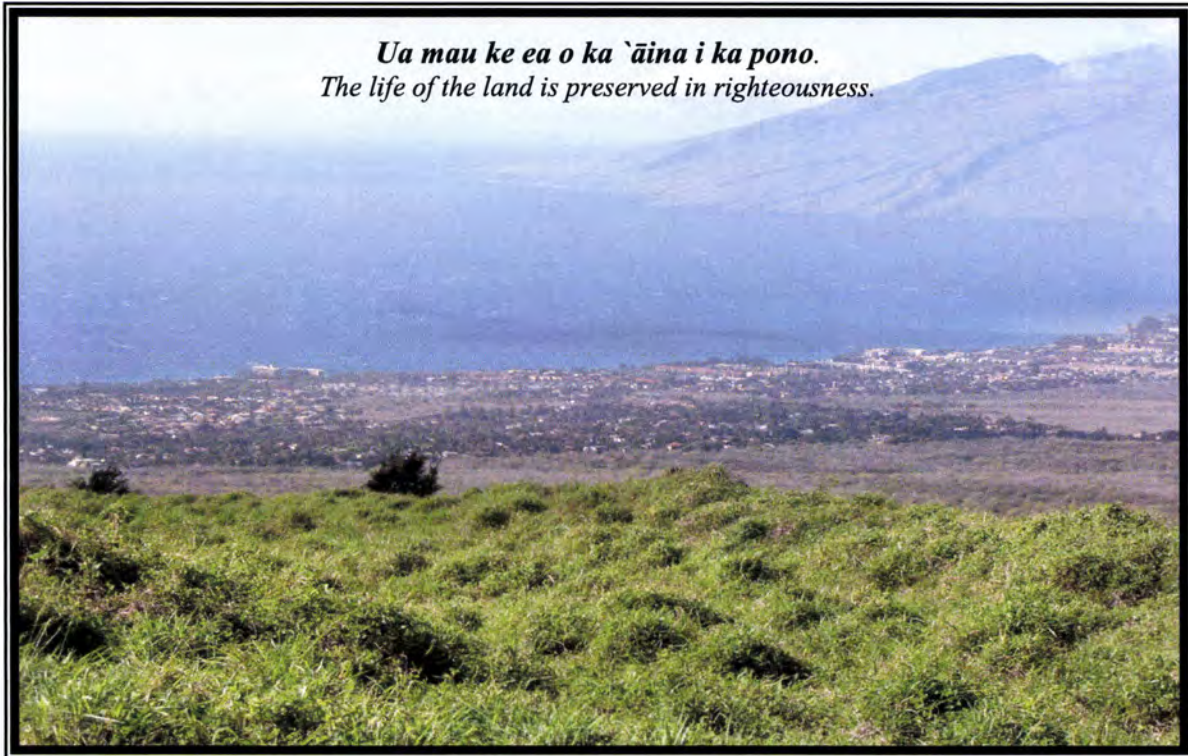
Policies:

- 4.3.3.a Promote the development of locally-grown and ecologically-sound biofuels, aquaculture, and forest products.
- 4.3.3.b Support the development of farming associations/cooperatives.
- 4.3.3.c Work with educational institutions and appropriate agencies to provide education and training for farm owners and entrepreneurs.

Implementing Actions:

- 4.3.3-Action 1 Implement the Maui Agricultural Development Plan (July 2009) and its updates, when consistent with the MIP.
- 4.3.3-Action 2 Develop a program to expand the seed crop industry consistent with safe GMO practices.

Chapter 8: Directed Growth Plan



An expansive view of Maui's Southern Coast, Kula.

T*hroughout the island, Maui's residents made it abundantly clear they had a determined desire to maintain, protect and preserve open land and the green vistas, and the rural character of Maui. This vision requires a unified commitment to the island and to future generations of Maui residents. The path we must tread to reach our desired destination cannot be traveled in total ease – it is a task that will require hard choices and individual sacrifices for our common and future good. The goal is not impossible to achieve, even in the face of population growth, but it will require the careful management and control of development so that growth can be a positive and enduring force that will enrich our residents.*

DIRECTED GROWTH PLAN

The Directed Growth Plan is the backbone of the Maui Island Plan (MIP). Taking into account population projections, it prescribes and outlines how Maui will grow over the next two decades, including the location and general character of new development. The Directed Growth Plan accommodates growth in a manner that provides for economic development, yet protects environmental, agricultural, scenic and cultural resources; economizes on infrastructure and public services; meets the needs of residents; and protects community character.

Chapter 2.80B, MCC, requires the adoption of urban and rural growth areas for the island of Maui. This is the first time Maui County has established growth boundaries, and it represents a significant shift towards a more orderly and predictable development pattern. Communities throughout Hawai'i and the country have used growth boundaries as part of a comprehensive directed growth plan to preserve agricultural lands, protect environmental resources, and create a more predictable land use planning process. Directed growth strategies use population projections and density assumptions to ensure an adequate supply of land is available for future growth, to limit sprawl, and to focus infrastructure investment to areas within the growth boundaries.

The Directed Growth Plan uses MIP goals, objectives, and policies as well as guiding land use principles as a foundation for establishing urban and rural growth boundaries. This chapter describes the types of growth boundary designations and the methodology applied in the identification of these designations. In addition, this section identifies planned protected areas.

This chapter contains figures to be used for illustrative purposes only. In the event a figure is inconsistent with a diagram or map of this chapter, the diagram or map shall control.

Background Information

The following technical studies and reports provide base information for the Directed Growth Plan:

1. *Land Use Forecast (November 2006);*
2. *The Socio-Economic Forecast (June 2006);*
3. *Maui Island Housing Issue Paper, December 2006;*
4. *Infrastructure and Public Facilities Assessment Update (March and September 2007);*
5. *Maui Island Roadway Capacity Assessment (January 2007);*
6. *Scenic and Historic Resources Inventory & Mapping Study (June 2006);*
7. *WalkStory and PlanStory, A Report on the Response of Participants (December 2006);*
8. *Maui Island Plan Site Evaluation Methodology Memorandum (August 2007); and*
9. *Population and Economic Projections for the State of Hawai'i to 2040 (March 2012).*

The Department of Planning also conducted numerous regional design workshops and held meetings with State and County agencies, stakeholder groups, and the General Plan Advisory Committee to understand the perspectives of residents from all areas of the island on future growth and protected areas (see Introduction for additional information).

The Purpose of the Directed Growth Plan

The primary purpose of the MIP is to establish a managed and directed growth plan to accommodate population and employment growth in a manner that is fiscally prudent, safeguards the island's natural and cultural resources, enhances the built environment, and preserves land use opportunities for future generations. The Directed Growth Plan is based on sound planning practices and principles and utilizes

DIRECTED GROWTH PLAN

information gathered from public outreach events, the General Plan Advisory Committee, and technical studies.

The Directed Growth Plan, which is grounded on the recommendations found throughout the MIP, establishes the location and general character of future development. The Directed Growth Plan will provide the framework for future community plan and zoning changes and guide the development of the County's short-term and long-term capital improvement plan budgets.

Planning for Future Growth

As part of the *Land Use Forecast*, the demand for additional residential lands was determined by comparing build-out of existing residential land supply to the 2030 forecasted demand for residential units. The existing supply of residential land includes all lands that are community planned and zoned for either single-family or multifamily residential use. The forecasted demand for residential units takes into account both resident and nonresident demand to 2030. While an important goal of the General Plan update is to provide housing for Maui residents, the demand for housing from the offshore market cannot be ignored. If only resident demand was factored into the future need for residential units, competition between residents and nonresidents for the limited supply of residential units would likely lead to a worsening of the current high-priced housing situation, with residents being outbid by nonresidents. Therefore, both resident and nonresident demands are used to determine total future demand for residential housing. According to the land use forecast and the most recent DBEDT forecasts, an additional 10,845 residential units are needed to accommodate projected 2030 housing demand.¹ This demand was then allocated to each community plan region based on the land use forecast model output that predicts regional population and employment growth. Table 8-1 depicts total forecasted housing demand, the supply of existing housing units, and projected housing needs to 2030.

Table 8 - 1: Projected Maui Housing Needs, 2010 - 2030

Total Needed Housing Units During 2010-2030 Planning Period	
Projected 2030 Housing Demand	83,659
Minus the existing housing stock	54,070
Minus currently entitled housing units	<u>-18,744</u>
Equals approximate unmet housing demand	10,845

Types of Growth Boundaries and Protected Areas

Urban and Rural Growth Boundaries

Chapter 2.80B, MCC, requires the identification of both urban and rural growth boundaries (which can include small towns, rural residential, rural villages, and other community plan designations). The characteristics used to identify these boundaries and the policy intent for each of these areas is described in Table 8-2.

¹ The 2030 demand has been adjusted to reflect updated population forecasts released by the DBEDT (March, 2012).

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Protected Areas

Part of the Directed Growth Plan is to ensure that future development patterns do not compromise Maui's unique and fragile natural resources. One tool to promote the protection and availability of passive and active recreational amenities and other environmentally sensitive areas is the identification of preservation areas, regional parks, greenways, greenbelts, and sensitive lands. Each type of protected area is described in Table 8-2. It is not the intent of the Protected Areas to regulate lands within the State Conservation District. In some instances, Conservation lands are included to provide context.

Urban, Small Town, and Rural Growth Areas

The MIP is the first comprehensive plan to establish urban, small town, and rural growth boundaries in Maui County. These boundaries will encompass approximately 5,389 acres of new planned urban and small town growth areas. The Directed Growth Maps show Urban, Small Town, and Rural Growth Boundaries (UGB, STB, and RGB) - the space inside these boundaries is referred to as Urban, Small Town, and Rural Growth Areas respectively. These boundaries are depicted with lines on the Directed Growth Maps. The growth boundary line separates a growth area from a nongrowth area.

- The UGB denotes the areas within which urban-density development requiring a full range of services, such as new multi-user sewer and water, is supported in accordance with applicable land use laws. Growth boundaries are a long-range planning tool that will be used on Maui to evaluate proposals involving community plan amendments, changes in zoning, development proposals or utility extensions.
- The STB denotes areas that are less intensely developed than urban areas with fewer services and a lower level of infrastructure. These areas may be more self-sufficient than Rural Villages. Primary employment opportunities are often in nearby urban areas.
- The RGB is intended to identify and protect the character of our rural communities. It identifies an existing or future land use pattern that includes a mixture of small farms, low density residential housing, and a limited amount of urban uses consistent with the character and scale of our country towns. The intent of this boundary is to provide a framework for further and more detailed long-range rural planning during the community plan update process. Rural areas inherently possess a lower set of standards for infrastructure and public services than urban areas. As such, it is also the intent to apply lower level-of-service standards in RGBs.

The UGBs, STBs, and RGBs are used to identify and protect farms and natural areas from sprawl and to promote the efficient use of land, and the efficient provision of public facilities and services inside the boundary.

The UGBs, STBs, and RGBs take into account future growth projections through 2030, the availability of infrastructure and services, environmental constraints, and an approximate density of land development to determine the placement of the boundary. Land outside of the UGB is intended to remain rural in character with a strong agricultural and natural-resource presence. These boundaries are intended to be static "lines in the sand" until the time at which job and housing growth cannot be accommodated within the boundaries, which, if not addressed, could exacerbate the affordable housing problems facing Maui and have a negative impact on the overall quality of life. To ensure that an adequate supply of land is available, the MIP will be updated every ten years to provide for appropriate expansion to meet new

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Table 8 - 2: Growth Boundaries and Protected Area Types

GROWTH BOUNDARIES (See Maps C-1 to C-5, S-1 to S-3, U-1 to U-4, N-1 to N-2, W-1 to W-4, E-1 to E-2)	CHARACTERISTICS	PURPOSE	IMPLEMENTATION STRATEGY
Urban	Urban areas contain a greater variety of land use types, including various housing types and densities, commercial, retail, industrial uses, and resort destination areas. Infrastructure is more complete and reflects the need to serve higher-density land uses.	Ensure that future development occurs in an orderly fashion; allows in-fill and revitalization opportunities and encourages "new urbanism" and "neo-traditional design" techniques.	Protect separation between communities through the use of Urban Growth Boundaries. Require community-based design processes and require design guidelines for future major development. Identify and promote redevelopment and in-fill opportunities. Encourage a mix of housing types and higher-density residential development to encourage resident housing opportunities.
Small Town	Small Towns are less intensely developed than urban areas with fewer services and a lower level of infrastructure. They may be more self-sufficient than Rural Villages. Primary employment opportunities are usually in nearby urban areas.	Protect the integrity, unique sense of place, and economic viability of Maui's traditional small towns.	Protect separation between communities through the use of Small Town Boundaries. Allow for expansion where appropriate. Utilize design guidelines and rural infrastructure standards to protect Small Town character.
Rural	Rural Areas contain a mixture of agricultural activities, low-density residential areas, and small villages. Rural Villages may contain limited amounts of State and County urban designated lands including residential and small clusters of businesses and civic uses mostly to support surrounding rural residential uses and agricultural activities. Level of government services is generally limited and many essential goods and services are located in a larger town. The level of infrastructure may be lower than Small Towns. Employment is generally a function of nearby Urban Areas or Small Towns. Rural Residential Areas are primarily a residential development pattern with lower residential densities (0.5 to 10 ACRE/du), agricultural activities, and few services or employment opportunities. Limited commercial and civic uses (churches, schools) may be allowed in accordance with applicable community plan and zoning.	Provide a transition between Urban Areas and Small Towns and those areas in need of protection, including agricultural lands. Contain the spread of residential uses into prime agricultural lands and provide a tool for designing villages with a mix of lots and lifestyle choices.	Minimize expansion of infrastructure that could lead to urbanization. Define areas appropriate for additional rural development patterns. Promote an equitable tax/water rate structure that reflects actual land use. Adopt appropriate infrastructure and subdivision standards to protect rural character. Maintain the separation of communities through the use of boundaries. Allow for Rural Villages where appropriate. Utilize rural design guidelines and appropriate infrastructure and subdivision standards to protect rural character.
PROTECTED AREA TYPES. (See Diagrams NW-1, WC-1, S-1, N-1, NE-1, E-1, SE-1)			
Preservation	Areas with significant natural and environmental resources, scenic, open space, and recreational resources, historic resources and other important assets that warrant additional protection. Preservation areas may include accessory structures such as public restrooms, structures related to a cultural or historical resource, and other structures and ancillary uses consistent with the purpose and intent of the preservation area.	Permanent protection of areas on the island that have significant environmental, ecological, cultural and recreational value and the degradation of the resource would result in an irretrievable loss.	Protection using regulation, easements, Transfer of Development Rights (TDR) program or fee-simple purchase in cooperation with land trusts, environmental organizations, the County of Maui, State of Hawaii and the Federal government. The appropriate community plan designation for this protected area type is park or open space as determined during a community plan update or the entitlement process.
Park	Land areas devoted to passive (picnic facilities and gathering areas) and/or active (including, but not limited to, bike paths, hiking trails, ball fields, and tennis courts) uses that serve recreational needs.	Ensure that recreational and open space needs keep pace with future growth and are appropriately located consistent with the Maui Island Plan's Directed Growth Plan.	Acquisition, Transfer of Development Rights (TDR) program, and/or cooperative efforts with the development community during the design, project review and approval process. The appropriate community plan designation for this protected area type is park or open space as determined during a community plan update or the entitlement process.
Greenbelt	Extensive area of largely undeveloped or sparsely occupied land established along natural corridors to protect environmental resources and to separate distinct communities. Greenbelts may include accessory structures and ancillary uses consistent with the purpose and intent of the greenbelt area.	Ensure natural and undisturbed separation between communities and protect environmentally sensitive lands.	Acquisition, Transfer of Development Rights (TDR) program, and/or cooperative efforts with the development community during the design, project review and approval process. Also implemented through the subdivision review process. The appropriate community plan designation for this protected area type is park or open space as determined during a community plan update or the entitlement process.
Greenway	Typically a long, narrow piece of land, often times used for recreation, pedestrian, and bicycle traffic. Greenways can include community gardens and can be used to link community amenities (e.g. parks, shoreline). Greenways may include accessory structures and ancillary uses consistent with the purpose and intent of the greenway area.	Provide opportunities to inter-connect communities, ensure adequate recreational amenities, protect scenic resources, and link residential projects with service areas. Greenways may be improved to accommodate pedestrian, bicycle, equestrian and other similar uses.	Acquisition, Transfer of Development Rights (TDR) program, and/or cooperative efforts with the development community during the design, project review and approval process. Also implemented through the subdivision review process. The appropriate community plan designation for this protected area type is park or open space as determined during a community plan update or the entitlement process.
Sensitive Land	Lands that contain development constraints including steep slopes greater than 35 percent, floodplains, significant drainage features, and adjacent intact forested areas.	Protect areas with significant development constraints and ensure sensitive areas are taken into consideration during site design.	An area that may require site design review and approval to ensure that areas with significant development constraints are avoided or appropriate mitigation measures are incorporated into projects.

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housing demand. In short, the boundaries will typically include at least a 10-year surplus of urban, small town, and rural lands.

In some cases the UGBs, STBs, and RGBs split ownership parcels and vary from the owners' suggested development project boundary. This was done for a variety of reasons, some of which are to protect valuable agricultural lands, natural resources, or limit susceptibility to hazards. Generally, however, specific areas were identified throughout the island to promote balanced growth at appropriate urban or rural densities. Altogether, the growth boundaries provide sufficient land supply to meet the needs of the County to 2030.

Maui's growth boundaries are one component of Maui's land use planning and regulatory system. State land use districts, community plan designations, zoning districts, and the growth boundaries work in concert to effectively manage land use. Table 8-3 portrays the Growth Boundary Types and the Corresponding State Land Use Districts.

Table 8 - 3: Growth Boundary Types and Corresponding State Land Use Districts

GROWTH BOUNDARY TYPE	STATE LAND USE DISTRICT
Urban	Urban
Small Town	Urban/Rural
Rural	Urban (limited amounts), Rural, and Agriculture

URBAN AND SMALL TOWN GROWTH AREA GOAL AND POLICIES

The following goal and policies address Urban Growth Boundaries (UGBs) and Small Town Boundaries (STBs), and the development of land within and outside of these boundaries. They are broad in scope, and address the design intent of these areas, amendments to the boundaries, and infrastructure expansion within and outside of the boundaries. The policies set forth below establish the regulatory effect of the UGBs and STBs.

Goal:

- 8.1** Maui will have well-serviced, complete, and vibrant urban communities and traditional small towns through sound planning and clearly defined development expectations.

Policies:

- 8.1.a** The County, with public input, will be responsible for designating new growth areas where infrastructure and public facilities will be provided, consistent with the policies of the MIP and in accordance with State and County infrastructure plans.
- 8.1.b** Amendments to a UGB or STB shall be reviewed as a MIP amendment. A UGB or STB shall only be expanded if the island-wide inventory (maintained by the Department of Planning) of existing land uses (residential, commercial, industrial) indicates that additional urban density land is necessary to provide for the needs of the projected population growth within ten years of that inventory; or, during the decennial update of the MIP.

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- 8.1.c** Community plans shall provide for urban density land use designations only within UGBs and Small Towns. The County may only support and approve State Urban Land Use Designations for areas within UGBs, STBs, and Rural Villages.
- 8.1.d** The unique character and function of existing small towns shall be protected to retain and preserve their sense of place.
- 8.1.e** New development shall be consistent with the UGBs, STBs, and all other applicable policies of the MIP. New urban-density development shall not be allowed outside of a UGB or STB.
- 8.1.f** The County, as a condition of development approval, shall require developers of privately owned infrastructure systems to provide financial insurance (bonding, etc.) for the operation and maintenance of these systems.
- 8.1.g** The County shall implement a zoning program to comprehensively redistrict and rezone lands within UGBs according to updated community plan policies and map designations.
- 8.1.h** The County will seek to focus capital improvements (schools, libraries, roads, and other infrastructure and public facilities) within the UGBs and STBs in accordance with the MIP.
- 8.1.i** The County will promote (through incentives, financial participation, expedited project review, infrastructure/public facilities support, etc.) appropriate urban infill, redevelopment and the efficient use of buildable land within UGBs to avoid the need to expand the UGBs.
- 8.1.j** The MIP's UGBs and STBs shall not be construed or implemented to prohibit the construction of a single-family dwelling on any existing parcel where otherwise permitted by law.

RURAL GROWTH AREA GOAL AND POLICIES

The following goal and policies address Rural Growth Boundaries (RGBs) and the development of land within and outside of these boundaries. They are broad in scope, and address the design intent of these areas, amendments to the boundaries, and infrastructure expansion both within and outside of the boundaries. The policies set forth below establish the regulatory effect of the RGBs.

Goal:

- 8.2** Maui will maintain opportunities for agriculture and rural communities through sound planning and clearly defined development expectations.

Policies:

- 8.2.a** Amendments to a RGB shall be reviewed as an MIP amendment. A RGB shall only be expanded if an island-wide inventory of existing land uses (residential, commercial, industrial) indicates that additional lands are necessary to provide for the needs of the projected population growth within ten years of that inventory; or, during the decennial update of the MIP.

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- 8.2.b** New development shall be consistent with RGB and all other applicable policies and requirements of the MIP. Public, quasi-public, civic, and limited commercial or industrial uses may be allowed in the RGB when the proposed uses demonstrate a public need and are consistent with the Community Plan and zoning.
- 8.2.c** Environmental protection and compatibility will be a top priority in rural growth areas.
- 8.2.d** All development within rural growth areas should avoid encroachment upon prime agricultural land.
- 8.2.e** Rural growth areas include Rural Residential Areas and Rural Villages. Rural residential areas may be designated when they are located in association with or on the border of urban growth areas or Small Towns; and/or when they provide for complete, self-sufficient rural communities with a range of uses to be developed at densities that do not require urban infrastructure.
- 8.2.f** Community plans shall provide for rural density land use designations only within RGBs; provided that limited community plan urban designations may be allowed within Rural Villages. New rural growth areas shall not be located where urban expansion may ultimately become necessary or desirable. New rural-density development shall not be allowed outside of a RGB.
- 8.2.g** New rural growth areas intended to be complete, self-sufficient rural communities must be located a significant distance from existing urban areas, distinctly separated by agricultural or open lands.
- 8.2.h** Urban-scale infrastructure and public facilities shall not be provided in rural areas except as described in the defined Level-of-Service (LOS) standards. There should be no expectations of urban services in rural areas.
- 8.2.i** Urban development standards shall not be required within RGBs except in fulfillment of Federal law.
- 8.2.j** The unique character and function of existing small towns and rural communities shall be protected to retain and preserve their sense of place.
- 8.2.k** Preserve rural landscapes in which natural systems, cultural resources, and agricultural lands are protected and development compliments rural character and contributes to the viability of communities and small towns.
- 8.2.l** The MIP's RGBs shall not be construed or implemented to prohibit the construction of a single family dwelling on any existing parcel where otherwise permitted by law.
- 8.2.m** The County shall implement a zoning program to comprehensively redistrict and rezone lands within RGBs, and to implement community plan policies and map designations.
- 8.2.n** At the time of zoning from agricultural to rural, Council will consider prohibiting restrictions on agricultural activity.

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PROTECTED AREA POLICY

- 8.3.a** The Protected Areas in Diagrams E-1, NW-1, N-1, NE-1, S-1, SE-1, and WC-1 should be concurrently reviewed with Table 8-2 and with any proposed land uses that may result in an adverse impact on a Protected Area. The County Council and the Administration should be notified if a Protected Area may be compromised by a development proposal.

Exceptions to Development Outside of Growth Boundaries

During the life of the MIP, there will be a need for certain land uses that may have unique impacts or requirements due to the nature of the use, and would be more appropriately located outside of identified growth boundaries. These land uses may include heavy industrial operations, such as but not limited to, infrastructure facilities, baysheds, quarries, transfer stations, landfills, and uses generating noise or odor that are undesirable for an urban environment. In addition, there may be public/quasi-public, or nonprofit uses that enhance community services and well-being that are most appropriately located outside of urban and rural areas. These uses may include parks, campgrounds, educational centers, arts and cultural facilities, communication facilities, and health and safety related facilities. Alternative energy systems and other land uses related to emerging industries may also be suitable outside of urban, small town, and rural growth boundaries when consistent with community plans and zoning. Commercial uses may also be permitted when appropriate. These uses may be approved, pursuant to the County's special or conditional use permit process contained in Title 19, MCC, or the State Land Use Commission's special use permit process contained in Chapter 205, HRS, and Chapter 15-15, Hawai'i Administrative Rules, without an amendment to the MIP. The Maui Island Plan shall not be construed or implemented to prohibit existing, legally permitted uses or structures. Any dwelling or structure that was constructed with a building permit that was approved prior to the enactment of this Plan may be reconstructed as permitted by the original building permit(s), and such dwellings or structures may be expanded or modified with a building permit, subject to the provisions of the Maui County Code and applicable laws.

Methodology for Identifying Growth Boundaries

To formulate the Directed Growth Plan, the County first developed a set of Guiding Land Use Principles. These are generally philosophical in nature, and were derived from the Focus Maui Nui WalkStory and PlanStory public outreach events; various community workshops; planning literature; public facilities, and infrastructure studies; and heritage resource, scenic and cultural resource studies.

GUIDING LAND USE PRINCIPLES

- 1. Respect and encourage island lifestyles, cultures, and Hawaiian traditions:** The culture and lifestyle of Maui's residents is closely tied to the island's beauty and natural resources. Maintaining access to shoreline and mountain resources and protecting culturally significant sites and regions perpetuates the island lifestyle and protects Maui's unique identity. One of the most vital components of the island lifestyle and culture is Maui's people. In an island environment where resources are finite, future growth must give priority to the needs of residents in a way that perpetuates island lifestyles.
- 2. Promote sustainable land use planning and livable communities:** Managing and directing future growth on Maui should promote the concept of sustainability, and the establishment of livable communities. Sustainable practices include: 1) Focusing growth into existing communities; 2) Taking advantage of infill and redevelopment opportunities; 3) Promoting compact, walkable, mixed-use development; 4) Revitalizing urban and town centers; 5) Providing

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transportation connectivity and multimodal opportunities; 6) Protecting and enhancing natural and environmental resources; 7) Protecting, enhancing, and expanding communities and small towns, where appropriate; and 8) Encouraging energy and water-efficient design and renewable energy technology.

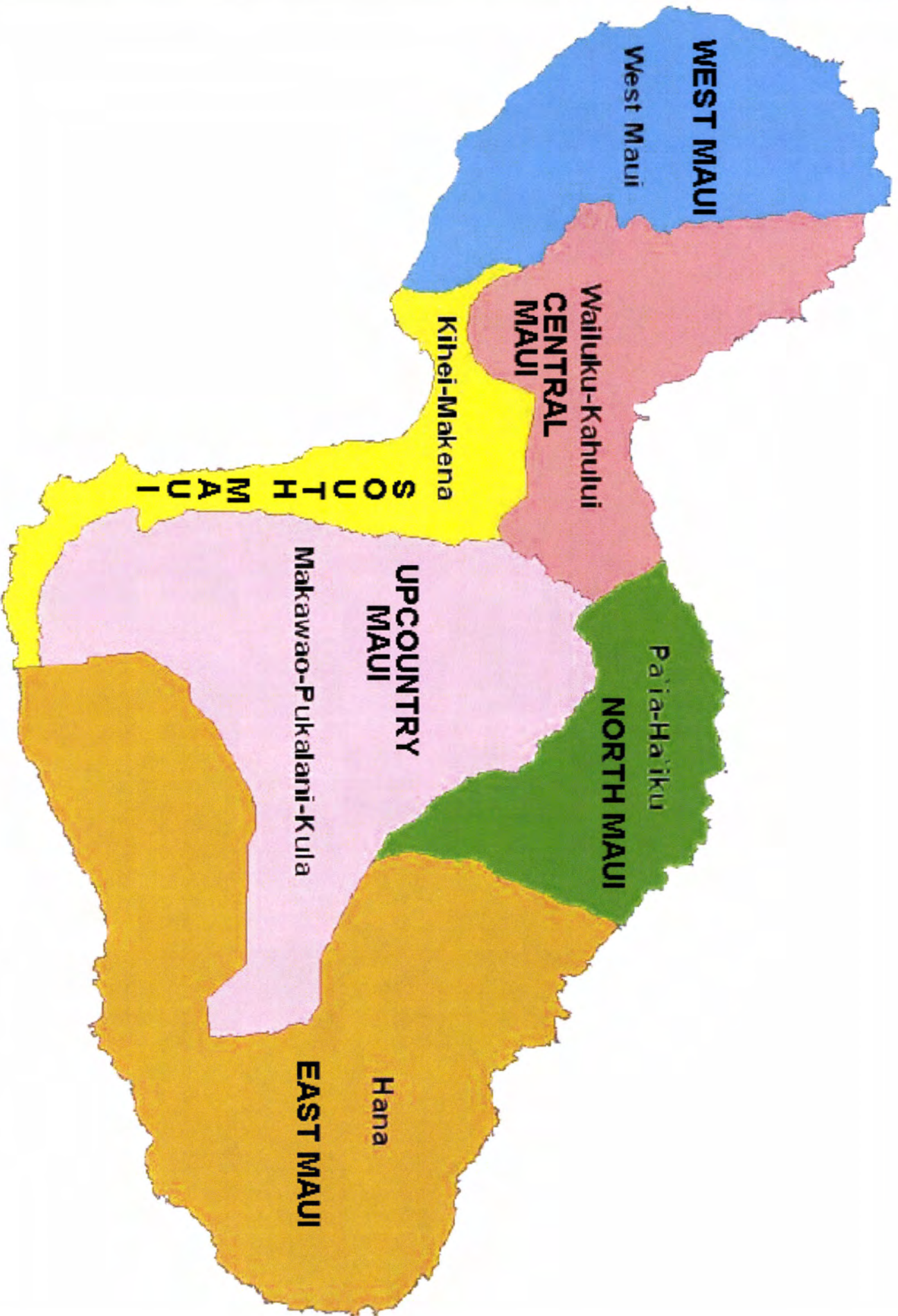
3. **Keep “urban-urban” and keep “country-country”:** Given the high cost of developing public infrastructure and facilities to service remote areas, the significant environmental and social impacts associated with long vehicle commutes, and the desire to “keep the country-side country” it is preferable to develop compact communities and to locate development within or as close as possible to existing urban areas and employment centers.
4. **Protect traditional small towns:** Development within and adjacent to Maui’s traditional towns should be compatible with and perpetuate their unique character. Hard edges should be maintained around new and existing communities through the use of greenbelts and significant open space.
5. **Protect open space and working agricultural landscapes:** In light of continuing urbanization, the protection of agricultural and open-space resources will depend on a healthy agricultural industry and progressive planning and regulation. Planning should utilize agricultural lands as a tool to define the edges of existing and planned urban communities, apply innovative site design, create buffers along roadways, provide visual relief, and preserve scenic views.
6. **Protect environmentally sensitive lands and natural resources:** Environmentally sensitive lands, natural areas, and valued open spaces should be preserved. Native habitat, floodways, and steep slopes should be identified so future growth can be directed away from these areas. It will be important to plan growth on Maui in a manner that preserves habitat connectivity, watersheds, undeveloped shoreline areas, and other environmentally sensitive lands.
7. **Promote equitable development that meets the needs of each community:** Each region of the island should have a mix of housing types, convenient public transit, and employment centers. Where appropriate, all neighborhoods should have adequate parks, community centers, greenways, libraries, and other public facilities. No community should have a disproportionate share of noxious activities. Additionally, a fair, efficient, and predictable planning and regulatory process must be provided. A cornerstone of equitable development should reflect a focus on providing affordable housing for all of Maui’s residents over developing nonresident housing.
8. **Plan for and provide efficient and effective public facilities and infrastructure:** Many of Maui’s public infrastructure systems and facilities were constructed decades ago and are in need of repairs and upgrades to meet current and future demand. Growth should be planned for areas with existing infrastructure, or where infrastructure can be expanded with minimal financial burden to the public. Transportation infrastructure should be designed to be in harmony with the surrounding area.
9. **Support sustainable economic development and the needs of small business:** Land use decisions should promote and support sustainable business activities.
10. **Promote community responsibility, empowerment, and uniqueness:** The development of community plans should be a broad-based, inclusive process. The community plans shall be reviewed by the Community Plan Advisory Committees, the planning commissions, and approved by the Council. The MIP shall provide a framework for the updated community plans. Subsequent proposed community plan amendments should be subject, as much as possible, to local community input.

Following the development of these guiding principles, a more analytically rigorous list of evaluation criteria were developed to assist in the identification of areas appropriate for both development and

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protection. This approach included the application of a technique called “Suitability Analysis.” The process, also referred to as “McHargian Analysis” was refined by Ian McHarg at the University of Pennsylvania in the 1960s, and has been widely applied throughout the United States. The McHargian Analysis involves layered maps of geographic information superimposed on one another to identify areas that provide, first, opportunities for particular land uses, and second, constraints to development. With the advent of Geographic Information System (GIS) technology, it is now possible to understand the relationships between vast datasets and apply weighting derived by the community to prioritize growth areas and those areas appropriate for preservation.²

² A more complete discussion of the methodology used to develop the Plan’s growth boundaries can be found in: *Directed Growth Plan, Site Evaluation Methodology Memorandum*. Chris Hart & Partners, September 2007.



MAUI ISI AND'S SIX COMMUNITY PLAN DISTRICTS

EXHIBIT B-068

COMMUNITY PLAN UPDATE

**MAKAWAO-PUKALANI-KULA
COMMUNITY PLAN**

Maui County Council
July 1996

pc:complans:mpk7:mnc

EXHIBIT B-069

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PART I

INTRODUCTION TO THE MAKAWAO-PUKALANI-KULA COMMUNITY PLAN

A. Purpose of the Makawao-Pukalani-Kula Community Plan

The Makawao-Pukalani-Kula Community Plan, one of nine (9) Community Plans for Maui County, reflects current and anticipated conditions in the Makawao-Pukalani-Kula region and advances planning goals, objectives, policies and implementation considerations to guide decision-making in the region through the year 2010. The Makawao-Pukalani-Kula Community Plan provides specific recommendations to address the goals, objectives and policies contained in the General Plan, while recognizing the values and unique attributes of Makawao-Pukalani-Kula, in order to enhance the region's overall living environment.

The Maui County General Plan, first adopted in 1980 and updated in 1990, sets forth goals, directions and strategies for meeting the long-term social, economic, environmental and land use needs of the County. Similarly, the Makawao-Pukalani-Kula Community Plan, first adopted by Ordinance in 1987, has been updated in 1996.

B. The Role of the Community Plan in the Planning Process

For Maui County, the General Plan and the Community Plans are strategic planning documents which guide government action and decision-making. Both the General Plan and the Community Plans are part of a planning hierarchy which includes, as primary components, the Hawaii State Plan and State Functional Plans. See Exhibit A.

Mutually supporting goals, objectives, policies and implementing actions contained in the Hawaii State Plan, State Functional Plans, Maui County General Plan and the Makawao-Pukalani-Kula Community Plan provide for optimum planning effectiveness and benefits for the residents of the Makawao-Pukalani-Kula Community Plan region.

Implementation of the goals, objectives and policies contained in the Community Plan are defined through specific implementing actions, also set forth in each Community Plan. Implementing actions as well as broader policy recommendations are effectuated through

various processes, including zoning, capital improvements program, and the County budgeting process.

Exhibit A
Planning Hierarchy

C. The 1996 Community Plan Update

The update process started with the work of the Makawao-Pukalani-Kula Citizens Advisory Committee (CAC). This 13 member panel met a total of 18 times during a 225-day deliberation process to identify, formulate and recommend appropriate revisions to the Makawao-Pukalani-Kula Community Plan. The CAC reviewed the 1987 version of the Community Plan and used it as a basis for its considerations.

The update process incorporated technical studies and assessments. The results of these four (4) studies were used by the Planning Department and CAC to understand possible future conditions and needs. The technical studies consisted of the following:

1. A Socio-Economic Forecast which projects population, employment and housing characteristics through the year 2010 for each Community Plan region;
2. A Land Use Forecast which provides a measure of existing vacant and undeveloped lands (by Community Plan land use designation) and addressed the future needs for each Community Plan region;
3. An Infrastructure Assessment which identifies infrastructure (e.g., roadways, drainage, water, wastewater, telephone and electrical systems) limits and opportunities in high-growth Community Plan regions; and
4. A Public Facilities and Service Assessment which identifies public facilities and services (e.g., schools, parks, police and fire protection, hospital and solid waste disposal services) limits and opportunities in high-growth Community Plan regions.

Following the 225-day CAC portion of the update process, the CAC's recommendations were submitted to the Planning Director. The Director prepared the revised Community Plan based on the work of the CAC and forwarded it to the Maui Planning Commission for public hearing and review. After its own deliberation, the Commission made its recommendations and forwarded them to the County Council for further review and adoption by ordinance. This process is summarized graphically in Exhibit B.

PART III

POLICY RECOMMENDATIONS, IMPLEMENTING ACTIONS AND STANDARDS FOR THE MAKAWAO-PUKALANI-KULA REGION



A. Intended Effects of the Makawao-Pukalani-Kula Community Plan

Policy recommendations contained herein express the long-term vision for the Makawao-Pukalani-Kula community. They will be used in formulating and prioritizing programs and strategies for each of the planning categories and, significantly, to establish a long-range land use pattern for the region.

For these reasons, the Makawao-Pukalani-Kula Community Plan will play a key role in directing economic growth and stabilization for the Makawao-Pukalani-Kula region. Accordingly, the population of Makawao-Pukalani-Kula will, to a large degree, be affected by the policy recommendations contained in the Community Plan.

Population projections, while subject to a host of variables and external factors, provide a useful benchmark for conceptualizing growth in a region and providing a measure of the effectiveness of the Community Plan and future strategies to direct and manage growth. The forecasts utilized in the development of the plan indicate that the region would likely grow from the current population of approximately 19,000 to about 24,000 persons, or an increase of about 5,000 people. These forecasts serve as “guidelines” in determining future land use and community development needs to the Year 2010. This translates into approximately 1,600 to 2,000 additional housing units.

The Makawao-Pukalani-Kula Community Plan is intended to protect and enhance the unique qualities of the region. Land use and policy recommendations, for example, seek to promote and expand the region’s agricultural base as a means of enhancing the rural/agricultural qualities associated with Upcountry Maui. The region’s open space and agricultural lands are further conserved by directing growth into, and contiguous with, already established urbanized centers. In addition, the Plan recognizes the need to facilitate the implementation of Department of Hawaiian Home Lands project at Waiohuli. The Community Plan continues to recognize Pukalani as the region’s “hub” in terms of lands set aside for

business/commercial and housing requirements. Makawao's and Waiakoa's unique country town ambiance and Kula's rural and agricultural atmosphere are intended to be maintained. From an overall regional perspective, then, implementation of the Makawao-Pukalani-Kula Community Plan is anticipated to balance future growth and development in a manner reflective of the rural/agricultural character of the region.

Through the Plan's land use map, policies are reinforced and land use patterns as well as spatial allocations are established to ensure long-term housing availability and economic diversification opportunities for the region's residents while maintaining the country, rural ambiance.

B. Goals, Objectives, Policies and Implementing Actions

Policies for the Makawao-Pukalani-Kula Community Plan region have been developed to guide decision-making in the direction of fulfilling the opportunities, as well as correcting or preventing the stated problems of the region. Simply interpreted, the goals are those broad statements which identify a preferred future condition. The objectives and policies specify steps and measures to be taken to achieve the stated goal. Finally, the implementing actions identify specific programs, project requirements and activities necessary to successfully bring reality to the desired goal.

ECONOMIC ACTIVITY

Goal

A stable and diverse economic environment which supports a level of community prosperity in order to provide social services and environmental amenities and which respects the region's rural and agricultural lifestyle, open space and natural resources.

Objectives and Policies

1. Provide for the preservation and enhancement of agricultural lands and operations, emphasizing the importance of promoting diversified agriculture to the region's economic base and lifestyle.
2. Support programs and plans to develop adequate water systems for agricultural use.
3. Protect existing agricultural operations from urban encroachment.

4. Support bona fide “family subdivisions” that employ rural planned unit or cluster concepts and thereby encourage existing farms to remain in production.
5. Recognize the rural, open space character of the Upcountry region as an economic asset of the island.
6. Preserve agriculture by actively promoting locally grown agricultural products.
7. Discourage large scale visitor industry facilities which result in high concentrations of visitors in the Makawao-Pukalani-Kula region (e.g., Maui Tropical Plantation).
8. Support existing and new service and retail industry endeavors such as medical, law, accounting and architectural/engineering offices which will diversify the region’s economic base without compromising its rural and agricultural integrity, and which will preserve the traditional scale and style of businesses in the Upcountry area.
9. Encourage the continuation of sugar, pineapple, cattle ranching, and diversified agriculture as major agricultural activities in the region and at the same time encourage the pursuit of alternative agricultural industries.
10. Promote agricultural practices that encourage energy efficient and environmentally sound measures such as catchment systems, and use of grey water, organic pesticides, organic fertilizers and biomass energy.
11. Develop a stable and balanced employment base which will provide opportunities for increasing the standard of living for all of the region’s residents.
12. Support the perpetuation of traditional independent grocery stores to preserve the upcountry character.
13. Encourage the establishment of an institution of higher learning to enhance economic and cultural diversity.

Implementing Actions

1. Analyze the zoning and subdivision ordinances and revise wherever needed to facilitate and support the maintenance and development of diversified agricultural activities.

2. As a condition of subdivision approval for non-agricultural lots, require that lot owners execute agreements which preclude legal action being brought against nearby farmers on issues relating to agricultural operations/nuisances.
3. Request a State Department of Agriculture-prepared master plan to support and expand agricultural activities in the Upcountry region.
4. Support, develop and implement programs to increase demand and reliable supply of locally grown produce to hotels, restaurants, and other visitor industry establishments.
5. Support, develop and implement programs for marketing agricultural products to neighbor island and Pacific Rim basin markets.
6. Seek funding to study the development potential of selected low-intensity service industry activities such as retreats, medical services, camps, cultural centers and education programs.

LAND USE

Goal

The maintenance and enhancement of Upcountry's unique and diverse rural land use character with sensitivity to existing land use patterns, natural resource values, and economic and social needs of the region's residents.

Objectives and Policies

1. Recognize the value of open space, including agricultural lands and view planes to preserve the region's rural character.
2. Establish land use patterns which recognize the "Right to Farm," in order to minimize conflicts between existing agricultural operations and urban-related activities.
3. Discourage speculation in agricultural lands.

4. Encourage land use patterns which will:
 - Support the long-term viability of agriculture.
 - Discourage “urban sprawl”.
 - Discourage heavy industrial activities.
 - Discourage large scale hotels.
 - Preserve and respect the Haleakala National Park, and protect the region’s open space character.
 - Maintain a separation of character between the Upcountry and the Kihei-Makena regions.
5. Encourage and support the development of land use performance and subdivision standards such as cluster development which will encourage viable farm operations and discourage estate subdivisions on agricultural lands such as Kula 200 or Kula Glen.
6. Encourage new residential developments in areas which are contiguous extensions of, or infills within the established residential pattern, and which do not adversely affect agricultural uses.
7. Ensure that adequate lands are set aside for recreational and open space purposes.
8. Preserve and enhance the “country” atmosphere in all communities by maintaining the small-scale, unique and independent character of each of the three sub-regions. “Country” atmosphere is defined by building style, a low density mix of residences, ranches, open spaces, greenways, plantings and cultivated lands.
9. Encourage the use of mechanisms such as land trusts and farm trusts to preserve open space and agricultural activity.
10. Support the development of a regulatory review process which encourages and facilitates public participation in all major land development activities.
11. Make available agricultural lands for those who wish to farm.
12. Eliminate pseudo-agricultural lots such as Kula 200 and Kula Glen, through recognition of such lots as rural residential subdivisions.

13. Support requests for Special Permits in the State Agricultural and Rural Districts as follows: (a) limited public and quasi-public uses in the more remote areas; (b) public facility uses such as utility installation, landfills, and wastewater treatment plants whose location is determined by technical considerations; (c) uses which are clearly accessory and subordinate to a permitted agricultural use on the property; and (d) extractive industries, such as quarrying, where the operation does not adversely effect the natural environment or Upcountry character.
14. Discourage additional development of large scale retail outlets and encourage uses which support neighborhood retail stores.
15. Discourage heavy industrial uses in the Makawao-Pukalani-Kula region.
16. Recognize the four (4) semi-urban centers of Makawao Town, Pukalani, Hali`imaile and Waiakoa Village. Within them, support the following land use and circulation patterns:
 - a. Within Makawao Town:
 - Business use on Baldwin and Makawao Avenues around the established central core.
 - Public use to support public and quasi-public needs.
 - Open space areas which enhance the Makawao Town's country town ambiance.
 - Pedestrian, equestrian, and bicycle pathways which provide alternative linkages among the various sections of Makawao.
 - Residential use including elderly housing.
 - b. Within Pukalani:
 - Diverse business uses in centralized, consolidated locations.
 - Limited multi-family use located adjacent to open space resources and consistent in scale and character with surrounding single family uses.
 - Single-family expansion contiguous with existing residential uses.
 - Parks and open spaces within and surrounding commercial and residential areas.

- c. Within Hali`imaile:
 - Future neighborhood commercial use.
 - Single-family expansion contiguous with existing residential uses.
 - Public and park uses reflecting existing uses and areas for expansion.
 - Existing agricultural operations and baseyard.

- d. Within and surrounding Waiakoa:
 - Agricultural uses and open space.
 - Low density, rural residential uses.
 - Village center at Waiakoa.
 - Single family use surrounding Waiakoa Village.
 - Public and park uses reflecting existing land uses and areas for expansion.
 - Projects which avoid “urban sprawl”.

- 17. Support the centralization of business activities and avoid the expansion of strip commercial development.

- 18. Where appropriate, support the reclassification of State Land Use districts to ensure consistency between State Land Use designations and land use designations defined by the Makawao-Pukalani-Kula Community Plan land use map.

- 19. Encourage the development of land use performance and subdivision standards which are compatible with the agricultural Upcountry character.

- 20. Require the development of a comprehensive rezoning program to implement the land use objectives of the Makawao-Pukalani-Kula Community Plan.

- 21. Ensure an adequate supply of lands designated for residential use to address the affordable and elderly housing needs of the region’s residents.

- 22. Maintain the open space areas along the Makawao-side of Haleakala Highway Bypass to allow a distinct separation between Pukalani and Makawao.

- 23. Recognize Pukalani as the geographic, public service and commercial hub of the region.

24. Ensure an adequate supply of land designated for residential use to provide opportunity for residents to participate in housing market “trade-ups”.
25. Establish water resource availability as a major criteria in establishing land uses.
26. Support land use spatial patterns which enhance the functional viability of pedestrian-oriented town and village centers.
27. Ensure and encourage the long-term viability of “Mom and Pop” stores through establishment and availability of appropriate land use designations.
28. Support a new Rural land use designation with a minimum two-acre lot size which recognizes large-lot residential land use patterns within the backdrop of a semi-rural setting. The use would be typified by “Gentleman Estate” housing or “Pseudo Agricultural” uses in which the residence would be the primary use and any non-intrusive agricultural activities would be secondary.
29. Explore the development of an additional Ag park.
30. Utilize the Rural classification to provide a transition and buffer between the Urban and Rural districts.
31. Support the establishment of religious institutions and other community-oriented centers near growing population centers.

Implementing Actions

1. Revise the subdivision ordinance to require bona-fide agricultural use for agricultural subdivisions.
2. Pursue programs to discourage speculation in agricultural lands including:
 - Land banking.
 - Dedication of lands for agricultural use supported by County tax policies and State programs.
 - County applied subzone provisions in the State Agricultural District which strictly limit certain lands to agricultural uses.
 - Transfer of development rights (TDRs).

22. New commercial development along Haleakala Highway in Pukalani should be discouraged out of concern over the impacts on traffic flow and the residential neighborhood. New commercial development along Makawao Avenue in Pukalani should be limited to professional services with minimal traffic and noise impacts.

ENVIRONMENT

Goal

Protection of Upcountry's natural resources and environment as a means of preserving and enhancing the region's unique beauty, serenity, ecology, and productivity, in order that future generations may enjoy and appreciate an environment of equal or higher quality.

Objectives and Policies

1. Preserve environmental resources by maintaining important agricultural lands as an integral part of the open space setting in each community.
2. Recognize agricultural lands as an essential ingredient to the Upcountry atmosphere. Criteria for determining such lands may include:
 - Land Study Bureau productivity ratings for agricultural lands.
 - Lands presently in cultivation.
 - Agricultural Lands of Importance to the State of Hawaii (ALISH).
3. Recognize and protect rare, endangered and unique biological resources in the region.
4. Encourage Federal, State and County cooperation in the preparation of a comprehensive Haleakala summit master plan to promote orderly and sensitive development which is compatible with the natural and native Hawaiian cultural environment of Haleakala National Park.
5. Support efforts for a comprehensive watershed management program which shall incorporate, as key components, soil conservation, forest management and reforestation/replanting which:
 - a. Utilizes endemic and indigenous plant species;

- b. Protects the environment from exotic plants and animals; and
 - c. Prevents the introduction and establishment of non-native species within this native forest region that may ultimately threaten water supply and native ecosystems.
6. Preserve the existing visual, noise, odor and air quality characteristics found in agricultural/rural neighborhoods of the Makawao-Pukalani-Kula region.
 7. Preserve the health and welfare of the region's residents by encouraging a balanced approach in utilizing man-made pesticides, herbicides and fertilizers.
 8. Encourage and support the use of organic farming as a means of maintaining the integrity of Upcountry's environment.
 9. Promote landscaping which utilizes endemic and indigenous plant species.

Implementing Actions

1. Conduct a regional land resource assessment to identify areas suitable for revegetation and reforestation with native plant species.
2. Implement a forest planting program to achieve a goal of an additional 10,000 acres of forested land to enhance the Makawao-Pukalani-Kula region's natural environment (e.g., watershed recharge, soil erosion mitigation).
3. Assist State and Federal government efforts to prevent establishment and spread of invasive alien species.
4. Encourage agencies and educational institutions to increase instructional programs in organic farming and integrated pest management.
5. Identify and implement ways to mitigate aircraft noise which adversely affects Upcountry's rural residential areas and Haleakala National Park.

CULTURAL RESOURCES

Goal

3. Seek funding to establish and maintain an Upcountry cultural center which will document the rich and diverse heritage of the region. Components of the cultural center should include:
 - a. A Paniolo museum which documents the rich Paniolo history of Makawao Town;
 - b. A cultural practices center which documents and perpetuates ancient arts and crafts of the host culture that are unique the region (e.g., dryland agriculture and adz making);
 - c. A rural history center which records and promotes the history of Kula, Ulupalakua and other rural settlements which were important in the development of the Upcountry area;
 - d. An Upcountry community theater to provide a forum for the practice, preservation and perpetuation of cultural and performing arts.
4. Modify restrictive building code requirements to allow new buildings and renovations to be consistent with historic designs, such as balconies and canopies which protrude over the sidewalk, or others, which do not compromise public safety.
5. Develop a County ordinance for indigenous architecture.
6. Adopt standards for indigenous architecture.

DEPARTMENT OF HAWAIIAN HOME LANDS

Goal

The immediate implementation of programs and settlement of Native Hawaiians on lands of the Department of Hawaiian Home Lands, that diversifies and enriches the Upcountry community.

Objectives and Policies

1. Encourage and support planning and implementation of Department of Hawaiian Home Lands projects that benefit native Hawaiians, that include a variety of land uses in order

to form a complete community, and that are in harmony with the goals and objectives of the Makawao-Pukalani-Kula Community Plan.

2. Recognize and support the allocation of water resources for Department of Hawaiian Home Lands projects, consistent with applicable State and Federal laws.
3. Encourage cooperative planning programs between the State, the County, the DHHL and the native Hawaiian community which will foster a desired lifestyle and perpetuate the culture.
4. Coordinate and integrate the development of Department of Hawaiian Home Lands' projects with surrounding Upcountry communities.
5. Encourage the development of cooperative planning programs between the State and County and the Department of Hawaiian Home Lands to ensure that infrastructure and public service needs adequately address the needs of the entire Upcountry community. For example, consideration shall be given to the identification and development of new school sites, facilities, and programs which will provide adequate choices for education for Upcountry residents.
6. Encourage the development of cooperative agricultural development programs between the County and the Department of Hawaiian Home Lands to support diversified agricultural pursuits (i.e., programs, for example, which may identify opportunities for creating efficiencies in scale which will benefit all Upcountry farmers).
7. Support educational facilities and programs development by the Department of Hawaiian Home Lands.
8. Recognize the Department of Hawaiian Home Lands' Waiohuli-Keokea region as a potential agricultural and affordable housing community and the eventuality of a Hawaiian sovereign entity.

Implementing Actions

1. Encourage the creation of a Department of Hawaiian Home Lands-County Task Force to study and identify opportunities for developing cooperative programs and projects.
2. Develop alternate subdivision standards for infrastructure which: (a) ensure public health, safety and welfare; (b) are consistent with the desired lifestyle of the Native

**PA`IA-HA`IKU
COMMUNITY PLAN
(1995)**

Maui County Council

EXHIBIT B-070

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PART I

INTRODUCTION TO THE PA`IA-HA`IKU COMMUNITY PLAN

A. Purpose of the Pa`ia-Ha`iku Community Plan

The Pa`ia-Ha`iku Community Plan, one of nine (9) community plans for Maui County, reflects current and anticipated conditions in the Pa`ia-Ha`iku region and advances planning goals, objectives, policies and implementation considerations to guide decision making in the region through the year 2010. The Pa`ia-Ha`iku Community Plan provides specific recommendations to address the goals, objectives and policies contained in the General Plan, while recognizing the values and unique attributes of the Pa`ia-Ha`iku area, in order to enhance the region's overall living environment.

The Maui County General Plan, first adopted in 1980 and updated in 1991, sets forth goals, directions and strategies for meeting the long-term social, economic, environmental and land use needs of the County. Similarly, the Pa`ia-Ha`iku Community Plan, first adopted by ordinance in 1983, was updated in 1992-93.

B. The Role of the Community Plan in the Planning Process

For Maui County, the General Plan and the community plans are strategic planning documents which guide government action and decision making. Both the General Plan and the community plans are part of a planning hierarchy which includes, as primary components, the Hawaii State Plan and State Functional Plans (See Exhibit "A").

Mutually supporting goals, objectives, policies and implementing actions contained in the Hawaii State Plan, State Functional Plans, Maui County General Plan and the Pa`ia-Ha`iku Community Plan provide for optimum planning effectiveness and benefits for the residents of the Pa`ia-Ha`iku Community Plan region.

Implementation of the goals, objectives and policies contained in the Community Plan are defined through specific implementing actions, also set forth in each community plan. Implementing actions as well as broader policy recommendations are effectuated through various processes, including zoning, the capital improvements program, and the County budgeting process.

C. The 1992 Community Plan Update

The update process was driven by the work of the Pa`ia-Ha`iku Citizens Advisory Committee (CAC). This 13-member panel met a total of 21 times during a 225-day deliberation process to identify, formulate and recommend appropriate revisions to the Pa`ia-Ha`iku Community Plan. The CAC carefully reviewed the 1983 version of the Community Plan, reshaping the plan to create a viable document which will serve the Pa`ia-Ha`iku region through the turn of the century.

The update process incorporated technical studies and assessments. The results of these four studies were used by the Planning Department and CAC to understand possible future conditions and needs. The technical studies consisted of the following:

1. A Socio-Economic Forecast which projects population, employment and housing characteristics through the year 2010 for each community plan region;
2. A Land Use Forecast which provides a measure of existing and future vacant and undeveloped lands (by community plan land use designation) for each community plan region;
3. An Infrastructure Assessment which identifies infrastructure (e.g., roadways, drainage, water, wastewater, telephone and electrical systems) limits and opportunities in high-growth community plan regions; and
4. A Public Facilities and Service Assessment which identifies public facilities and services (e.g., schools, parks, police and fire protection, hospital and solid waste disposal services), and their limits and opportunities in high-growth community plan regions.

Following the 225-day CAC process, the CAC's recommendations were submitted to the Planning Department. The Planning Department prepared the revised Community Plan, based on the work of the CAC. The revised Community Plan was forwarded to the Maui Planning Commission for public hearing and review, and then sent to the County Council for further review and adoption by ordinance. This process is summarized graphically in Exhibit "B".

PART III

POLICY RECOMMENDATIONS, IMPLEMENTING ACTIONS AND STANDARDS FOR THE PA`IA-HA`IKU REGION

A. Intended Effects of the Pa`ia-Ha`iku Community Plan

Policy recommendations contained herein express the long-term visions for the Pa`ia-Ha`iku community. They will be used to formulate and prioritize programs and strategies for each of the planning categories, to set parameters for decision making, and most importantly, to establish a long-range land use pattern for the region.

The Pa`ia-Ha`iku Community Plan will play a key role in directing the physical and economic growth and stabilization for the Pa`ia-Ha`iku region. Accordingly, the population of Pa`ia-Ha`iku will, to a large degree, be affected by the policy recommendations contained in the Community Plan.

Population projections, while subject to a host of variables and external factors, provide useful benchmarks for conceptualizing growth in a region, and are useful in measuring the effectiveness of the community plan and its strategies to direct and manage growth. The forecasts used in preparation of the Pa`ia-Ha`iku Community Plan indicate a projected population of approximately 9,902 to 10,379 residents over the next 20 years and shall guide decision-making and future land use and community development needs to the year 2010. This translates into approximately 856 to 1,059 additional housing units.

The policy recommendations of the Pa`ia-Ha`iku Community Plan are anticipated to have a direct effect on the sequence and pattern of growth in the region. The plan seeks to pattern future growth and development in a manner reflective of the rural and small town or village character of the region. Future residential expansion is directed to Pa`ia Town and the former settlement area of Upper Pa`ia which maintained a thriving plantation village community up to mid-1900. In Ha`iku, expansion of lands for rural residential development is designated in areas close to existing villages and settlements, and the need for affordable resident housing is underscored. The Pa`ia-Ha`iku Community Plan emphasizes the preservation of scenic vistas and shoreline resources, and the expansion of public recreational opportunities. The plan also intends to protect and recognize the region's historic, archaeological and cultural resources.

B. Goals, Objectives, Policies and Implementing Actions

Policy recommendations for the Pa'ia-Ha'iku Community Plan region have been developed to guide decision making in a number of subject areas having community-wide impact. Simply interpreted, the goals are those broad statements which identify a preferred future condition. The objectives and policies specify steps and measures to be taken to achieve the stated goal. Finally, the implementing actions identify specific programs, project requirements, and activities necessary to successfully accomplish the desired goal.

LAND USE

Goal

A well-planned community that preserves the region's small town ambiance and rural character, coastal scenic vistas, and extensive agricultural land use, and accommodates the future needs of residents at a sustainable rate of growth and in harmony with the region's natural environment, marine resources, and traditional uses of the shoreline and mauka lands.

Objectives and Policies

1. Protect the marine environment and quality of the offshore waters.
2. Preserve important scenic vistas and shoreline resources of the region.
3. Prohibit hotel/resort development within the region.
4. Ensure that appropriate lands are available to support the region's current and future agricultural industries, including sugar, pineapple, diversified agriculture, and aquaculture.
5. Identify prime or productive agricultural lands, and develop appropriate regulations for their protection.
6. When appropriate, incorporate low-rise town or village forms of development, such as the neotraditional town, with defined growth limits and a village core of mixed public, residential and commercial uses, organized and designed to enhance pedestrian and bicycle access as an alternative to linear forms of development, which are characteristic of more urban areas.
7. Provide for a range of residential lot sizes in appropriate areas.

8. Define urban and rural growth limits and densities for the region by determining the needed space to accommodate projected growth, designating the required land using the land use map, and supporting needed development in these areas.
9. Maintain and expand areas desirable for public recreational uses.
10. Discourage approvals of Special Permits in State Agricultural and Rural Districts unless: (a) necessary to serve the immediate community in remote areas; (b) supportive of agricultural uses; or (c) needed for the use or distribution of locally produced products and services that otherwise do not adversely affect the environment, surrounding agricultural uses, or public safety.
11. For the outlying areas such as Ha`iku with existing Urban or Rural Land Use classifications, consideration for expansion of the State Land Use District Boundary should be made on a case by case basis for limited residential development in accordance with the following criteria:
 - a. That the proposed change is contiguous with the Urban or Rural District and compatible with the existing character of the surrounding area;
 - b. That adequate public services and facilities are available or can be provided at reasonable cost to the petitioner; and
 - c. That the proposed land use amendment shall have no significant adverse effects upon agricultural, natural, environmental, recreational, scenic, historic, or other resources of the area.
12. Designate the following areas for park use:
 - a. Baldwin Park to "Small Park" in Pa`ia;
 - b. Hookipa Park expansion including land around the existing park for immediate development, as well as the realignment of Hana Highway (Note that mauka lands shall be a park reserve which would allow existing agricultural cultivation to continue until the future park expansion);
 - c. Kaulahao Beach ("Blue Tile Beach");

- d. Near Pa`uwela Road and mauka of the Ha`iku School and existing residential developments; and
 - e. Mauka of 4th Division Marine Park for an active park area and Kauhikoa Hill for a passive recreational/scenic area.
13. Limit visitor accommodations to owner-occupied "bed and breakfast" establishments that are residential in both scale and character. Any proposed "bed and breakfasts" should not be situated near the shoreline so as to avoid the proliferation of this use and subsequent changes in the character of the region's coast.
 14. Limit and manage windsurfing meets at Hookipa in order to better accommodate traditional uses, such as fishing and surfing, and maintain other public recreational uses of the area.
 15. Avoid development of flood prone areas, stream channels and gulches due to safety concerns, open space relief, and visual separation. Drainage channels should be regularly maintained by appropriate agencies.
 16. Require Special Use Permits for public/quasi-public uses in the State Rural District.
 17. Upon any closure of the Paia Mill, the Mill's Heavy Industrial land use designation shall be evaluated by the Department of Planning to determine whether it is appropriate for such designation to be retained, and the Department shall transmit a report and recommendation to the Council for action as appropriate.

Implementing Actions

1. Review, amend and adopt, as appropriate, zoning ordinances to carry out the intent of the land use categories identified in the Pa`ia-Ha`iku Community Plan, including, but not limited to, a Rural Light Industrial zoning classification.
2. Adopt rules requiring Special Use Permits for public and quasi-public uses in the State Rural District.
3. Establish varying minimum lot sizes and subdivision standards to reflect different kinds of proposed uses and activities, thereby, preventing the improper use of agricultural and rural areas. Moreover, ensure that minimum two-acre lot subdivisions intended for "gentleman estates" are limited to areas that (a) have adequate

public services and infrastructure, and (b) would not significantly detract from the agricultural, rural, open space, scenic and environmental qualities of the region.

4. Establish and enforce regulations for "bed and breakfast" establishments conducted by owner occupants within single-family residential dwellings to ensure that they will be situated in appropriate areas and not adversely affect the surrounding neighborhood. The regulations should include, but not be limited to, criteria related to location, size of operation, off-street parking, and other appropriate mitigative measures.
5. Improve standards and procedures to protect scenic vistas and shoreline resources of the region.
6. Designate areas for agricultural parks suitable for diversified agriculture and aquaculture.
7. Develop and implement a directed and managed growth plan and strategies to guide and coordinate future development consistent with the provision and availability of public infrastructure.

ENVIRONMENT

Goal

The preservation and protection of the natural environment, marine resources and scenic vistas to maintain the rural and natural ambiance and character of the region.

Objectives and Policies

1. Preserve and protect scenic vistas along Hana Highway.
2. Preserve and protect unique natural areas with significant conservation value, including, but not limited to, the native rain forest at Waikamoi.
3. Encourage and support the establishment of native forest and vegetation.
4. Preserve the shoreline sand dune formations throughout the planning region. These topographic features are a significant element of the natural setting and should be protected from any actions which would detract from their scenic, cultural or ecological value.

7. Formulate and adopt rural and historic district roadway standards to promote the maintenance of historic landscapes and streetscapes in character with the region.
8. Designate the location of former camps and communities through a historical marker program.
9. Implement a community curatorship program, and site reconstruction and interpretation project at Nakalele Point (west of Ho`okipa).
10. Require archaeological field checks before issuance of building and grading permits for properties located in gulches or other areas which could hold archaeological resources.
11. Recommend to the Arborist Committee for consideration as "Exceptional Trees," all trees, or groves of trees, that have significant historic or cultural value, represent an important community resource, or are exceptional by reason of age, rarity, location, size or aesthetic quality.

ECONOMIC ACTIVITY

Goal

A stable economy that complements the rural character of the region and provides opportunities for economic diversification and community needs.

Objectives and Policies

1. Maintain agriculture as the primary economic activity. Enhance opportunities for the cultivation and processing of local agricultural products and encourage the establishment of agricultural parks and support services (i.e., co-op facilities for distribution, marketing and sales) to enhance diversified agricultural activities.
2. Establish opportunities for rural light industrial uses as a secondary economic activity consistent with the rural character of the region. This would include uses which are related to the agricultural base, light industries which are oriented to servicing the surrounding community, and small skilled-craft operations.
3. Provide for neighborhood-scale commercial services within or in close proximity to residential areas to accommodate the needs of residents.

4. Consider "bed and breakfast" establishments as transient visitor facilities, provided that these are conducted by owner-occupants within a single-family residential dwelling and approved for such use.
5. Encourage the establishment of a farmers' market at an appropriate site in the Pa`ia and Ha`iku areas.

Implementing Actions

1. Encourage the State Department of Agriculture to draft or propose a master plan to promote diversified agriculture by expanding agricultural programs, identifying the specific uses of those agricultural lands, and locating a site(s) for an agricultural park.
2. Update the County's socio-economic database to provide an on-going basis for evaluating socio-economic issues and conditions in the Pa`ia-Ha`iku Community Plan region.

HOUSING

Goal

A sufficient supply and choice of attractive housing accommodations with emphasis on affordable housing for a broad cross section of residents.

Objectives and Policies

1. Meet the 20-year housing needs of the planning region. Provide sufficient land area for residential development only in appropriate areas near public facilities in order to discourage land speculation, and provide for predictable, efficient land use and development patterns in the region.
2. Expand the inventory of affordable housing. Provide a variety of affordable housing opportunities, including improved lots and self-help projects, and provide for special needs, including the elderly, single-parent families and the disabled. Encourage public sector projects, government programs, public/private joint efforts, and other assistance programs to reduce costs and increase the availability of affordable and gap-group housing projects.
3. Reduce residential home energy and water consumption.
4. Secure lands for future low-cost residential development by government or private nonprofit corporations.

**WAILUKU-KAHULUI
COMMUNITY PLAN
(2002)**

MAUI COUNTY COUNCIL

EXHIBIT "1"

pc:complans:wkutxt13a

EXHIBIT B-071

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PART I

INTRODUCTION TO THE WAILUKU-KAHULUI COMMUNITY PLAN

A. Purpose of the Wailuku-Kahului Community Plan

The Wailuku-Kahului Community Plan, one of nine (9) Community Plans for Maui County, reflects current and anticipated conditions in the Wailuku-Kahului region and advances planning goals, objectives, policies and implementation considerations to guide decision-making in the region through the year 2010. The Wailuku-Kahului Community Plan provides specific recommendations to address the goals, objectives and policies contained in the General Plan, while recognizing the historic values and unique spiritual significance of island cultures of Wailuku-Kahului, in order to enhance the region's overall living environment.

The Maui County General Plan, first adopted in 1980 and updated in 1990, sets forth goals, directions and strategies for meeting the long-term social, economic, environmental, land use and cultural needs of the County. Similarly, the Wailuku-Kahului Community Plan, was adopted by Ordinance No. 1674 in 1987.

B. The Role of the Community Plan in the Planning Process

For Maui County, the General Plan and the Community Plans are strategic planning documents which guide government action and decision-making. Both the General Plan and the Community Plans are part of a planning hierarchy which includes, as primary components, the Hawaii State Plan and State Functional Plans. (See Exhibit "A".)

Mutually supporting goals, objectives, policies and implementing actions contained in the Hawaii State Plan, State Functional Plans, Maui County General Plan and the Wailuku-Kahului Community Plan provide for optimum planning effectiveness and benefits for the residents of the Wailuku-Kahului Community Plan region.

Implementation of the goals, objectives and policies contained in the Community Plan are defined through specific implementing actions, also set forth in each Community Plan. Implementing actions as well as broader policy recommendations are effectuated through various processes, including zoning, capital improvements program, and the County budgeting process.

C. The 1992 Community Plan Update

The update process was driven by the work of the Wailuku-Kahului Citizens Advisory Committee (CAC). The committee met a total of 19 times during the 225-day deliberation process to identify, formulate and recommend appropriate revisions to the Wailuku-Kahului Community Plan. The CAC carefully reviewed the 1987 version of the Community Plan, reshaping the plan to create a viable document which will serve the Wailuku-Kahului region through the turn of the century.

The update process incorporated technical studies and assessments. The results of these four (4) studies were used by the Department of Planning and CAC to understand possible future conditions and needs. The technical studies consisted of the following:

1. A Socio-Economic Forecast which projects population, employment and housing characteristics through the year 2010 for each Community Plan region;
2. A Land Use Forecast which provides a measure of existing and future vacant and undeveloped lands (by Community Plan land use designation) for each Community Plan region;
3. An Infrastructure Assessment which identifies infrastructure (e.g., roadways, drainage, water, wastewater, telephone and electrical systems) limits and opportunities in high-growth Community Plan regions; and
4. A Public Facilities and Service Assessment which identifies public facilities and services (e.g., schools, parks, police and fire protection, hospital and solid waste disposal services) limits and opportunities in high-growth Community Plan regions.

Following the 225-day CAC process, the CAC's recommendations were submitted to the Planning Department. The Planning Department prepared the revised Community Plan, based on the work of the CAC. The revised Community Plan was forwarded to the Maui Planning Commission for public hearing and review, and then sent to the County Council for further review and adoption by ordinance. This process is summarized graphically in Exhibit "B".

PART III

POLICY RECOMMENDATIONS, IMPLEMENTING ACTIONS AND STANDARDS FOR THE WAILUKU-KAHULUI REGION

A. Policy Recommendations

Policy recommendations for the Wailuku-Kahului Community Plan region have been developed to guide decision-making in a number of subject areas having community-wide impact. Simply interpreted, the goals are those broad statements which identify a preferred future condition. The objectives and policies specify steps and measures to be taken to achieve the stated goal. Finally, the implementing actions identify specific programs, project requirements and activities necessary to successfully bring reality to the desired goal.

B. Intended Effects of the Wailuku-Kahului Community Plan

Policy recommendations contained herein express the long-term visions for the Wailuku-Kahului community. They will be used in formulating and prioritizing programs and strategies for each of the planning categories and, significantly, to establish a long-range land use pattern for the region.

For these reasons, the Wailuku-Kahului Community Plan will play a key role in directing economic growth and stabilization for the Wailuku-Kahului region. Accordingly, the population of Wailuku-Kahului will, to a large degree, be affected by the policy recommendations contained in the Community Plan.

Population projections, while subject to a host of variables and external factors, provide a useful benchmark for conceptualizing growth in a region and providing a measure of the effectiveness of the Community Plan and future strategies to direct and manage growth. Population forecasts prepared in 1992 by Community Resources, Inc. were utilized as planning guides. These forecasts indicate a projected population of approximately 44,876 to 48,658 residents over the next 20 years and shall guide decision-making in determining future land use and community development needs to the Year 2010. This translates into approximately 4,334 to 6,359 additional housing units.

As with population, the policy recommendations of the Community Plan are anticipated to have a direct effect on the sequence and pattern of growth in the region. The plan seeks to balance future growth and development in a manner reflective of the urban/agricultural character of the region. Future residential expansion is directed to lands adjacent to currently planned urban residential development near Wailuku, Maui Lani, and Spreckelsville. The need for affordable resident housing is underscored. The

preservation of scenic vistas and shoreline resources and the expansion of public recreational opportunities is also emphasized in the Wailuku-Kahului Community Plan. The protection and recognition of historic, archaeological and cultural resources in the region is another intended effect of the plan. And, the protection of agricultural lands is an inherent part of the plan.

Finally, public facility and infrastructure improvements should not lag behind development in the region. Upon adoption of this plan, it shall be required that adequate facilities and infrastructure will be concurrent with future development. The land use designations on the community plan land use map are not an assertion that infrastructure will be provided to these areas, but merely that it would be appropriate to develop these areas as designated on the maps--if the necessary infrastructure and services are available.

C. Goals, Objectives, Policies and Implementing Actions

ECONOMIC ACTIVITY

Goal

A stable and viable economy that provides opportunities for growth and diversification to meet long-term community and regional needs and in a manner that promotes agricultural activity and preserves agricultural lands and open space resources.

Objectives and Policies

1. Support agricultural production so agriculture can continue to provide employment and contribute to the region's economic well-being.
2. Support the revitalization of the Wailuku commercial core and adjacent areas by expanding the range of commercial services; improving circulation and parking; enhancing and maintaining the town's existing character through the establishment of a Wailuku Town design district; redevelopment of the Wailuku Municipal Parking Lot with emphasis on additional public parking; establishing urban design guidelines; and providing opportunities for new residential uses. Improve Wailuku's image and level of service as a commercial center for the region's population. A combination of redevelopment and rehabilitation actions is necessary to meet the needs of a growing center.
3. Allow opportunities for hotel accommodations within the region at Kahului and Wailuku--at the existing hotel district by Kahului Harbor; near the Kahului Airport; and within the Wailuku Town core.
4. Provide industrial growth opportunities through the expansion of existing industrial centers associated with the airport and harbor, and in Wailuku and

Kahului. Encourage the fee simple ownership of lots provided by private developers.

5. Recognize the importance of small businesses to the region's economy.
6. Encourage the development of affordable business incubator spaces with public subsidies or incentives, as necessary, similar in concept to that of the Maui Research and Technology Park.
7. Provide for the establishment of centralized business districts within the region, in order to minimize the extensive migration of commercial projects into light industrial developments.
8. Accommodate mixed use residential/commercial development as a "transition" between residential districts and the civic center and business/commercial districts compatible with a residential scale and character and subject to a new zoning classification. Lands intended for this use shall be designated Service Business/Residential (SBR) on the Community Plan land use map.
9. Support the establishment of agricultural parks for truck farming, piggery operations, bee keeping and other diversified agricultural operations within larger unsubdivided agricultural parcels and in locations that are compatible with residential uses.

Implementing Actions

1. Place a high priority on the planning, design and construction of a multi-level parking facility at the Wailuku Municipal Parking Lot with potential opportunities for mixed use development, such as residential, commercial, park and other public uses.
2. Establish zoning regulations to implement a Service Business/Residential (SBR) land use designation provided for in the Community Plan policies.

ENVIRONMENT

Goal

A clean and attractive physical and natural environment in which man-made developments or alterations to the natural environment relate to sound environmental and ecological practices, and important scenic and open space resources are maintained for public use and enjoyment.

Objectives and Policies

1. Preserve agricultural lands as a major element of the open space setting that which borders the various communities within the planning region. The close relationship between open space and developed areas is an important characteristic of community form.
2. Protect nearshore waters by ensuring that discharges from waste disposal meet water quality standards. Continuous monitoring of existing and future waste disposal systems is necessary to ensure their efficient operation.
3. Protect shoreline wetland resources and flood plain areas as valuable natural systems and open space resources. These natural systems are important for flood control, as habitat area for wildlife, and for various forms of recreation. Future development actions should emphasize flood prevention and protection of the natural landscape.
4. Preserve the shoreline sand dune formations throughout the planning region. These topographic features are a significant element of the natural setting and should be protected from any actions which would detract from their scenic, environmental, and cultural value.
5. Require that new shoreline development respect shoreline resources and maintain public access.
 - a. Existing dune formations are important elements of the natural setting and should remain intact.
 - b. Indigenous or endemic strand vegetation should remain undisturbed; new development and landscaping should treat such vegetation as given conditions.
 - c. Planning for new shoreline development, as well as redevelopment, shall consider the cyclic nature of beach processes. Setbacks shall be used to provide a sufficient buffer between the ocean and structures to allow for periodic and long-term accretion and erosion of the shoreline.

A Coastal Erosion Rate Analysis shall be developed. The planning commissions are encouraged to incorporate data from the analysis into planning decisions for shoreline areas, especially with respect to shoreline building setbacks.

In the interim period prior to the completion of the analysis, the planning commissions are further encouraged to utilize minimum setbacks for multi-family and hotel uses, and any undeveloped property, of 150 feet from any shoreline, or 25 percent of the average lot depth, whichever is greater. For other uses, including single family residences and

subdivisions along shoreline property, the Department of Planning staff and the Land Use and Codes Division Plans Examiners are encouraged to consult existing data on shoreline trends when discussing minimum shoreline setbacks with developers. Both episodic and long-term erosion rates should be disclosed to current or prospective purchasers of property to assist with the selection of an adequate shoreline setback.

Where shoreline erosion threatens existing structures or facilities, beach replenishment shall be the preferred means of controlling erosion, as opposed to sole reliance on seawalls or other permanent shoreline hardening structures.

6. Encourage the use of siltation basins and other erosion control features in the design of drainage systems.
7. Mitigate potential hazards associated with oil storage tanks and the bulk containment of other toxic, corrosive or combustible substances.
8. Minimize noise, water and air pollution from industrial uses, electric power generating facilities and wastewater treatment plants.
9. Maintain coastal open space along the region's shoreline as a scenic amenity and public recreational area.
10. Monitor air quality in the planning district and enforce applicable standards with regular public reporting.
11. Encourage joint government action in the investigation of seaweed build-up in Kahului Harbor and other affected areas and the implementation of coordinated clean-up and other mitigative actions.
12. Promote recycling programs to reduce solid waste disposal in landfills, including convenient drop-off points for recycled material.
13. Support energy conservation measures, including the use of solar heating and photovoltaic systems, in conjunction with urban uses.
14. Promote the planting and maintenance of trees and other landscape planting to enhance the streetscapes and the built-environment.

Implementing Actions

1. Formulate and adopt a regional landscape planting master plan, including standards, for implementation in conjunction with public and private projects.
2. Establish and maintain a monitoring program for nearshore water quality.

3. Evaluate and modify present zoning and subdivision ordinances to incorporate the land use and design guidelines as well as other recommendations incorporated herein.
4. Establish an additional government complex with adequate public parking in a central location.
5. Maintain the War Memorial Complex for public parking and recreational uses only.
6. Facilitate public access to information through the use of computers, microfiche/microfilm readers, and other tutorial services in County agencies.
7. Re-evaluate the composition, role and boundaries of the Wailuku Redevelopment Agency to support its mission for the revitalization and enhancement of this district and explore ways to coordinate planning for Wailuku Town.
8. Formulate special plans and studies to implement recommendations of the Community Plan. These would include water development and distribution, housing, local and regional circulation, drainage, solid waste and recycling, sewage disposal and treatment, human services, recreation, public safety and other special plans and studies as required.
9. Prepare a progress report five years after the adoption of this plan for review by the public and Maui County Council describing the status of General and Community Plan implementation and actions taken to comply with same.

LAND USE

Goal

An attractive, well-planned community with a mixture of compatible land uses in appropriate areas to accommodate the future needs of residents and visitors in a manner that provides for the social and economic well-being of residents and the preservation and enhancement of the region's environmental resources and traditional towns and villages.

Objectives and Policies

1. Ensure that adequate lands are available to support the region's present and future agricultural activities.
2. Identify prime or productive agricultural lands, and develop appropriate regulations for their protection.

3. The direct and cumulative impacts of agricultural subdivisions and the impacts on the community shall be assessed and considered.
4. Establish administrative procedures and standards within both the Department of Public Works and Waste Management and the Department of Planning, to ensure that agricultural subdivisions shall not be approved unless their uses are expressly permitted by Chapter 205, Hawaii Revised Statutes.
5. Encourage traditional Hawaiian agriculture, such as taro cultivation, within the agricultural district, in areas which have been historically associated with this cultural practice.
6. Establish an adequate supply of urban land use designations to meet the needs of the community over the next 20 years.
7. The Community Plan map shall define the urban growth limits for the region.
8. Maintain a project district approach for the major residential growth areas adjacent to Wailuku, Kahului, and Waiehu to allow flexibility in master planning. These project districts may contain a variety of residential unit types as well as supporting community services, including business, public, recreational and educational facilities.
9. Maintain the existing Kahului Airport district boundaries, as defined in the Community Plan Land Use Map and continue to evaluate the air transportation needs of the County to determine future air transportation facility requirements. Create a direct control overlay district in and around Kahului Airport due to the public investment and the economic importance of the facility. The boundaries of this district shall be generally defined by the 60 Ldn isoline (60 decibels, day-night average) of the FAA approved noise contour map for the airport. The intent of this district shall be to establish specific guidelines for development within the area which would define uses compatible with the airport and appropriate design standards, particularly with respect to noise attenuation to reduce interior noise levels to the 45 Ldn level or less. Total closure of structures, as well as air-conditioning, are generally required for this purpose. Residential uses should be discouraged within the 60 Ldn isoline.
10. All zoning applications and/or proposed land uses and developments shall conform with the planned use designations, as specified in the adopted Community Plan Land Use Map, and be consistent with the Community Plan policies.
11. The subdivision ordinance should be revised to provide for public review of projects with significant impacts. Subdivision approval should consider environmental, economic, and social impacts of the project, including impacts on archaeological, historical and cultural resources.

12. Establish a Wailuku Town Design District.
13. Within the Wailuku Town core, formulate and implement flexible land use guidance policies that enhance the various activity centers and maintain the traditional character of the town.
 - a. Civic Center District: This district defines the government office center and adjacent blocks of commercial use which are functionally related to the government center. This district is generally bounded by Main, South High, Kaohu, Napua, Uluwehi, South Church, Pakahi, South Market and Wells Streets.
 - b. Wailuku Historic District: Protection of this complex of historic structures in a park setting will continue under the provisions of the current Community Plan.
 - c. Commercial and Residential: The following comprise the commercial core, commercial areas, and surrounding residential uses:
 - 1) Commercial Core. This area is generally situated along Central, Wells, Main, High, and Vineyard Streets. It should emphasize commercial uses oriented to serve the business and residential community. Ground floor activities should emphasize commercial retail with expansion of the variety and scope of offerings to serve residents.
 - 2) Mixed Use Areas. These occur in several blocks adjacent to the commercial core and act as a transition between the core and single family residential areas. The business residential mix should be retained with intensification to accommodate multi-family and business uses. Patterns of mixed use could allow vertical mixture (residences over ground floor business) or horizontal mixture (business frontage and residences behind), or residential and business uses on adjacent lots.

Maintenance and rehabilitation of existing structures should be encouraged in a manner that respects the residential scale that now exists. Intensification of uses through new development would require consolidation of substandard lots. Performance criteria for rehabilitation and upgrading should be developed to permit more flexibility than present zoning and building code standards allow.
 - 3) Single Family Residential. These areas surround the commercial and mixed use areas. The emphasis should be on preserving and rehabilitating existing housing, providing adequate circulation, and encouraging home maintenance and rebuilding of deteriorating structures.

- 4) Service Business/Single Family Residential. These uses occur primarily along the Waihe'e side of Kaohu Street, and along the mauka side of South Market Street to permit a mixture of single family and duplex dwellings, with small-scale service and neighborhood oriented businesses which are established in previously utilized residential dwellings or other existing structures. The business use should be compatible with the physical character of the residential neighborhood.
14. Maintain physical separation between traditional towns and villages in the region. Where possible, provide specific design or landscape elements, such as open space buffers or changes in streetscape, to clearly delineate the boundary between Kahului and Wailuku. Maintain open space around traditional rural areas, such as Waikapu and Waihe'e, to provide a sense of community and to prevent envelopment of these areas by urban expansion.
15. Provide a substantial greenway or greenbelt to serve as a buffer zone, line of demarcation, or definition between Wailuku and Waikapu, and between Waikapu and Ma'alaea, in order to prevent the continuation of urban sprawl. Changes in streetscapes could include landscaping and agricultural planting materials that reflect the character of each community, and are utilized to delineate a substantial boundary between Kahului and Wailuku.
16. Upon adoption of this plan, allow no further development unless infrastructure, public facilities, and services needed to service new development are available prior to or concurrent with the impacts of new development.

Implementing Actions

1. Establish zoning regulations to implement the land use recommendations in the Community Plan, including but not limited to Service Business/Single Family Residential (SBR), Business/Multi-Family (BMF), and Business/Industrial (BI).

INFRASTRUCTURE

Goal

Timely and environmentally sound planning, development and maintenance of infrastructure systems which serve to protect and preserve the safety and health of the region's residents, commuters and visitors through the provision of clean water, effective waste disposal and drainage systems, and efficient transportation systems which meet the needs of the community.

**KIHEI-MAKENA
COMMUNITY PLAN
(1998)**

pc:complans:kihei11

EXHIBIT B-072

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PART I

INTRODUCTION TO THE KIHEI-MAKENA COMMUNITY PLAN

A. Purpose of the Kihei-Makena Community Plan

The Kihei-Makena Community Plan, one of nine (9) community plans for Maui County, reflects current and anticipated conditions in the Kihei-Makena region and advances planning goals, objectives, policies, and implementation considerations to guide decision-making in the region through the year 2010. The Kihei-Makena Community Plan provides specific recommendations to address the goals, objectives, and policies contained in the General Plan, while recognizing the values and unique attributes of the Kihei-Makena area in order to enhance the region's overall living environment.

The Maui County General Plan, first adopted in 1980 and updated in 1990, sets forth goals, directions and strategies for meeting the long-term social, economic, environmental and land use needs of the County. Similarly, the Kihei-Makena Community Plan, first adopted by Ordinance No. 1490 in 1985, was updated in 1997.

B. The Role of the Community Plan in the Planning Process

For Maui County, the General Plan and the community plans are strategic planning documents which guide government action and decision-making. Both the General Plan and the community plans are part of a planning hierarchy which includes, as primary components, the Hawaii State Plan and State Functional Plans (See Exhibit "A").

Mutually supporting goals, objectives, policies and implementing actions contained in the Hawaii State Plan, State Functional Plans, Maui County General Plan and the Kihei-Makena Community Plan provide for optimum planning effectiveness and benefits for the residents of the Kihei-Makena Community Plan region. Implementation of the goals, objectives and policies contained in the Community Plan is defined through specific implementing actions, also set forth in each community plan. Implementing actions as well as broader policy recommendations are effectuated through various processes, including zoning, the capital improvements program, and the County budgeting process.

C. The 1992 Community Plan Update

The update process was driven by the work of the Kihei-Makena Citizens Advisory Committee (CAC). This 13-member panel met a total of 19 times during a 225-day deliberation process to identify, formulate and recommend appropriate revisions to the Kihei-Makena Community Plan. The CAC carefully reviewed the 1985 version of the Community Plan, reshaping the plan to create a viable document which will serve the Kihei-Makena region through the turn of the century.

The update process incorporated technical studies and assessments. The results of these four studies were used by the Department of Planning and CAC to understand possible future conditions and needs. The technical studies consisted of the following:

1. A Socio-Economic Forecast which projects population, employment and housing characteristics through the year 2010 for each community plan region;
2. A Land Use Forecast which provides a measure of existing and future vacant and undeveloped lands (by community plan land use designation) for each community plan region;
3. An Infrastructure Assessment which identifies infrastructure (e.g., roadways, drainage, water, wastewater, telephone and electrical systems) limits and opportunities in high-growth community plan regions; and
4. A Public Facilities and Service Assessment which identifies public facilities and services (e.g., schools, parks, police and fire protection, hospital and solid waste disposal services) and their limits and opportunities in high-growth community plan regions.

Following the 225-day CAC process, the CAC's recommendations were submitted to the Department of Planning. The Department of Planning prepared the revised Community Plan, based on the work of the CAC. The revised Community Plan was forwarded to the Maui Planning Commission for public hearing and review, and then sent to the County Council for further review and adoption by ordinance. This process is summarized graphically in Exhibit "B".

PART III

POLICY RECOMMENDATIONS, IMPLEMENTING ACTIONS AND STANDARDS FOR THE KIHEI-MAKENA REGION

A. Intended Effects of the Kihei-Makena Community Plan

Policy recommendations contained herein express the long-term visions for the Kihei-Makena community. They will be used to formulate and prioritize programs and strategies and will affect the sequence and patterns of growth in the region.

Population numbers, while subject to a host of variables and external factors, provide a useful benchmark for conceptualizing growth in a region. It is in this context that population forecasts for the Kihei-Makena Community Plan region are addressed. As a result of the policy recommendations advanced in this plan, it may be anticipated that the year 2010 population in the Kihei-Makena region would range between 22,830 and 24,514.

The provisions of the Kihei-Makena Community Plan are founded on three basic planning themes which provide the underlying basis or rationale affecting a broad spectrum of functional areas.

1. *PROVISION OF NEEDED PUBLIC FACILITIES AND INFRASTRUCTURE.*

The County of Maui in general, and Kihei-Makena in particular, witnessed significant growth in the 1980s and early 1990's. In many instances, however, public facility and infrastructure improvements lagged behind development in the region. As such, a significant upgrade and expansion of existing public facilities and infrastructure is necessary. Upon adoption of this plan, it shall be required that adequate facilities and infrastructure will be built concurrent with future development. The land use designations on the community plan map are not an assertion that infrastructure will be provided to these areas but merely that it would be appropriate to develop these areas as designated on the maps if the necessary infrastructure and services are available.

2. *PRESERVATION AND ENHANCEMENT OF SIGNIFICANT NATURAL RESOURCES.*

Kihei-Makena's shoreline resources require protection. They not only benefit Kihei-Makena's residents but also serve as an attraction for visitors and residents from other areas of Maui. Other significant resources requiring attention are the open and expansive nature of the region as well as views to the Upcountry and Central Maui regions.

3. *ENHANCEMENT OF NEIGHBORHOODS.*

Kihei's linear form has been largely defined by two parallel roadways, South Kihei Road and Pi'ilani Highway. This linear pattern of development, combined with near total reliance on South Kihei Road and Pi'ilani Highway, forces residents to travel by car for their shopping, recreation and other basic needs, often resulting in traffic congestion. A general theme of the Plan is to create more independent neighborhoods within Kihei, thus reducing unnecessary vehicular trips to South Kihei Road and Pi'ilani Highway. In addition, a more efficient internal roadway circulation system is proposed. A trail/greenway/bikeway system is also being proposed to provide alternate means of transportation.

B. Goals, Objectives and Policies

Policy recommendations for the Kihei-Makena Community Plan region have been developed to guide decision-making in a number of subject areas having community-wide impact. Simply interpreted, the goals are broad statements which identify a preferred future condition. The objectives and policies specify steps and measures to be taken to achieve the stated goal. Finally, the implementing actions identify specific programs, project requirements, and activities necessary to bring about the desired goal.

LAND USE

Goal

A well-planned community with land use and development patterns designed to achieve the efficient and timely provision of infrastructural and community needs while preserving and enhancing the unique character of Ma'alaea, Kihei, Wailea and Makena as well as the region's natural environment, marine resources and traditional shoreline uses.

Objectives and Policies

- a. Acquire beachfront properties for public use.
- b. Identify priority growth areas to focus public and private efforts on the provision of infrastructure and amenities to serve existing residents and to accommodate new growth.
- c. Upon adoption of this plan, allow no further development unless infrastructure, public facilities, and services needed to service new development are available prior to or concurrent with the impacts of new development.
- d. Limit hotel uses to those areas presently planned for hotel use, and limit hotel development until adequate public facilities and services are established to meet existing needs.
- e. Establish a system of parks, utility easements, shoreline areas, drainageways and wetlands as an open space framework for the urban areas of the region, i.e. where structures exist or are planned to exist, and provide an integrated system of pedestrian and bicycle paths.
- f. Establish a distribution of land uses which provides housing, jobs, shopping, open space, and recreation areas in close proximity to each other in order to enhance Kihei's neighborhoods and to minimize dependence on automobiles.
- g. Encourage the establishment of single-family and multi-family land use designations which provide affordable housing opportunities for areas which are in close proximity to infrastructure systems and other urban services.
- h. Develop commercial services at the following locations to meet community needs:
 - 1) North Kihei, between the existing South Kihei Road, Pi'ilani Highway and Uwapo Road.
 - 2) A central business and commercial center for Kihei clustered about the South Kihei Road/Road "C" intersection.
 - 3) In existing commercially zoned areas along South Kihei Road in the vicinity of Kalama Park.

- 4) Along South Kihei Road opposite the Kama`ole beach parks.
- i. Limit commercial services to neighborhood business uses or other low-key business activities with a residential scale on those properties which abut single-family residential areas.
 - j. Locate resort-related retail commercial facilities at strategic points in the Wailea and Makena destination areas.
 - k. Provide for limited expansion of light industrial services in the area south of Ohukai and *mauka* of Pi`ilani Highway, as well as limited marine-based industrial services in areas next to Ma`alaea Harbor. Provide for moderate expansion of light industrial use in the Central Maui Baseyard, along Mokulele Highway. These areas should limit retail business or commercial activities to the extent that they are accessory or provide service to the predominate light industrial use. These actions will place industrial use near existing and proposed transportation arteries for the efficient movement of goods.
 - l. Preserve coastal vistas, open space and recreational opportunities for residents by prohibiting further shoreline development except in places designated on the 1997 community plan land use map, and prohibit future community plan amendments along the shoreline that would increase the intensity of land use, with the exception of land use that is public or quasi-public in nature.
 - m. Provide for limited residential expansion in Ma`alaea which complements the existing natural and built environment.
 - n. Maintain State Conservation District boundaries in the planning region. However, State Conservation District reclassification of lands may be warranted to enhance environmental preservation.
 - o. Establish a site for a future higher educational institution north of the research and technology park project district.
 - p. Prevent urbanization of important agricultural lands.
 - q. Allow ohana units only where sufficient infrastructure is available.
 - r. Allow special permits in the State Agricultural Districts to accommodate unusual yet reasonable uses including: (1) limited

agriculturally related commercial, public and quasi-public uses serving the immediate community; (2) uses clearly accessory or subordinate to a principal agricultural use on the property; (3) public facility uses such as utility installations or landfills whose location depends on technical considerations; and (4) extractive industries, such as quarrying, where the operation would not adversely affect the environment or surrounding agricultural uses.

Implementing Actions

- a. Prepare a prioritized island-wide directed and managed growth strategy to ensure that the location, rate and timing of development is consistent with the provision of infrastructure and public facilities and services.
- b. Include conditions of approval for new residential developments requiring that adequate school facilities shall be in place before a certificate of occupancy is issued.
- c. Prepare an Open Space Master Plan for the region to provide a unified system of non-motorized access to community resources, and to provide a planned program of resource stewardship. Establish standards for the use of drainageways, gulches, wetlands, and easements for public access.

The Open Space Master Plan shall be prepared by partnership between governmental and non-governmental organizations. The plan preparation shall include, but not be limited to, public input and informational workshops; inventory and mapping of cultural, natural, and open space resources; and review of legal options and constraints.

Professional design of the Open Space Master Plan should be funded; and, upon its adoption, the Open Space Master Plan should be incorporated into the Kihei-Makena Community Plan.

- d. Control the timing and phasing of project district construction through zoning in order to ensure systematic and incremental development. Such an action shall prevent haphazard development, and ensure that the provision of adequate infrastructure and public facilities and services takes place prior to or concurrent with development.

ECONOMIC ACTIVITY

Goal

A diversified and stable economic base which serves resident and visitor needs while providing long-term resident employment.

Objectives and Policies

- a. Establish a sustainable rate of economic development consistent with concurrent provision of needed transportation, utilities, and public facilities improvements.
- b. Expand educational opportunities and encourage research and technological activities.
- c. Encourage research, development, and use of alternate energy sources.
- d. Establish balance between visitor industry employment and non-visitor industry employment.
- e. Provide for the preservation and enhancement of important agricultural lands for a variety of agricultural activities, including sugar cane, diversified agriculture and aquaculture.
- f. Increase the availability and variety of commercial services to provide for regional needs and strategically establish small scale commercial uses within, or in close proximity to, residential areas.

Implementing Actions

- a. Seek State and private support for the establishment of a four-year university in the Kihei-Makena region.
- b. Establish a comprehensive data base to analyze county and regional economic statistics.
- c. Where feasible within the region, utilize alternate energy sources in all public structures, and encourage the same in private residences.

COMMISSION ON WATER RESOURCE MANAGEMENT

STATE OF HAWAII

PETITION TO AMEND INTERIM
INSTREAM FLOW STANDARDS
FORHONOPOU, HUELO (PUOLUA),
HANEHOI, WAIKAMOI, ALO,
WAHINEPEE, PUOHOKAMOA,
HAIPUAENA, PUNALAU/KOLEA,
HONOMANU, NUAAILUA, PIINAAU,
PALAUHULU, OHIA (WAIANU),
WAIKAMILO, KUALANI, WAILUANUI,
WEST WAILUAIKI, EAST WAILUAIKI,
KOPILIULA, PUAKEA, WAIOHUE,
PAAKEA, WAIAAKA, KAPULA,
HANAWI, and MAKAPIPI

CASE NO. CCH-MA13-01

CERTIFICATE OF SERVICE

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this date a true and correct copy of the foregoing document was duly served, via email to the following, with hard copies to follow via U.S. mail, pursuant to the Minute Order, upon the following individuals as follows:

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