

Table 8 - 2: Growth Boundaries and Land Use Planning Types

GROWTH BOUNDARIES		CHARACTERISTICS	PURPOSE	IMPLEMENTATION STRATEGY
GROWTH BOUNDARY TYPES	Urban	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. Require design guidelines for future 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 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 Rural Areas contain a mixture of agricultural activities, low-density residential areas, and small villages. Rural Villages may have 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.
LAND USE PLANNING TYPES				
PROTECTION AREA TYPES	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 Hawai'i and the Federal government. The appropriate community plan designation for this protection 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 Strategy.	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 protection 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 protection 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 protection 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 (>20%), 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.

<p style="text-align: center;">MAUI AGRICULTURAL LAND GUIDELINES</p>	<p style="text-align: center;">Prime Ag or Productive (Ag-1)</p>	<p>Composed primarily of ALISH Classifications (Prime, Unique, and Other) as well as land protected with agricultural easements and officially designated Important Agricultural Lands (IAL). Typical lots sizes are greater than 50 acres, and represent the most productive agricultural lands on Maui. The majority of the land is in cane, cattle, or other intensive forms of production.</p>	<p>Protect existing agricultural production, allow for future diversified agriculture to serve the island, and limit future subdivision potential.</p>	<p>Strongly discourage the conversion of agricultural land, through subdivision or other means, to residential or urban uses. Require appropriate buffers when adjacent uses convert to a more urban land use pattern. Utilize Transfer of Development Rights (TDR) program to deflect development to more appropriate areas and protect future agricultural production. Provide favorable tax and water rates to commercial agricultural operations. Strong "Right to Farm" policies.</p>
<p style="text-align: center;">MAUI AGRICULTURAL LAND GUIDELINES</p>	<p style="text-align: center;">Community Ag (Ag-2)</p>	<p>Composed primarily of ALISH Classifications (Prime, Unique, Other). Includes a mixture of lots sizes and includes small commercial and subsistence agricultural operations interspersed with residential uses. Agricultural production includes small to medium size operations and represent a significant portion of the island's diversified agricultural activities.</p>	<p>Protect the viability of small-scale agricultural production and limit conflicts between agricultural uses and existing/future residential development. Recognize and provide for subsistence agricultural uses / lifestyle options.</p>	<p>Reduce minimum lot size and require/promote Conservation Subdivision Design and Low Impact Development techniques. Provide favorable tax and water rates to commercial agricultural operations. Support strong "Right to Farm" policies.</p>
	<p style="text-align: center;">Grazing (Ag-3)</p>	<p>Includes limited ALISH classification and lots that are generally greater than 50 acres in size. Currently utilized for grazing, as well as open space between communities.</p>	<p>Protect future grazing potential, and retain open space between communities.</p>	<p>Utilize such mechanisms as Conservation Subdivision Design to protect open space and grazing uses. Consider as a receiving area from Agricultural 1 within a Transfer of Development Rights (TDR) program.</p>