

THE GENERAL PLAN
OF THE
COUNTY OF MAUI

June 24, 1980



INTRODUCTION

By the adoption of the Maui County Charter, a County-wide Comprehensive General Plan was mandated to be prepared for the County of Maui. The County Charter states:

“Sec. 8-8.4 GENERAL PLAN

The purpose of preparing a general plan is to recognize and state the major problems and opportunities concerning the needs and the development of the county and the social, economic and environmental effects of such development to set forth the desired sequence, patterns and characteristics of future development.

The general plan shall set forth the county’s broad policies for long-range development of the county. It shall contain statements of the general, social, economic, environmental and design objectives to be achieved for the general welfare and prosperity of the people of the county through government action, county, state or federal. The statements shall include, but not be limited to, policy and development objectives to be achieved with respect to distribution of social benefits, the more desirable uses of land within the county and the most desirable population densities within the county.”

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PREFACE

The County of Maui has gained in recent years a wide reputation for its economic vigor and its strong sense of community pride. The County is proud of its record of providing for the common welfare of its residents, as well as of its success in stimulating individual enterprise. A proud and vigorous community, however, like all others, must remain alert to changing conditions and circumstances. If its well-being is to continue, it must take steps to plan its future.

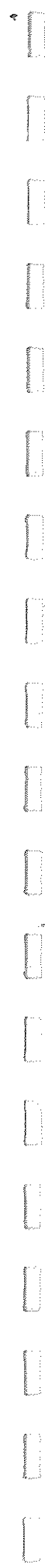
Planning within the County is based on the premise that all of the resources available, its land, the surrounding sea, are precious. Our people, whether young or old, active or retired, long-established or recently arrived, able-bodied or handicapped are considered to be an important part of our resources. A second premise is that the resources of the County are limited. One of the major functions of planning, then, is to protect the limited precious resources of the County and to guard them against forces and influences, both internal and external, which in time may diminish their importance and value.

The residents of Maui County regard their land and the surrounding sea as precious aina, as natural resources invested with love. Residents of the County who have long worked the land and made it productive enjoy a unique and intimate relationship with the aina, and they realize fully and accept the powerful attraction that the aina has for visitors and new residents. People new to the County have no doubt contributed significantly to the vigor of the community but they have not always been quick to learn and accept the community's traditional concept of aina. It seems necessary, therefore, in preparing for the future and maintaining the well-being of the community, that steps be taken to preserve this concept. What is more, it is a concept that long-time residents are anxious to share with visitors and new residents. For in many tangible and intangible ways, it is the key to preserving the quality of life throughout the County.

While living and working in Maui County has provided a unique and satisfying experience for many residents, there is no assurance that the conditions and circumstances with which long-time residents have become familiar will continue indefinitely into the future. Nor is there good reason to preserve every facet of an earlier lifestyle. This plan, it should be made clear, recognizes the need for improvement, growth, and change; for social evolution; and for the harmonious integration of all segments of the community.

In order to improve the lifestyle of residents of the County, every effort must be made to bring about greater individual ownership of land and housing. The legal and persuasive powers of government should be directed to this goal. Equally important is the need to protect all productive agricultural land and to preserve the agricultural base of the County's economy. As a consequence, resort development and other industrial and commercial uses must be regarded as having secondary importance. This said, it should be stated that this plan is not meant to establish a rigid hierarchy of land use, rather, it is intended to help bring about a dynamic balance among the various sectors of the economy.

The General Plan consists of two parts: (1) a set of objectives expressing the common wishes and aspirations of County residents and (2) policies which will have to be carried out in order to attain each objective. Together the objectives and policies of this plan provide a framework for the specific decisions which the County will be required to make in the future.



OBJECTIVES AND POLICIES

I. POPULATION, LAND USE, AND THE ENVIRONMENT

A. POPULATION

OBJECTIVE:

1. To plan the growth of resident and visitor populations so as to avoid social, economic and environmental disruptions.

POLICIES:

1. Ensure the stability of population growth so that the County's economic growth will be stable and the expansion of public and private support systems will not be overly burdensome on our natural resources.
2. Limit growth by in-migration to correspond with the County's economic needs and the availability of employment and housing.
3. Maintain a balance between resident and visitor population and between visitor facilities and residents' housing.
4. Provide for population density and distribution patterns which are in balance with our social and economic environment.
5. Seek to perpetuate the unique lifestyles of our people.
6. Participate in and support State and Federal programs which complement our growth policies.
7. Publicize an understanding of the limits of the County's capacity to support population needs and growth.
8. Provide programs which help our people to insure the stability of the family unit.
9. Propagate a spirit of aloha between residents and visitors.

B. LAND USE

OBJECTIVE:

1. To use the land within the County for the social and economic betterment of the County's residents.

POLICIES:

1. Guide land use development patterns so that they sympathize with natural topographic features, eliminate as much as possible environmental hazards and enhance scenic amenities, without depleting natural resources.
2. Encourage the "most reasonable and beneficial use" of land by discouraging practices that promote the "highest and best use" concept of land use.
3. Encourage land use methods that will help provide a variety of housing styles and locations.
4. Encourage programs to stabilize land and housing prices.
5. Ensure the effective protection and prudent use of our coastal areas.
6. Require the use of government beach lands as open space, parks, and picnic areas.
7. Require developers of coastal lands to provide both convenient access to beaches and convenient public parking.
8. Encourage the Hawaiian Homes Commission to develop existing homestead lands throughout the County of Maui for agriculture and housing.

OBJECTIVE:

2. To make available to our people lands that are well-suited for agricultural pursuits.

POLICIES:

1. Protect agricultural lands from urban encroachment.
2. Promote the use of agricultural land for agricultural purposes by providing public incentives and encouraging private initiative.
3. Discourage the conversion of agricultural lands to non-agricultural uses.
4. Provide for compatible alternative uses on non-productive agricultural lands.
5. Provide adequate irrigation water and access to agricultural lands.

OBJECTIVE:

3. To preserve existing geographic, cultural and traditional lifestyles through careful and effective use of land.

POLICIES:

1. Promote land use in accordance with the individual character of the various communities and regions of the County.
2. Provide a range of compatible land uses sufficient to meet individual, community, regional, and county needs.
3. Provide to all residents the opportunity to pursue a rural lifestyle by providing sufficient lands with proper land uses and zoning designations.
4. Preserve significant historic sites.

C. ENVIRONMENT

OBJECTIVE:

1. To preserve and protect our unique and fragile environmental resources.

POLICIES:

1. Maintain a balance between the various land use classifications so as to help preserve our rural Maui environment.
2. Preserve for ourselves, our children, and our children's children the opportunity to experience the natural beauty of our islands.
3. Encourage the preservation of scenic vistas.
4. Establish programs to beautify both public and private facilities.
5. Support programs to reduce pollution caused by air and ground transportation.
6. Support programs to protect and enhance the habitat of rare and endangered species.

OBJECTIVE:

2. To use the County's coastal and marine resources judiciously.

POLICIES:

1. Require that the County's environmental resources be used in a manner consistent with a balanced economic and conservation ethic.
2. Protect the County's environment by setting pollution-control standards, by devising environmental hazard-prevention measures, and by enforcing them vigorously.
3. Encourage the development of programs for the preservation and proliferation of fish and game life within the County.
4. Protect the ocean's environment and ecology from the adverse effect of careless mining techniques.
5. Support enforcement of sanitation laws for our harbor and wharf areas.
6. Evaluate all land based development relative to its impact on the ocean environment and ecology.

II. ECONOMIC ACTIVITY

A. GENERAL

OBJECTIVE:

1. To provide economic climate which will achieve stabilization, controlled expansion, and diversification of the County's economic base.

POLICIES:

1. Maintain an economic environment compatible to full employment.
2. Encourage the development of oceanographic industries.
3. Support programs, services, and institutions which provide economic diversification.

OBJECTIVE:

2. To direct commercial activities so as to preserve the present physical and social environment of the County.

POLICIES:

1. Limit future commercial and industrial development to areas suitable for such use.
2. Encourage the development of ecologically clean industries.
3. Encourage commercial activity which will contribute to the social well-being of the people.

B. VISITOR INDUSTRY

OBJECTIVES:

1. To require exceptional and continuing quality in the development of visitor industry facilities.
2. To control the development of visitor facilities so that it does not infringe upon the traditional social, economic and environmental values of our community.

POLICIES:

1. Limit and define resort destination areas to prevent their overflow into neighboring communities.
2. Require that new developments bear their fair share of public utility costs.
3. Coordinate the creation of new visitor industry related facilities so that they do not overburden related infrastructures, (i.e., highways, water, sewage, utilities, airport facilities, housing and manpower).
4. Limit the number of hotel rooms to be built each year as a means of controlling growth within the industry.
5. Maintain sufficient inventory of visitor accommodations so as to avoid unstable employment conditions.
6. Ensure proper design and location of visitor facilities so as to avoid erosion of the rural environmental quality.
7. Provide adequate separation between hotel projects to help reduce the incidence of crime.
8. Encourage the use of local manpower in the construction and operation of new visitor facilities.
9. Locate buildings so as to retain scenic vistas.
10. Relate visitor industry development to housing opportunities for employees.

OBJECTIVE:

3. To ensure that visitor industry facilities shall not disrupt agricultural and social pursuits and will not be allowed to deplete the County's natural resources.

POLICIES:

1. Manage visitor industry development so that it does not limit county government in its task of providing for the needs of our people.
2. Buildings in apartment or residential zoned areas may not be used as hotels or motels.
3. Encourage the use of apartment zoned lands for housing of visitor industry employees.
4. Encourage developers to minimize urban encroachment of ocean front lands.
5. Encourage the preservation of open beach space by maximizing the use of lands presently classified urban for visitor facilities and severely limit rezoning of other lands to visitor industry uses.
6. Discourage direct passenger flights to Maui from Mainland cities or from abroad.

OBJECTIVE:

4. To develop a visitor industry which will enhance the social and economic lifestyles of Maui County's residents.

POLICIES:

1. Cooperate with the State Department of Education and the University system to provide educational and training facilities to our residents employed in the visitor industry.
2. Support programs which will provide residents with an awareness of the role of the visitor industry in our economy.
3. Emphasize the importance of the aloha spirit as a common good for all.
4. Promote water, beach and open space conservation in areas devoted to services for visitors.
5. Protect our citizens whose lands border visitor industry activity from excessively high taxation.

C. AGRICULTURE

OBJECTIVE:

1. To foster growth and diversification of agriculture and aquaculture throughout Maui County.

POLICIES:

1. Support reasonable programs to maintain the viability of the sugar and pineapple industries.
2. Support and promote programs for diversified agriculture, forestry and aquaculture.
3. Support educational and training programs that will provide residents with knowledge and skills for use in diversified agricultural pursuits.
4. Seek improved methods of transporting local agricultural products to consumers throughout the State.
5. Encourage marketing methods which will help make local products competitive with mainland products on local markets.

OBJECTIVE:

2. To maximize the use and yield of productive agricultural land throughout the County.

POLICIES:

1. Ensure the availability of lands that are well-suited for agriculture.
2. Continue development of agricultural parks.
3. Ensure the availability of adequate irrigation water for agricultural purposes during periods of limited rainfall.
4. Help the small farmer maintain a viable business.
5. Continue to support tax incentives for agricultural activity.

III. HOUSING AND URBAN DESIGN

A. HOUSING

OBJECTIVE:

1. To provide a choice of attractive, sanitary and affordable homes for all our people.

POLICIES:

1. Provide utilities adequate to meet the demands of future residential needs.
2. Encourage the construction of housing in a variety of price ranges and geographic locations.
3. Encourage the use of innovative building methods so as to lower housing costs.
4. Encourage taxation of unused land adjacent to housing subdivisions at the same rate as residential in order to induce development of these lands for housing.
5. Streamline the governmental review process for residential housing development projects.
6. Make full use of worthwhile State and Federal programs that provide financial assistance to renters and home buyers.
7. Encourage employers who are large land owners to provide land and/or housing for their employees, for retired former employees and their children.
8. Expand the County-wide housing programs.
9. Establish guidelines and programs to minimize speculation on real property.

B. URBAN DESIGN

OBJECTIVE:

1. To see that all developments are well-designed and are in harmony with their surroundings.

POLICIES:

1. Require that appropriate principles of urban design be observed in the planning of all new developments.
2. Continue the process of reviewing developments by the Urban Design Review Board.

OBJECTIVE:

2. To encourage developments which reflect the character and the culture of our people.

POLICIES:

1. Establish urban design guidelines and standards which will meet our unique local needs.
2. Encourage the creation of distinctive community identity in both new and existing developments.
3. Prepare and support appropriate urban design principles, standards and guidelines.

IV. UTILITY AND FACILITY SYSTEMS

A. TRANSPORTATION

OBJECTIVE:

1. To support a transportation system which will enable people and goods to move safely, efficiently and economically.

POLICIES:

1. Encourage the development of more efficient water and air transportation systems.
2. Support the development of major transportation facilities such as new harbors and airports when they are needed by our people.
3. Encourage the improvement of our harbor facilities.
4. Explore alternative modes of transportation and new harbor facilities as a means of solving future transportation problems.
5. Seek an efficient and economical means of transporting local agricultural products to the major markets of the State.
6. Support the development of specialized transportation systems for the young, the elderly, and the handicapped when such systems do not unfairly shift the burden of cost to others.
7. Support the development of bikeways and pedestrian paths.

OBJECTIVE:

2. To develop a program for streamlining and enlarging our highway system in accordance with local needs and desires.

POLICIES:

1. Ensure that transportation facilities are programmed to support planned growth.
2. Streamline maintenance methods for public highways to encourage a prompt response to road repair needs.
3. Encourage landscape planting programs along all public highways and rights-of-way.

B. WATER

OBJECTIVE:

1. To provide an adequate supply of domestic and irrigation water to meet the needs of our people.

POLICIES:

1. Support water supply services to those areas which historically experience critical water problems.
2. Meet or exceed Federal quality standards in our potable water.
3. Create systems to provide better fire protection.
4. Limit growth activities to existing water supply and expend the supply of water wisely.
5. Minimize moratoriums on water supply in areas used for resident housing.
6. Support expeditious action on bills providing for replacement of inadequate water transmission systems.
7. Encourage cost sharing programs with private developers in the expansion of our water supply.
8. Seek new sources of water by exploration in conjunction with other government agencies.

9. Maintain the right to manage our transmission and deliverance systems at the County level.
10. Develop sufficient water supply during drought seasons so as to keep agricultural activities viable.
11. Maintain a balance between visitors and residents in the consumption of water.

OBJECTIVE:

2. To make more efficient use of existing supplies of water.

POLICIES:

1. Reclaim and encourage the productive use of wastewater discharges.
2. Create means of supplying low cost water for agricultural purposes especially in areas where water systems can be diverted for agriculture needs while continuing to meet domestic needs.
3. Create water distribution practices during droughts favorable to farmers who use water efficiently during non-drought periods.
4. Improve catchment systems and transmission systems to reduce runoff.
5. Maximize use of existing water sources by expanding storage capabilities.
6. Discourage the use of standpipes for fire protection in residential areas.

C. LIQUID AND SOLID WASTE

OBJECTIVE:

1. To provide an efficient, safe, and environmentally sound system for the disposal of liquid and solid waste.

POLICIES:

1. Explore new waste disposal methods that are economical, environmentally sound, and aesthetically pleasing.
2. Continue programs for the development of waste disposal systems which are consistent with planned growth.
3. Set adequate public health standards for the treatment and disposal of liquid and solid waste.
4. Seek to develop methods of recycling waste materials.

D. ENERGY

OBJECTIVE:

1. To make the County more self-sufficient in its use of energy.

POLICIES:

1. Encourage programs to test the feasibility of alternative sources of energy production.
2. Maintain an ongoing assessment of the County's energy resources, as well as an assessment of alternative sources.
3. Publicize the need to use energy prudently.
4. Create incentive programs to encourage the use of solar heaters and other energy saving devices.
5. Seek to install energy-saving devices in government buildings where such installation is feasible.
6. Encourage the installation of energy-saving devices in all new private and public developments.

E. PUBLIC UTILITIES AND FACILITIES

OBJECTIVE:

1. To provide public utilities which will meet community needs.

POLICIES:

1. Maintain all power and utility systems so as to meet public health and safety standards.
2. Continue the development of community centers throughout the County.
3. Seek improvement in the operation of public facilities.
4. Assure the availability of power systems and sources to meet public health and safety standards.
5. Locate energy producing plants in areas where they will not create health hazards.

OBJECTIVE:

2. To improve the quality of public facilities throughout the County.

POLICIES:

1. Encourage the design of public facilities for multi-purpose use.
2. Encourage the development of public facilities which will be ecologically compatible with their surroundings.

V. HUMAN SERVICES

A. RECREATION AND CULTURE

OBJECTIVE:

1. To provide high-quality recreational facilities to meet the present and future needs of our people.

POLICIES:

1. Maintain existing recreational facilities so as to permit their uninterrupted use.
2. Maintain recreational facilities for both active and passive pursuits.
3. Maintain the natural beauty of recreational areas.
4. Develop facilities that will meet the different recreational needs of the various communities.
5. Develop multi-purpose recreational facilities.
6. Establish a vigorous maintenance program of County-controlled beach rights-of-way.
7. Expand and improve parks, campsites, and other facilities designed for family use.
8. Encourage the transfer of under-utilized State and Federal land to the County for public recreation and cultural use.

OBJECTIVE:

2. To provide a wide range of recreational and cultural opportunities to all of our people.

POLICIES:

1. Expand the County's recreational programs to meet the needs of all residents, our children, the elderly, and the handicapped.
2. Publicize the availability of the County's recreational programs.

3. Encourage the use of public facilities for both cultural and recreational activities.
4. Encourage the private development of recreational facilities and/or contribution of land or money for such purposes.
5. Foster an increased awareness of the ethnic and cultural heritage of our people.
6. Encourage the identification, restoration, and preservation of important archaeological, historical and cultural sites.
7. Accelerate the expansion and upgrading of Maui County's beach access facilities.
8. Provide for adequate staff to expand recreational and cultural activities.

B. HEALTH

OBJECTIVE:

1. To meet the health needs of all of our people.

POLICIES:

1. Seek legislation which will allow the County to supplement State health care facilities and services.
2. Seek legislation which will allow the County to provide medical facilities and services.
3. Encourage the improvement of our hospitals and our public and private medical facilities.
4. Encourage the State to provide prompt and adequate emergency services throughout the County.
5. Establish a system of periodic review of air, water, and noise pollution standards.

C. EDUCATION

OBJECTIVE:

1. To provide our people with educational opportunities which can help them better understand themselves and their surroundings and help them realize their ambitions.

POLICIES:

1. Support educational and training programs that will provide residents with knowledge and skills that can be utilized in our basic industries and encourage them to be innovative so as to provide new and different employment opportunities to others.
2. Require that educational facilities and services be available to all residents.
3. Seek continual improvement in the quality of education at all levels for all residents.
4. Encourage the development of a wide range of informal educational and cultural programs for people of all ages.

D. PUBLIC SAFETY

OBJECTIVE:

1. To create an atmosphere which will convey a sense of security for all residents and aid in the protection of life and property.

POLICIES:

1. Provide a wide range of social programs to help eliminate conditions that lead to crime and social disorder.
2. Make more efficient use of the police force by transferring some of its non-professional functions to civilian employees.

IMPLEMENTATION

As the initial component of the total planning process, the General Plan is, by design, a broad policy document establishing in a comprehensive manner a set of guidelines which portray the overall direction of the County's future. It serves as a basis for an implementation program to effectuate desired changes and improvements in the social, economic, and environmental atmosphere of the County.

The implementation program to effectuate the General Plan would require the coordination and integration of various activities as well as assigning priorities to the various goals and objectives. Activities include:

- a. Creation of a County-wide set of Community Plans incorporating the concept of land use planning with relatively detailed guidelines for physical development in terms of land uses, public facilities and improvements, as well as urban design standards. The focus of these plans would be of a short-term nature as compared to the General Plan and encompass specific planning areas. In the interim period while the Community Plans are being prepared, the existing master plans should remain in full force and effect as a guide to rezoning provided that in case of conflict between the Master plans and the intent of the General Plan Objectives and Policies, the General Plan Objectives and Policies shall prevail. In preparing the Community Plans, priority should be given to those areas presently without a master plan.
- b. Budgeting and Capital Improvement Programs will be another equally important implementing tool. With a given set of objectives and policies in the General Plan, and guidelines provided by Community Plans, meaningful direction will be given towards the efficient expenditure of public manpower and funds.
- c. A review of various laws will be required in order to determine whether present laws are consistent with the intent of the General Plan. Subsequent programs to amend or adopt applicable laws will also be necessary.
- d. Coordinative as well as cooperative efforts between all levels and segments of government is essential to the direction and future desired by the people of the County. With this spirit and attitude, realization of goals and aspirations can be effectively attained.
- e. Public participation in the planning process will be necessary so as to insure that right directions are taken and overall objectives met.

The foregoing implementing tools are a representative list of types of activities that would be required to effectuate the General Plan. Initiation of these tools as well as the methods or procedures utilized will depend largely on the importance and extent of the goals which we wish to attain. The common bond between these tools is that its purposes and products will be consistent with the General Plan.

ACKNOWLEDGEMENTS

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Robert H. Nakasone, Chairman
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As a means of encouraging and soliciting public participation in the formation of the county general plan, 246 persons of various backgrounds and interests representing the regional areas of the county were appointed. The recommendations of the Citizen Advisory Committees provided the foundation and framework for the goals, objectives and policies of the county general plan.

We wish to express our sincere appreciation and mahalo to all members of the nine regional Citizen Advisory Committees for their active and effective participation:

Haiku, Haliimaile, Makawao, Pukalani

John Bose, Chairman
Ralph Moltzau, 1st Vice Chairman
John Fernandez, 2nd Vice Chairman
Alan Amadeo
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Michael Emura
Victor Endo
Rogelio Evangelista
Howard Fukunaga
Francis Goodness
Ed Hill
Jerry Hirai
Masami Hironaka
William Hong
Richard Hoopii
Bryan Kageyama
Alvin Kalaau
Charles Keau
Sally Lai

Martin Luna
Kay Machida
Tracy Mamiya
Adrienne Miyake
Amy Moikeha
Marie Monces
Manuel Moniz, Jr.
James Murakami
Wayne Nishiki
Shigeko Ogawa
Morgan Peris
Charlotte Pontanilla
Pepito Ragasa
Irvine Richards
Tom Sato
Tom Shibano
Douglas Sodetani
Charles Street
Toru Suzuki
Tsuyoshi Tagomori
Edward Takayama
Hideo Tanji
Constantine Tomoso
Florence Ueoka
Larry Wada
Hiroo Watanabe
Virginia Wirtz
Gloria Yamaguchi

In addition to the nine Citizens Advisory Committees, the County Council, in its process of review and analysis, appointed two Advisory Committees on Tourism and Agriculture. We wish to express our appreciation to the members of these committees for their participation and contribution:

Advisory Committee on Tourism

Faustino Alboro
Mary Bishop
Secinando Bueno
Pat Crozier

Tom Elkins
Horst Frank
Roger Knox
Stephen Petro

Advisory Committee on Agriculture

Tom De Courcey
William Eby
John Hirashima

Andy Hirose
Jerome Sakugawa
Jack Vockrodt

ORDINANCE No.1052.....

BILL NO.68..... (1980)

A BILL FOR AN ORDINANCE ADOPTING THE
GENERAL PLAN AND PROVIDING FOR
COMMUNITY PLANS FOR THE COUNTY OF MAUI

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. Chapter 9 of the Permanent Ordinances of the County of Maui, 1971, is redesignated as:

“CHAPTER 9
GENERAL PLAN OF THE COUNTY OF MAUI”

SECTION 2. Chapter 9 of the Permanent Ordinances of the County of Maui 1971, is hereby amended by adding thereto the following articles to be designated and to read as follows:

“ARTICLE 2. General Plan of the County of Maui.

Sec. 9-2.1. General Plan

The general plan of the county of Maui which is set forth in Exhibit “A” attached hereto is hereby adopted and made a part of this ordinance.

All agencies of the county shall be guided in their official acts and decisions and program planning by said general plan. The general plan shall be a guide to which all community plans, zoning ordinances, subdivision ordinances, and administrative actions by county agencies shall conform. The general plan also shall be a guideline in the preparation of county budgets and capital improvement programs. The community plans authorized herein are established and shall, upon adoption by the council, be part of the general plan of the county of Maui, as provided in the revised charter of the county of Maui.

The council shall, by resolution, request the planning director to prepare the community plans and may, by resolution, set the time for the completion of all community plans.

ARTICLE 3. Community Plans of the County of Maui.

Sec. 9-3.1. Community Plans.

(a) Community plans shall set forth, in detail, land uses within the nine regions of the county hereafter designated. The objectives of each community plan shall be to implement the policies of the general plan. Each community plan shall include a map of the region to which it is applicable. There shall be nine (9) regions as follows:

- (1) Molokai
- (2) Lanai
- (3) Lahaina
- (4) Wailuku-Kahului
- (5) Kihei-Makena
- (6) Makawao-Pukalani-Kula
- (7) Paia-Haiku
- (8) Hana
- (9) Kahoolawe

(b) Exhibit “B” attached hereto is a map showing, in general, the regions referred to above and an indication of the boundaries thereof.

(c) In determining specific boundaries for each community plan region, the planning director shall, as much as possible, preserve the physical integrity of established land parcel boundaries.

(d) Each community plan shall contain but not be limited to:

- (1) a statement of the major problems and opportunities concerning the needs and development of the region;
- (2) a statement of the social, economic and environmental effects of such development;
- (3) the desired sequence, patterns and characteristics of future development;

- (4) a description of the region;
- (5) a declaration of planning standards and principles relative to land uses within the region;
- (6) a statement of urban or rural design principles and objectives for the region;
- (7) an identification of areas, sites, and structures recognized as having historical or archaeological significance;
- (8) a highway system showing existing and proposed highways and major thoroughfares;
- (9) statements of intention relative to the location or improvement of:
 - (a) all public service facilities;
 - (b) transportation facilities;
- (10) statements setting forth:
 - (a) problems relating to land uses;
 - (b) projections relative to social, economic and environmental effects of proposed development;
- (11) desired population density including visitors and residents;
- (12) specific land use designations based on property lines.

Sec. 9-3.2. Advisory Committees.

(a) There shall be an advisory committee for each region set forth in section 9-3.1. Committee members shall, wherever possible, be residents of the region served by the committee.

(b) Each committee shall be composed of seventeen (17) members; nine (9) to be appointed by the council and eight (8) by the mayor. It shall be the duty of each advisory committee to give advice and offer guidance to the planning director or his designate concerning the formulation of the community plan for its region.

The Council may waive the provisions of this subsection to the extent that they prevent the obtaining or the granting of federal aid on any project or the prosecution of work thereunder.

(c) Committee chairmen shall be selected by a majority of committee members.

(d) The council, by ordinance, may at anytime waive the requirements of this section for the creation of an advisory committee for any region and set different requirements, when appropriate, if prior to the establishment of such advisory committee, an unadopted plan for a region has been prepared with citizen participation which the council deems adequate and if the council is satisfied that the plan will satisfy the requirements of this ordinance or will provide a meaningful contribution to the preparation of the community plan for the region and will comply with the requirements of the revised charter of the county of Maui.

Sec. 9-3.3. Preparation of Community Plans.

(a) The planning director shall prepare community plans and revisions or amendments thereof.

(b) In preparing such plans, the planning director shall:

(1) review adopted existing regional plans or master plans for conformance to the objectives and policies of the general plan;

(2) prepare community plans for the nine (9) regions indicated in section 9-3.1 in coordination with advisory committees created in section 9-3.2 hereof;

(3) Conduct public meetings and, as may be appropriate, public workshops or other meetings on each community plan with at least one public meeting on each plan being held in the affected region.

Sec. 9-3.4. Adoption of Community Plans.

(a) The council shall adopt community plans or revisions thereto by ordinance.

(b) Prior to the adoption of any community plan, the council shall hold a public hearing on proposed plan.

Sec. 9-3.5. Revisions and Amendments.

(a) Any revision or amendment to any community plan proposed by the planning director shall be referred to the planning commission for its review and recommendations. The commission shall hold appropriate public hearings on such plans and revisions and shall transmit them, with its findings and recommendations, through the mayor, to the council for consideration and action.

(b) Any revision of or amendment to community plans may be proposed by the council and shall be processed in the same manner as if proposed by the planning director. Revisions and amendments shall be referred to the planning commission by resolution. If the planning commission recommends disapproval of the proposed revision or amendment, or recommends a modification not acceptable to the council, or fails to make its report within forty-five (45) days from the date of adoption of the resolution, the council may nevertheless adopt such revision or amendment but only upon the affirmative vote of at least two-thirds of its entire membership.

(c) Prior to adopting any revision or amendment, the council may hold a public hearing and, upon adoption, shall set forth its written findings.

(d) All public hearings held pursuant to this section shall afford interested persons the opportunity to be heard and may be held in the area directly affected by the proposal.

Sec. 9-3.6. Effect of Adoption of Community Plans.

Until such time as a community plan for any region is adopted, the master plan insofar as it pertains to that region shall be in full force and effect to the extent that it does not conflict with the general plan. Upon adoption of all nine community plans the master plan as specified in section 9-1.1 of the Permanent Ordinances of the County of Maui 1971 shall be null and void.”

SECTION 3. Severability. The invalidity of any word, section, clause, paragraph, sentence, part or provisions of this ordinance shall not affect the validity of any other part of this ordinance which can be given effect without such invalid part or parts.

SECTION 4. New material is underscored. In printing this ordinance, the County Clerk need not include the underscoring.

SECTION 5. Effective Date. This ordinance shall take effect upon its approval.

APPROVED AS TO FORM
AND LEGALITY:

/s/..... Sonia Faust.....
Deputy Corporation Counsel
County of Maui

WE HEREBY CERTIFY that the foregoing BILL NO. 68 (1980)

1. Passed FINAL READING at the meeting of the Council of the County of Maui, State of Hawaii, held on the 9th day of June, 1980, by the following votes:

COUNCILMEN								
Mariano M. ACOBA	Toshio ANSAI	Allen W. BARR	Goro HOKAMA	David Y. S. KONG, SR.	Ricardo MEDINA	Gordon S. MIYAKI	John T. VAIL	Robert H. NAKASONE Chairman
Excused	Excused	Aye	Aye	Aye	Aye	Aye	Aye	Aye

2. Was transmitted to the Mayor of the County of Maui, State of Hawaii, on the 9th day of June, 1980.

DATED AT WAILUKU, MAUI, HAWAII, this 9th day of JUNE, 1980.

/s/ Robert H. Nakasone
ROBERT H. NAKASONE, CHAIRMAN,
Council of the County of Maui

/s/ James S. Ushijima
JAMES S. USHIJIMA, COUNTY CLERK,
County of Maui

THE FOREGOING BILL IS HEREBY APPROVED THIS 24th DAY OF JUNE, 1980.

/s/ Hannibal Tavares
HANNIBAL TAVARES, MAYOR,
County of Maui

I HEREBY CERTIFY that upon approval of the foregoing BILL by the Mayor of the County of Maui, the said BILL was designated as ORDINANCE NO. 1052 of the County of Maui, State of Hawaii.

/s/ James S. Ushijima
JAMES S. USHIJIMA, COUNTY CLERK,
County of Maui

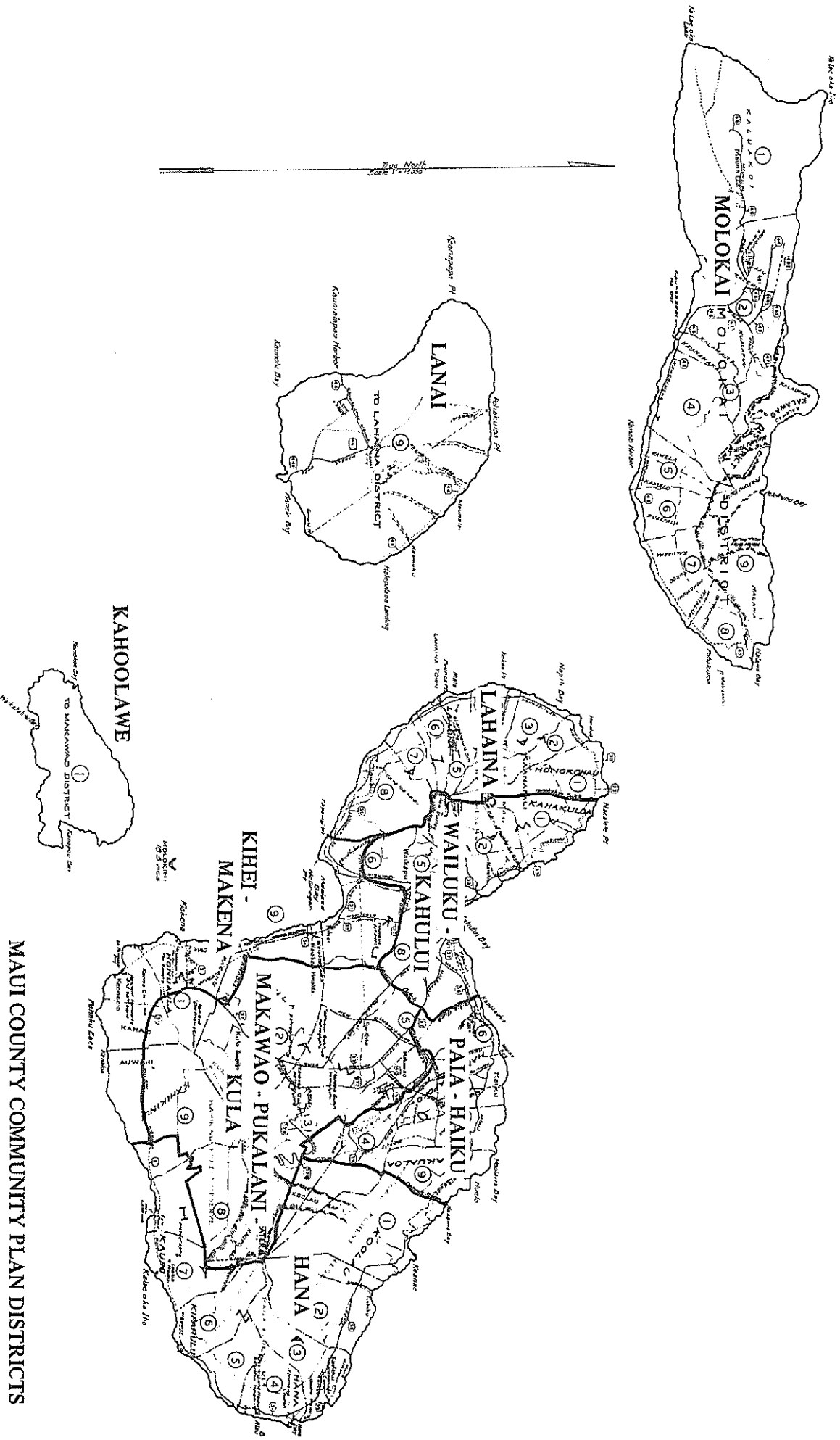
Passed First Reading on May 16, 1980.

Effective Date of Ordinance June 24, 1980.

I HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 1052, the original of which is on file in the Office of the County Clerk, County of Maui, State of Hawaii.

Dated at Wailuku, Hawaii, on

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County Clerk, County of Maui



MAUI COUNTY COMMUNITY PLAN DISTRICTS



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