

INTRODUCTION

BACKGROUND INFORMATION



THIS INTRODUCTION IS IN BOTH VOLUMES

The Maui Island Plan provides a guide for the future growth of the island to the year 2030. The Maui Island Plan establishes a vision and a set of long-range guiding principles, goals, objectives, polices and maps to guide the growth and development of the island. This section gives an overview of the Maui Island Plan document, explains the General Plan documents and process, and defines the purpose of the Maui Island Plan. This document provides the basis for updating the six detailed community plans for the Island of Maui.

THE PURPOSE OF THE MAUI ISLAND PLAN

In general, the purpose of the Maui Island Plan is to do the following:

- Assess existing conditions, trends, and issues specific to the Island of Maui.
- Provide recommendations for the use and development of land, the extension and improvement of transportation services and infrastructure, the development of community facilities, the expansion of the Island's economic base, the provision of housing, and the protection of natural resources.
- Establish policies to manage change and to guide decisions about future land use and development.
- Provide the foundation for setting capital improvement priorities, revising zoning regulations, and developing other implementation tools.

The Maui Island Plan looks comprehensively at the range of factors that influence the physical development of a community. It establishes an island-wide framework that provides clear direction for the future, while maintaining enough flexibility to respond to a variety of situations and changing conditions. The Maui Island Plan establishes the location and type of development that is appropriate in different areas of the island, including where new development should occur and where resources should be directed to revitalize or redevelop appropriate areas. The Plan identifies important natural, cultural, and agricultural resources to be protected and provides a process for determining where streets and other public infrastructure and facilities will be needed. It also identifies and addresses key environmental, housing, and economic development issues relevant to Maui's current and future generations.

The Island Plan will be used by the County Council, Planning Commission, County staff and the community as a guide for day-to-day decision making by doing the following:

- Developing and applying policies and regulations (for example, zoning and other ordinances, guidelines and area-specific plans that describe what kind of development can occur where).
- Reviewing the appropriateness of development proposals.
- Assigning resources for capital investments and programmatic initiatives.

The Island Plan is also an important vehicle for communicating Maui’s policies for the future to the State as the basis for coordinating land use, open space, and transportation decisions. Just as importantly, the Island Plan communicates expectations and preferences about future development to property owners, developers, and the business community. As a result, the Island Plan can serve as a catalyst for change by introducing new ideas and development models. It can also eliminate much of the “guesswork” from the development approval process.

It is important to remember that the public sector can help to encourage and guide investment; but it is the private sector – from individual homebuyers to major corporations and institutions – that will actually make investment happen. In order to establish a more predictable climate for investment and encourage economic development, it will be important to have a clear understanding of what Maui’s citizens want and how the County administration intends to support and manage development.

ROLE OF THE MAUI ISLAND PLAN

The Countywide Policy Plan, Maui Island Plan and Community Plans are part of a planning hierarchy which includes, as primary components, the Hawaii State Plan and State Functional Plans.

Mutually supporting goals, objectives, policies and implementing actions contained in the Hawaii State Plan, State Functional Plans, Maui County Countywide Policy Plan, Maui Island Plan and Community Plans provide for optimum planning effectiveness and benefits for the residents of Maui Island. The implementation of the plan recommendations are effectuated through various processes, including zoning, the capital improvement program, the County budgeting process, public and private partnerships, and other methods.

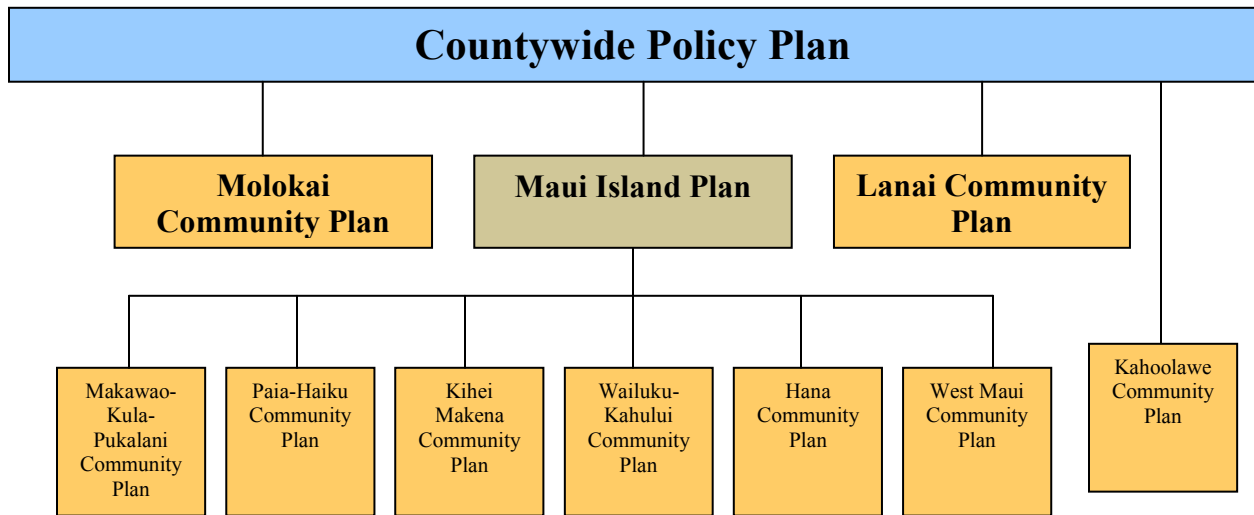
MAUI COUNTY GENERAL PLAN

The General Plan is a term for a series of planning documents that will guide future growth and policy creation in the County. The Countywide Policy Plan acts as an overarching values statement and is an umbrella policy document for the Island and Community Plans. The Maui Island Plan will function as a regional plan and address the

unique problems and needs of the Island of Maui and establish specific policies relating to regional systems such as transportation, utilities, and growth management for the Island of Maui.

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

Figure I-1: General Plan Documents



In addition to the General Plan, Maui County also maintains a variety of other plans, each designed to meet specific administrative, funding or policy goals. The General Plan is intended to support, not supplant, these ongoing planning efforts. Moreover, the General Plan encourages the development of additional functional plans for various county systems or specific area plans. One of the greatest challenges in the development of this plan was avoiding duplication of efforts and ensuring that the plan would complement, rather than compete with other county and State plans.

ORGANIZATION OF THE PLAN

The Maui Island Plan is presented in two volumes to promote readability and easy reference. Volume I constitutes the “issues and opportunities” element of the plan and includes the majority of background information and data that informed the overall development of the plan. Volume II is the substantive portion of the plan and includes the planning issues, goals, policies and implementation recommendations that will guide the county’s decision making over the 20 year planning horizon. This introduction appears at the front of both volumes.

The two volume format of the Maui Island Plan encompasses the required elements and specific issues that must be addressed per Maui County Code 2.80B. Each subsequent chapter of Volume II corresponds to a required plan element, beginning with a brief introductory narrative and a list of issues. Each element and sub-topical area includes a broad goal statement, supporting policies and implementing actions. This consistent organization should promote ease of reference.

The two volumes of the Maui Island Plan and their respective chapters are as follows:

VOLUME I

BACKGROUND INFORMATION

Introduction

1. Population and Development
2. Heritage Resources
3. Economic Development
4. Housing
5. Infrastructure and Public Facilities
6. Land Use

VOLUME II

THE PLAN: ISSUES, GOALS, POLICIES AND IMPLEMENTATION RECOMMENDATIONS

Introduction

1. Population and Development
 2. Heritage Resources
 3. Economic Development
 4. Housing
 5. Infrastructure and Public Facilities
 6. Land Use
- Directed Growth Strategy
Long Range Implementation Program
Monitoring and Evaluation

TECHNICAL STUDIES

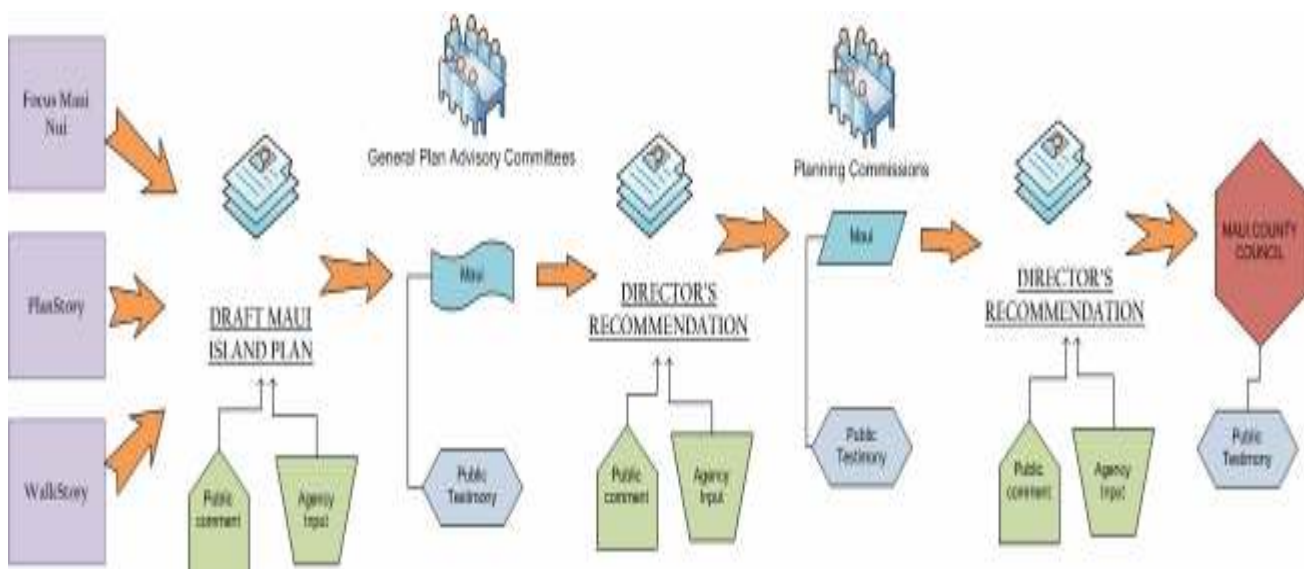
The technical studies developed to support the Maui Island Plan update are summarized in Volume I. These studies include the following:

1. Socio-Economic Forecast, June 2006
2. Land Use Forecast, November 2006
3. Scenic and Historic Resources Inventory Report, June 2006
4. WalkStory PlanStory Report, December 2006
5. Maui Island Housing Issue Paper, December 2006
6. Proposed Roadway Development Program, January 2007
7. Public Facilities Assessment Update, March 2007
8. Infrastructure Assessment Update, September 2007
9. Telecommunications Assessment, April 2007
10. Agricultural Resources Technical Issue Paper, September 2007
11. Rural Areas Technical Issue Paper, December 2007
12. Heritage Resources Technical Issue Paper, December 2007
13. Economic Development Issue Paper, October 2007
14. Infrastructure and Public Facilities Technical Issue Paper, September 2007
15. Directed Growth Strategy, Transfer and Purchase of Development Rights Program Implementation Study, November 2007

MAUI ISLAND PLAN PROCESS

In 2004 the County Council adopted Ordinance 3166 (MCC 2.80B) which revised the process for updating the Maui County General Plan. MCC 2.80B significantly modified the process for updating the General Plan and Community Plans. MCC 2.80B requires that the General Plan identify and describe the major opportunities and constraints regarding the needs and development of the County as well as the social, economic, and environmental impacts of development. In addition, MCC 2.80B mandates that the General Plan set forth the desired sequence, patterns and characteristics of future development. MCC 2.80B modified the prior General Plan process by requiring that a Countywide Policy Plan be prepared first, followed by a Maui Island Plan and the nine Community Plans.

Chapter 2.80B requires that the Countywide Policy Plan, Maui Island Plan 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 documents that comprise the General Plan. All zoning ordinances, subdivision ordinances, and administrative actions by agencies are required to conform to the documents that comprise the General Plan. Preparation of County budgets and capital improvement programs are required to implement the general plan to the extent practical.



PUBLIC PARTICIPATION

Maui County residents have historically been very active in community planning and the past General Plan updates provided a solid foundation of community input to build upon. Past planning efforts including Decisions Maui, Sustainable Hawaii: Vision & Action, Smart Growth Project, and others have ensured the values of Maui citizens are carried forward through this planning process.

Over the course of the General Plan update process there will be several formats for public participation including Focus Maui Nui Public Outreach, General Plan Update Outreach events, Wailuku Main Street Tri-Isle Resource Center discussion panels, Hawaii 2050 workshops, General Plan Advisory Committee meetings, Planning Commission review, and County Council review.



Focus Maui Nui Public Outreach

In 2003, Maui Economic Development Board (MEDB) launched a broad-based public participation process to plan for the future of Maui County, called Focus Maui Nui. The effort brought together over 1,700 participants into intensive, small-group participatory sessions to begin to define a vision for Maui County's future. Residents articulated what they viewed as the key priorities to guide future actions and decision-making. The purpose of Focus Maui Nui was to capture the local needs, priorities and core values of residents across the County and to identify potential strategies for addressing these challenges and the parties responsible for carrying out the recommendations. Since the General Plan is a statement of residents' current needs and desires, the Countywide Policy Plan and the Maui Island Plan incorporate the recommendations of Focus Maui Nui.



Focus Maui Nui was designed to reach under-represented groups not traditionally engaged in civic decision-making by holding 167 facilitated meetings at locations where these groups normally gather. Groups rarely heard from in public formats such as; the homeless, at-risk youth, seniors, Head Start parents, and ethnic and language minorities such as Tongans and Hispanics were engaged on a variety of local issues. Representing all planning districts, all islands and a range of demographic groups as broad as the population of the islands, these participants carefully articulated what they viewed as the key challenges facing Maui County.



WalkStory & PlanStory Outreach Events

Maui County contracted Maui Economic Development Board (MEDB) and Fern Tiger & Associates of Oakland, California to assist with additional public participation events. The first of these events, WalkStory was designed to encourage participants to consider how the vision and strategies that resulted from the Focus Maui Nui sessions could be considered when thinking about land use. The subsequent event, Plan story, offered comment members the opportunity to:

- Understand the potential of the General Plan Update as a means to reflect community values.
- Provide input into key issues facing Maui island with regard to growth and related impacts.
- Discuss options for development, settlement patterns, infrastructure, and protected lands.
- Better understand the implications of developing housing at different densities.
- Share ideas and opinions with other residents of Maui.

Community responses to facilitated activities at Walkstory and PlanStory helped shape the development of the Maui Island Plan. Both events provided the Planning Department with a means to disseminate critical information about the General Plan Update, display intermediate products and inform the public of ways to participate in the planning process.

Public Review

MCC 2.80B requires the creation of General Plan Advisory Committees (GPAC) for Maui, Molokai, and Lanai. The Maui GPAC is comprised of 25 members. GPAC members were either appointed by the mayor or appointed by the County Council through resolution pursuant to MCC 2.80B.040. The role of the Maui GPAC is to provide comments, advice, and recommendations to the Planning Director on the Countywide Policy Plan and the Maui Island Plan.

The review process for Maui Island Plan is multifaceted. Following the GPAC's review the Planning Director will take the recommendations of the GPAC into consideration and amend the document as he/she sees appropriate. Then the Director's original draft as well as the newly revised draft and the GPAC recommendations are subsequently reviewed by the Planning Commission. The combined proposed revisions of the GPAC's and the Planning Commissions are in turn provided to the County Council. Following the Planning Commission's review the Planning Director will take the recommendations of the Planning Commission into consideration and again amend the document as he/she sees fit. Then the Director's original draft as well as the newly revised draft and the GPAC and Planning Commission's recommendations are subsequently reviewed by the County Council. The GPAC is given six months to review and provide recommendations to the Planning Director on the Maui Island Plan.



Planning Commission and County Council examinations are important public review processes in and of themselves. During these formal review periods, there are numerous opportunities for public comment. The enabling legislation, offers the Planning Commission up to 180 days to review the Maui Island Plan and the County Council is afforded one year.

IMPLEMENTATION

Implementing the policies and actions established in the Maui Island Plan will require a coordinated effort from numerous groups including County and State agencies, the private sector, and the community. Implementation mechanisms include planning and regulatory approaches, Capital Improvement Programming, special implementation programs, and monitoring and evaluation. Implementing the goals of the Maui Island Plan will require updating and revising existing planning and regulatory processes as well as establishing new programs and initiatives.

The County's Community and specific area plans, as well as various components of the development review and regulatory process, affect the character and density of new development. Each implementation mechanism provides the opportunity to carry out the development and land use goals and policies of the Maui Island Plan by creating a framework for the revision of applicable development review processes.

The County will update all six Community Plans on Maui to reflect Countywide Policy Plan and Maui Island Plan goals and policies as they pertain to each specific region. Community Plans are more detailed than the Maui Island Plan and contain more region specific policies and actions. In addition, the Community Plan process will include more detailed urban design strategies. Community involvement and input is an integral part of the Community Plan process which ensures that each plan addresses its community's distinctive needs and concerns. Future updates to the Community Plans will place more emphasis on developing policies and programs to promote the formation of more livable communities at the town and neighborhood scale.

Specific area plans are even more detailed and are tailored to a specific geographic area. The specific plan process ensures that development of the area will proceed according to specific use, design, phasing, and financing provisions customized to the character and circumstances of that area.

Existing specific area plans, such as the Wailuku Redevelopment Plan, will be updated to reflect the goals of the Maui Island Plan and new specific area plans will be developed for other areas as needed.

Specific area plans, with accompanying

ordinances (form-based codes), for Project Districts and Planned Growth Areas are an important mechanism to ensure that large-scale developments are planned and built pursuant to the land use policies of the Countywide Policy Plan and Maui Island Plan.



VISION

Maui is a sustainable connected network of clean, safe, livable communities where our children live, work, and play with the assurance that their children will have a better Maui in the future.

CORE VALUES

To achieve our Island's Vision, we will be guiding by the following principles:

- A. Be good stewards of our precious place. Leave Maui a better place for our children.
- B. Assert the right of the people of Maui to make the important decisions concerning their County's future.
- C. Honor our multi-cultural places, heritage and traditions.
- D. Retain and enhance the uniqueness and sense of place of Maui's traditional small towns.
- E. Preserve open space options and agricultural lands by encouraging compact, mixed-use urban settlement patterns.
- F. Develop environmentally friendly and efficient transportation alternatives.
- G. Ensure that infrastructure improvements are concurrent with the pace of development.
- H. Provide a mix of housing levels for all Maui's people.
- I. Seek to manage change in ways that recognize, protect and preserve Maui's treasures and uses land, water, energy and other resources efficiently.
- J. Support existing industries and create a more diverse and self-sustaining economy.
- K. Create a political climate that encourages participation.
- L. Prepare for disasters: tsunamis, hurricanes, shipping interruptions, alien species, etc.

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