

2.2 Goal | Safe, healthy, livable communities for all

Why is it important?

Home is where people feel most comfortable; they have what they need, are surrounded by friends and family, and feel a sense of security. South Maui's small-town, family-oriented atmosphere, and wahi kūpuna interweave to create a distinct sense of place. Making safe, healthy and livable places leads to stronger communities where people are free to work and play in an enjoyable environment. It might be tutu and keiki playing in the neighborhood park while Mom takes the bus to work or Dad buying fresh vegetables at the corner store on his walk home from work. In these communities, families have more time to spend together and engage in healthy activities because the community they live in is designed to be safe, healthy and livable.

While South Maui's tourism industry has developed through much of the region, amenities made available to locals have remained stagnant. Resorts, hotels, and private residences occupy portions of the southern shoreline, limiting access to public areas and beaches. A significant portion of the housing supply consists of short-term rentals and vacation homes, leaving a shortage of residential housing options for South Maui residents. This goal focuses on creating a community for residents by making existing neighborhoods more complete and cohesive with jobs, housing, parks, emergency response, and other services nearby, while also holding future development to a higher standard. Communities will be built in areas that limit hazard risk and be designed to maximize resilience.

How will setting this goal affect our future?

With this goal, South Maui is committed to creating and supporting places that are resilient to hazards, meet the daily needs of residents, provide opportunities to live a healthy lifestyle with easy access to fresh food and fresh air, include a variety of affordable housing options near jobs, and provide safe routes to and from home.

Cross-cutting topics:

- Housing
- Land Use
- Community Design
- Recreation Network
- Mobility
- Climate Change and Resilience
- Environment
- Other Services and Facilities

Policies

2.2.1 | Provide parks and recreation facilities as part of a community’s basic infrastructure because they offer services that are essential to the quality of life and health of residents and visitors.

2.2.2 | Provide a balanced distribution of parks throughout existing and new South Maui communities to provide equitable opportunities and access to parks.

2.2.3 | Promote the acquisition and development of parks that include proper infrastructure and are consistent with Maui County Department of Parks and Recreation (DPR) guidelines (Park Classification Matrix), capable of meeting a variety of recreational needs, promote health, and are accessible to persons of all abilities. The acquisition and development of new parks should include funding for DPR maintenance and operations responsibilities.

2.2.4 | Encourage the use of Crime Prevention Through Environmental Design Guidelines in parks and public spaces.

2.2.5 | Provide parks within a ten-minute walk of new residential neighborhoods to meet recreational needs and to promote a well-distributed network of parks and recreation facilities.

2.2.6 | Support the creation of public campgrounds within the region.

2.2.7 | Support the development of trails and greenways in South Maui as part of a larger integrated recreation and transportation network and maintain existing public paths and access, mauka and makai.

2.2.8 | Use low-impact development principles and techniques when designing, building, renovating, and maintaining parks and recreation facilities.

2.2.9 | Support the preservation of the Kīhei Boat Ramp and adjacent undeveloped area as valuable assets to the region. The northern portion of the property including the dryland forest and paths must maintain its open space, undeveloped character.

2.2.10 | Include native trees and flora that are appropriate for the microclimate in parks, along streets, trails and greenways, and throughout the community to provide shade, beauty and reduce sediment runoff.

2.2.11 | Use “green streets” principles (Complete Streets + Green Infrastructure) in all new development, redevelopment and street improvement projects to mitigate stormwater runoff, calm traffic, provide safer pedestrian and bicycle paths, mitigate urban heat island effects, improve community aesthetics, promote a sense of place, and stimulate community investment.

2.2.12 | Require new development and redevelopment projects to include shade trees, especially in parking lots and along streets. Adhere to the Maui County Planting Plan to choose appropriate tree species and to determine proper planting, irrigation and maintenance based on each condition and location for trees to grow to full canopy spread.

2.2.13 | Require new development, redevelopment and County projects to abide by and participate in the implementation of the South Maui Tree Canopy Plan identified in Action 2.14.

2.2.14 | Require new development and redevelopment projects to incorporate interconnected public greenways and multi-use paths throughout the project and connect to existing greenways and multi-use paths if possible. Public paths must remain open for connectivity and may not be gated. As opportunities arise, acquire parcels within cul-de-sacs for the incremental expansion of connectivity.

2.2.15 | Support the development of pedestrian-oriented, complete communities that meet residents' needs for daily living by providing a mix of land uses, housing close to jobs, services, schools and recreation, and convenient and safe mobility options including walking, biking and transit options.

2.2.16 | Require affordable housing projects, including projects using the Chapter 201H, Hawaii Revised Statutes or Chapters 2.96 or 2.97, MCC process, to be near jobs centers, schools, transit and services and include pedestrian-oriented design elements that create walkable and livable communities for all.

2.2.17 | Encourage a greater percentage of affordable housing than required by law in all residential projects than required by law, unless the project is to be developed exclusively as an affordable housing project. Affordable housing obligations must be met within the boundaries of the Community Plan sub area, credits may not be used.

2.2.18 | Support missing middle housing types (multi-unit or clustered housing types compatible in scale with single-family homes such as 'ohana, duplex, triplex, four-plex, townhouse, courtyard apartments, bungalow court, and live/work units) and simple style single-family homes to meet the growing demand for a diversity of housing options and affordability.

2.2.19 | Prioritize infrastructure improvements for 100 percent affordable housing developments for resident households earning 100 percent AMI and below that are supported by the community and the Community Plan map and policies.

2.2.20 | Support the development of homes by the Department of Hawaiian Homelands as a priority in South Maui.

2.2.21 | Support infill development and redevelopment near commercial centers, transit stops and transportation corridors and which avoids impacts to wetlands, flood areas, and other environmentally sensitive areas. Support redevelopment with walkable mixed-use community and job centers and a variety of housing types.

2.2.22 | Increase the inventory of long-term housing units, whether owner-occupied or long-term rental, and whether single-family or multi-family, by phasing-out and converting existing vacation rentals to long-term occupancy.

2.2.23 | All permitted affordable and workforce housing units that are required as part of a development approval must be completed before or at the same time as the rest of the project and cannot be separated to a later phase of the project.

2.2.24 | Prohibit new transient units and second homes until adequate workforce housing, public facilities and services are established to meet existing needs.

2.2.25 | Promote the use of sustainable green building and development practices, such as the Leadership in Energy and Environmental Design (LEED) standard and the use of rooftop photovoltaic systems in all new construction.

2.2.26 | Promote the placement of utilities underground in new areas of development and in existing areas where possible, to minimize the impacts from high winds and other storm events and protect native birds and scenic resources. Minimize ground disturbance in culturally sensitive areas.

2.2.27 | In new development and redevelopment projects, outdoor lighting shall be designed to provide the minimum illumination recommended by the Illuminating Engineering Society of North America (IESNA) in the most current edition of the IESNA Lighting Handbook to protect native species and preserve the dark skies.

2.2.28 | Agricultural land within the growth boundaries should only be converted to urban or rural designations when conversion is required to accommodate the population or employment projections for the region, or conversion will facilitate shoreline retreat by directly replacing an existing development of similar size and character. Public facilities developed under this policy do not need to be of comparable size to the public facilities that they are replacing.

2.2.29 | Prohibit new gated communities.

2.2.30 | Visitor-related development and businesses must minimize the impact of tourism on South Maui residents, infrastructure, parks, environment, and cultural resources. The visitor industry shall focus on the quality of the visitor experience rather than quantity.

2.2.31 | Require that new and existing shoreline development maintain public shoreline access. When new development is proposed require public access to shoreline areas currently privatized by gates and walls. Maintain and expand public shoreline access by requiring the establishment of both perpendicular and lateral access paths as a condition of any SMA permit for properties that abut the shoreline to the extent permitted by law.

2.2.32 | Support public access to areas recognized to be part of the Government Beach Reserve; ensure the new developments and redevelopments actively encourage access to these areas with signs or public paths.