

South Maui At The Tipping Point

Tipping Points

"the levels at which the momentum for change—whether desirable or undesirable—becomes unstoppable"

Is Maui Nui At A Tipping Point?

Are we facing:

"the levels at which the momentum for change—whether desirable or undesirable—becomes unstoppable"

Maui Nui's "Tipping Points"?

“A plague of problems only... getting worse. We are rapidly losing green space, beaches and marine life; our sewers are overflowing; our limited water supply is being rapidly depleted; our soil, water and food are found contaminated by toxic chemicals...”

Maui Nui's "Tipping Points"?

Hawai'i's economy creates mostly low-paying jobs servicing tourism, burdening many local residents with low wages, costly housing and a cost-of-living 35% higher than on the Mainland.

Maui Nui's "Tipping Points"?

Our political process is characterized by personalities over issues, low voter participation, band-aid remedies and trivial reforms, and corrupt links between developers and politicians."

Ira Rohter, *A Green Hawai'i*

1992

Or

Maui Nui's “Tipping Points”?

Do you prefer a more sustainable economy;
where Maui-produced goods replace many
imports;



one in which we produced and marketed a high percentage of our food;



expand our own renewable energy sources;



restore natural waterways;



promote traditional agriculture;



significantly reduced and recycled waste;



where there's affordable housing for all of us;



a diversity of jobs away from just tourism & construction—including many “green collar” jobs;



and retention and expansion of Maui’s historical and cultural heritage and our precious aina.



Maui Nui's "Tipping Points"?

Those choices are out there, available to us today.

However, when those choices are made, we must also realize that Maui County is a small group of islands with very finite resources—and that South Maui is just a part of it.

Our *carrying capacity* now and for the future is severely limited.

Carrying Capacity

“The maximum number of individuals that a given environment can support without detrimental effects.”



Carrying Capacity

For an island such as Maui the World Tourism Organization uses a technical definition—that *carrying capacity* represents:

“the maximum number of people who may visit a tourist destination at the same time, without causing destruction of the physical, economic and socio-cultural environment and/or an unacceptable decrease in the quality of visitors' satisfaction” .

Carrying Capacity

Or, in everyday terms...

how much congestion and traffic jams...



high energy prices...



parking restrictions...

polluted and overcrowded beaches...



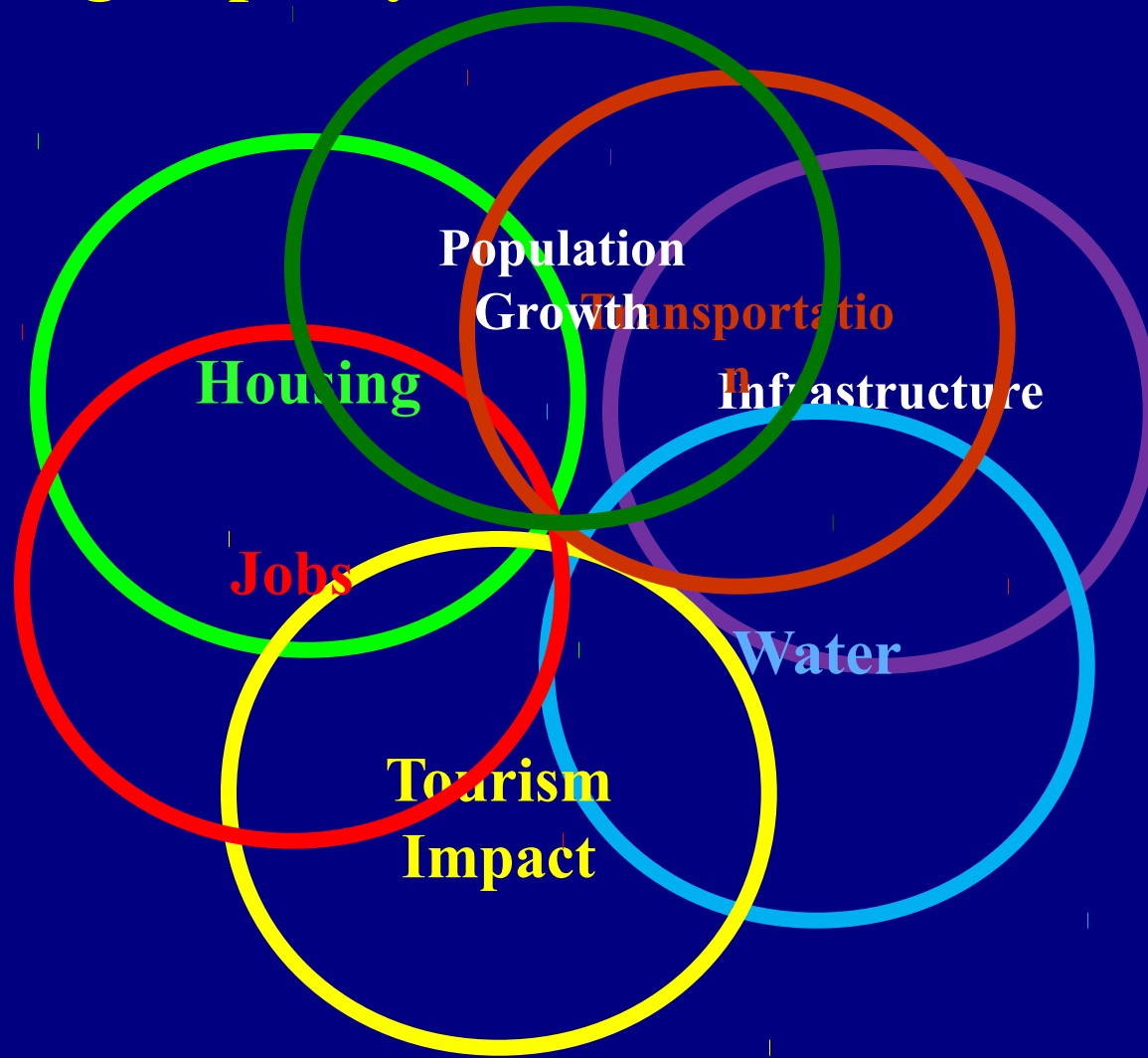
watering restrictions...



“McMansions” built in gated communities...

and costly imported food and goods can we afford?

Carrying Capacity Factors Become Interrelated



Any attempt at long-range planning tries to stay within acceptable parameters.

Nevertheless, initial resident population growth estimates for Maui were almost 11% below actual 2010 numbers—and indeed 2010 Maui resident population topped the projected 2015 levels by 3%. Given that growth rate, it's plausible that by 2030 total de facto population—residents plus visitors could near 280,000. Where will everyone live, work, be schooled, play, etc?

And yet, even the original projections did not take into account The Great Recession and effects of spiraling energy costs.

Actual Versus Projected 2010 Maui County Resident Population

De Facto Population 1980 - 2030

Projected 2030 Visitor Population Will Be 36% Above 2010

Resident population

Visitor population

Maui County Population Forecast By Age

Number of People

DBEDT 2030 Series July 2005

Age

By 2020—only nine years away—the percentage of Maui’s population aged 60 and up will have increased over 55% while the estimated population below the age of 15 will rise only slightly.

Housing & Land Development

Both Crisis & Dilemma



Where will everyone live, what mix will there be between single and multi-family homes and how much affordable versus luxury housing will be built?

From 2000 through 2007—pre-Great Recession—the average sales price of a single family house rose 130% while over the same period average sales price of a condominium increased 240% and average sales price of an “affordable home” went up 36%.

Given those trends, is there any doubt, then, why developers hesitate—or prefer not—to build “affordable homes”? Or, that developers seem driven to build ultra-high-price sprawling “McMansion” second-homes in gated hide-aways for offshore cliental rather than multi-family or affordable

And yet most Maui citizens participating in a market-level priced homes? county-wide planning exercise expressed fears that new housing would not be affordable or even built for long-term residents.

Over 95% of the planning exercise participants said they wanted *all* future housing developments to contain from five to ten units an acre AND cluster most development into *urban expansion areas* in Central Maui and Kihei. They clearly indicated a strong desire for creating more compact developments.

And a large majority in that planning exercise stressed the continuing need to preserve open space, to protect agricultural and coastal lands, and to protect historic and cultural sites.

Maui Island Residential Dwelling Units by Single-Family or Multi-Family Unit in 2005

**Is there an optimum or more desirable mix for new
single family versus multi-family housing units?**

Jobs Forecast

Unfortunately, current projected job increases will fall far below projected population gains.

Projected Employment Shifts 1990 - 2030

1990

Only the self-employment sector is seen as rising.

By 2030, a lower percentage of service, government, agricultural, manufacturing, construction, transportation/commerce/utilities, and banking & finance jobs.

Agricultural jobs under these projections will halve.

2030

Already Ten of Maui's Largest Occupations are Related to Tourism

Number

But Even The Five Highest Paying 2008 Maui County Visitor Industry Salaries All Fell Below The Statewide Overall Average Wage

How Maui Residents Perceive Tourism

Source: Economic Research Institute, 2007

How Maui Residents Perceive Tourism

Source: Economic Research Institute, 2007

Infrastructure

Without adequate infrastructure how can there be any of the projected surges in population, all the proposed developments, influxes in tourism and the shifts in job types and location?

Even now a lack of adequate revenue sources means too much of Maui's key infrastructure is already overworked & outdated at the same time that capital expenditures are lagging.

Maui County Revenues & Expenditures 1994 – 2009 \$-millions

From 1994 through 2009, Maui County **revenues** grew at an average rate above 5.5% and yet, in just over half of those sixteen years revenues exceeded **expenditures**

Maui County Revenues & Expenditures

1994 – 2009

\$-millions

But, while infrastructure—capital—expenditures averaged 14% of total budget expenditures from 2000 through 2004, that percentage dropped to only 10% starting in 2005 and 2006.

Inadequate Infrastructure

Water

Iao Aquifer constructed from 1940 through the 1980's is being pumped beyond any sustainable yield.

Regional Central Maui distribution source constructed in 1970's & 1980's and needs constant maintenance.

Plantation ditch system goes back to the 1800's and requires constant maintenance.

Inadequate Infrastructure

Water

Sewage Treatment

Wailuku – Kahului wastewater reclamation facility constructed in early 1970's and needs tsunami and shoreline fortification.

Lahaina wastewater reclamation and collection system goes back to mid-1970's and the earliest facility already is off-line.

Kihei wastewater reclamation facility was constructed in 1975 and has capacity remaining.

Regional transmission line built in 1970's & 1980's and needs constant maintenance.

Inadequate Infrastructure

Water

Sewage Treatment Schools

Baldwin High built in 1938—over-capacity.

Maui High built in 1971—over-capacity.

Lahainaluna High built in 1831.

Iao Intermediate built from 1930's – 1980's and is over-capacity.

Kihei high school students still bused to Central Maui.

Inadequate Infrastructure

Water

**Sewage Treatment
Schools**

Roads

Kaahumanu Avenue built pre-1959—now, over-capacity.

Honoapiilani Highway pre-1959—now, over-capacity.

Pi'ilani Highway built 1981—if more South Maui development occurs, will be far beyond its capacity.

Hana Highway built starting in 1930's and now over-capacity in many segments.

Inadequate Infrastructure

Water

Sewage Treatment

Schools

Roads

Harbors, Government & Hospitals

Kahului Harbor dates to 1900's and is nearing capacity.

County offices newest building is almost 40 years old and way over-capacity.

Maui Memorial Hospital main building constructed in 1952; no current South or West Maui facilities.

Inadequate Infrastructure

Parks & Recreation

Existing acreage already over 60% below current demands and by 2030 may be nearly 275% below predicted demands. Even the new South Maui park does not satisfy demand.

Inadequate Infrastructure

Parks & Recreation

The South Maui Context

So, how will South Maui—a region projected to absorb Maui County's largest relative growth—be able to cope with its already rapidly expanding demand for jobs, food, housing developments, energy, education, and available health care amid an already overtaxed infrastructure?

**South Maui 2010 Census of nearly 29,000 is
only 3% below the initial projected 2015
South Maui 30,000 estimate**

**2010
Population**

**28,892
Residents**

**2010
Housing Units**

**10,889 Occupied
&
7,710 Vacant
(43%)
of 18,059
total**

Maui Resident Population 2000 - 2030

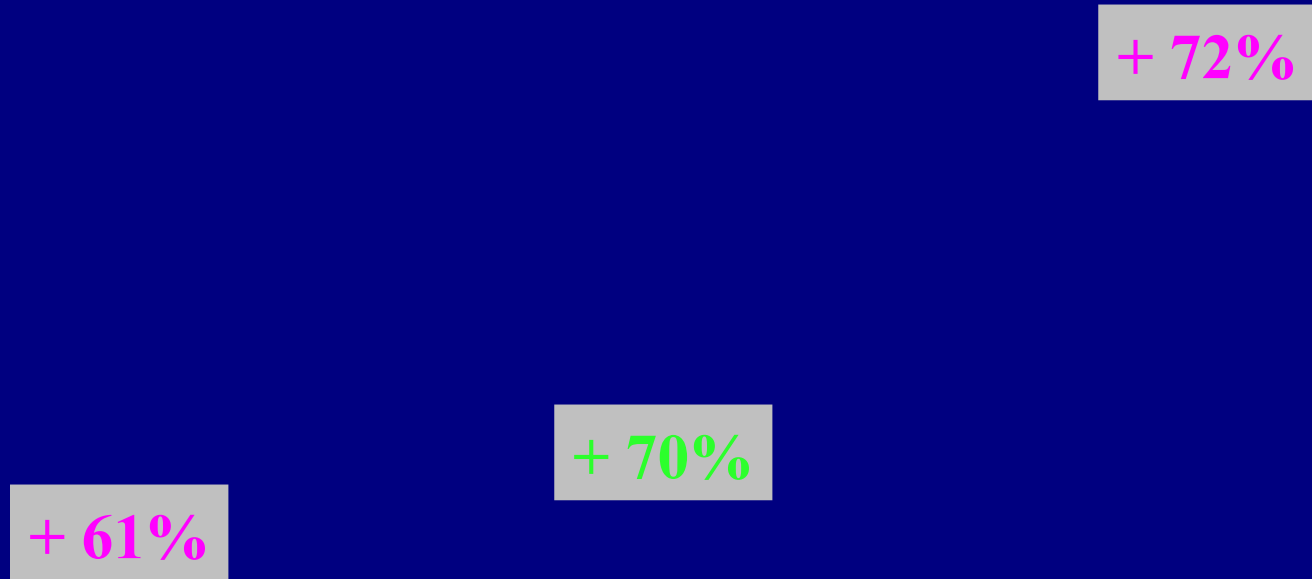
South Maui 2010 Population Already Nears Projected 2015 Level

Maui Resident Population 2000 - 2020

Maui Island Population Forecast by Communities

Maui Resident Population 2000 - 2020

Projected Changes for Three Key Community Plan Areas



The Housing Mix Dilemma

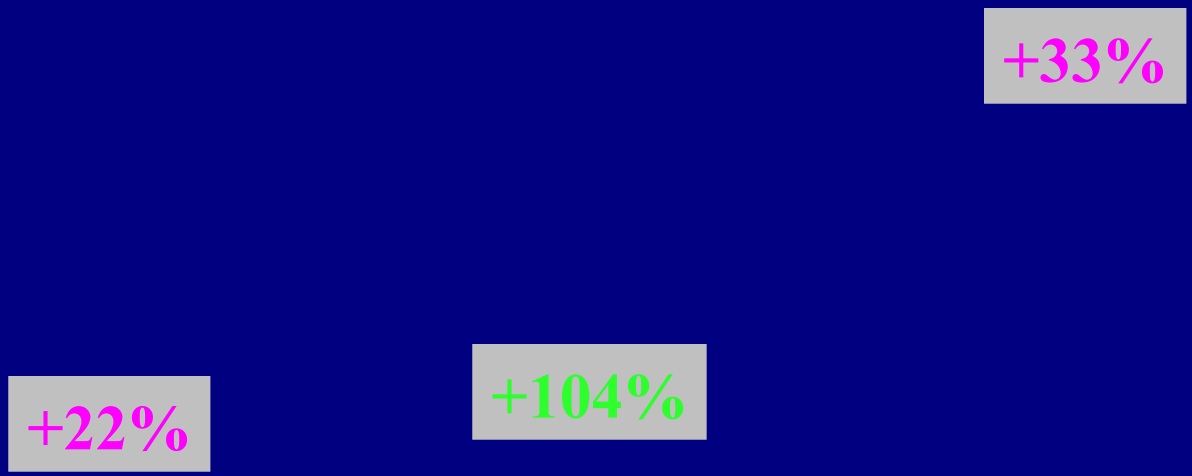
Where should the projected types of housing be located?

Single Family

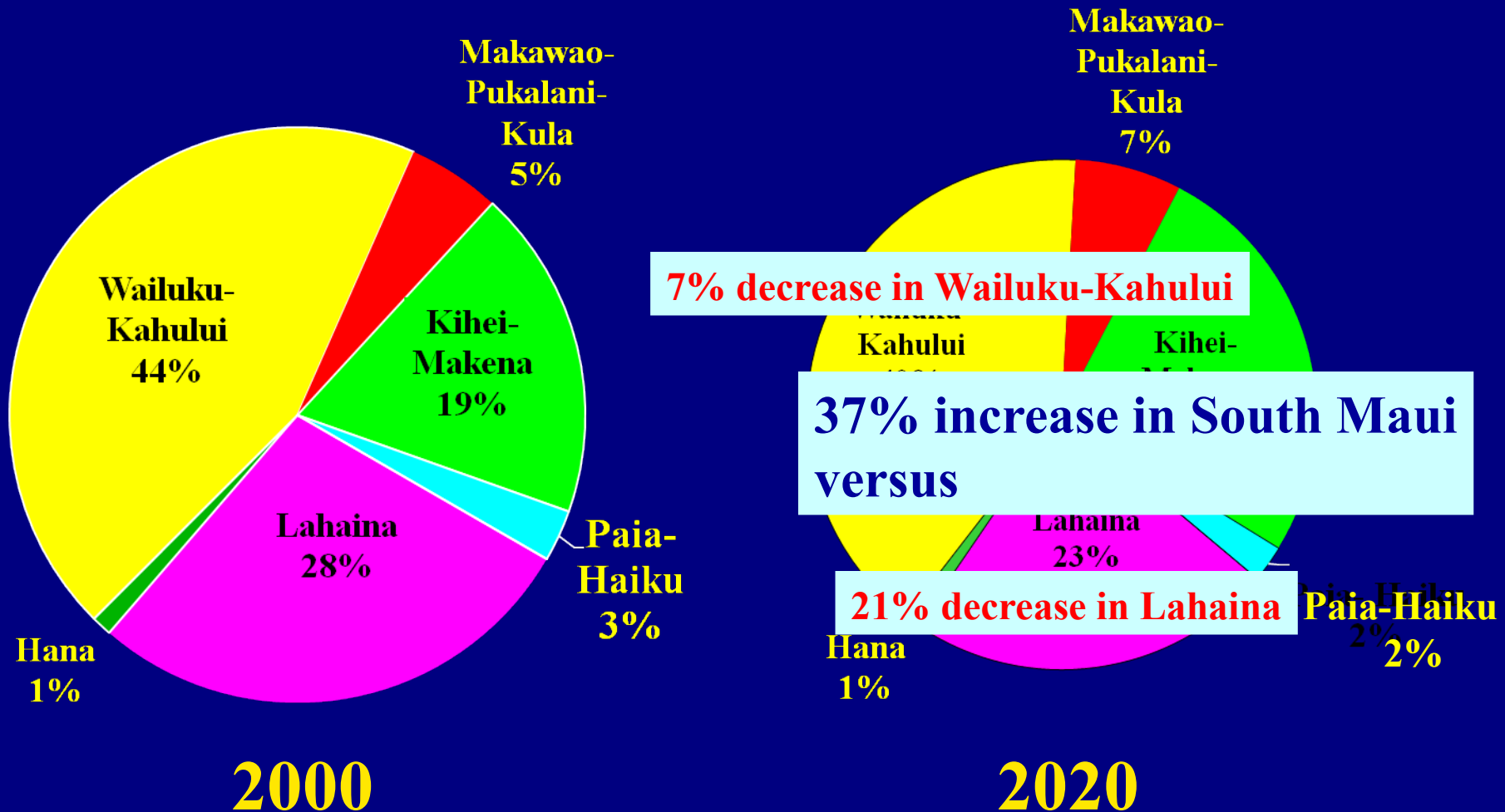
Multi-Family

**Given That The Ideal Solution Locates Jobs
Near Housing Here Are Projected Jobs by
Community Plan Areas**

Projected Job Gains by Community Plan Areas

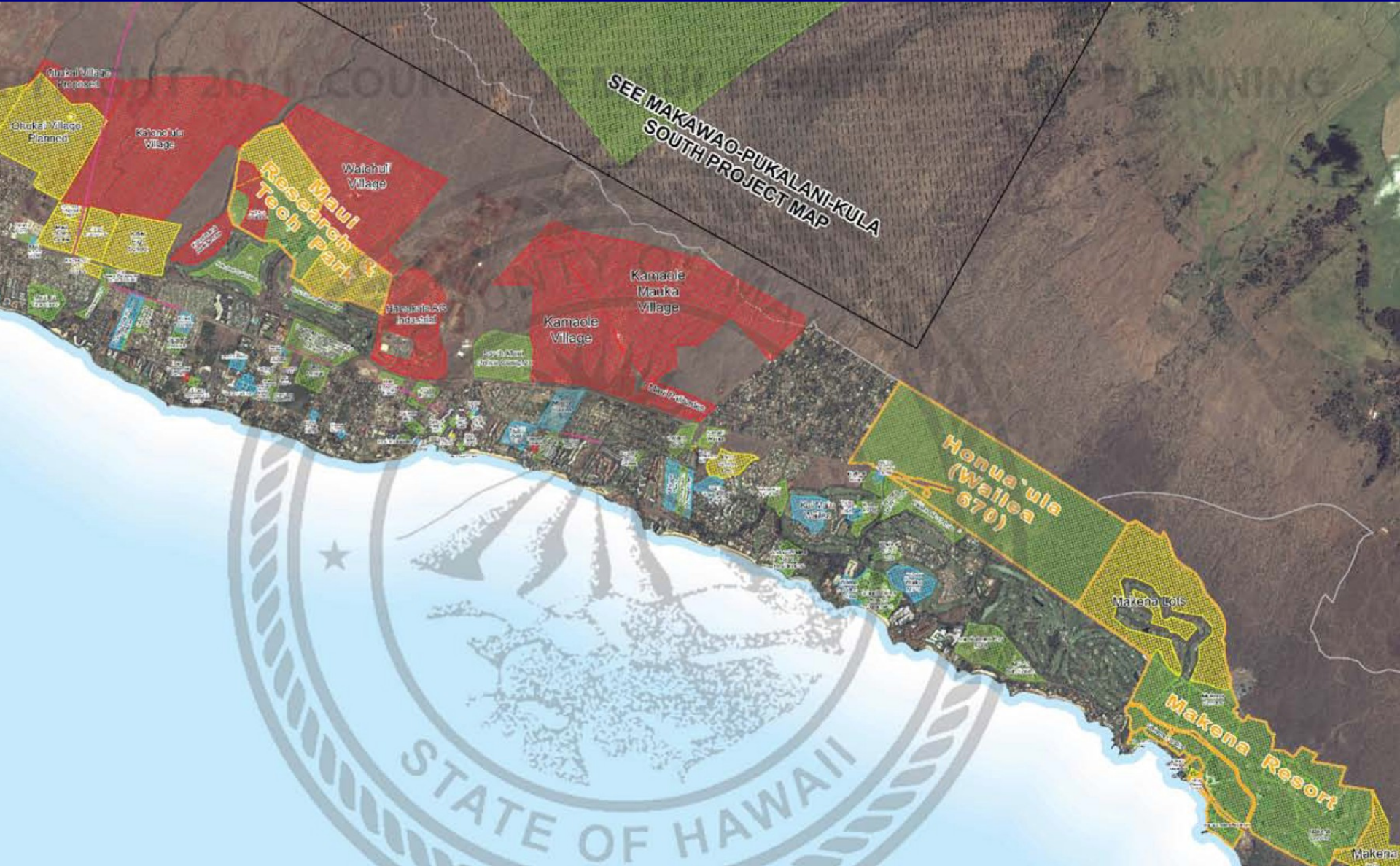


Where will jobs be located?



South Maui Development: An Overview

Completed Entitled Designated Proposed



South Maui Already Contains Over 4,900 Entitled Development Projects

Garcia Makena Residences	10	0	0
Grand Wailea Resort Expansion	0	0	310
Hale Mahaolu Ehiku	0	114	0
Ho'onani Homes	28	0	0
Hokulani Golf Villas	182	58	0
Honuaunui	560	4	0
Kalama Heights Ph. 2	0	36	0
Kalama Hills	12	0	0
Kalani Wailea	38	0	0
Ke Kani Kai Makena Lots	2	0	0
Kenolio Leilani Affordable Homes	7	0	0
Kenolio Makai Lots	18	0	0
Kihei Hanalei Condominiums	0	4	0
Kilohana Waena	31	0	0
Liloa Village	65	0	0
Makena Condos	0	436	0
Makena Resort Hotel	0	0	545
Maluaka Makena Residences	13	0	0
Maui Beach Place	0	3	0
Maui Lu Timeshare	0	388	400
MF-21 Subdivision	5	0	0
Nani Loa Condos	0	64	0
Naupaka Courtyard	0	78	0
Nu'u Aina Golf Highlands	0	68	0
One Palauea Bay PD 8	15	0	0
Papaanui Makena Place	7	0	0
Paradise Ridge Estates	0	32	0
Sunset Estates	25	0	0
Wailea MF-10	10	36	0
Wailea MF-11 Lots	12	0	0
Wailea MF-19 Lots	9	0	0
Wailea MF-7 Kila Wailea	0	75	0
Wailea SF-11 Lots	16	0	0
Wailea SF-8	60	0	0
Walaka Village Apts	0	18	0
SUB-TOTAL	1,185	2,300	1,448

Entitled Projects TOTAL => 4,933

Existing “Entitled” Units

South Maui Already Authorized to Receive the Most New Housing Units Even Before A Single New Development is Approved

Unit counts do NOT include additional ohanas, small projects under five units, infill on vacant lots or any new agricultural subdivisions.

Source: Maui Planning Department, February 15, 2011

South Maui Development Options

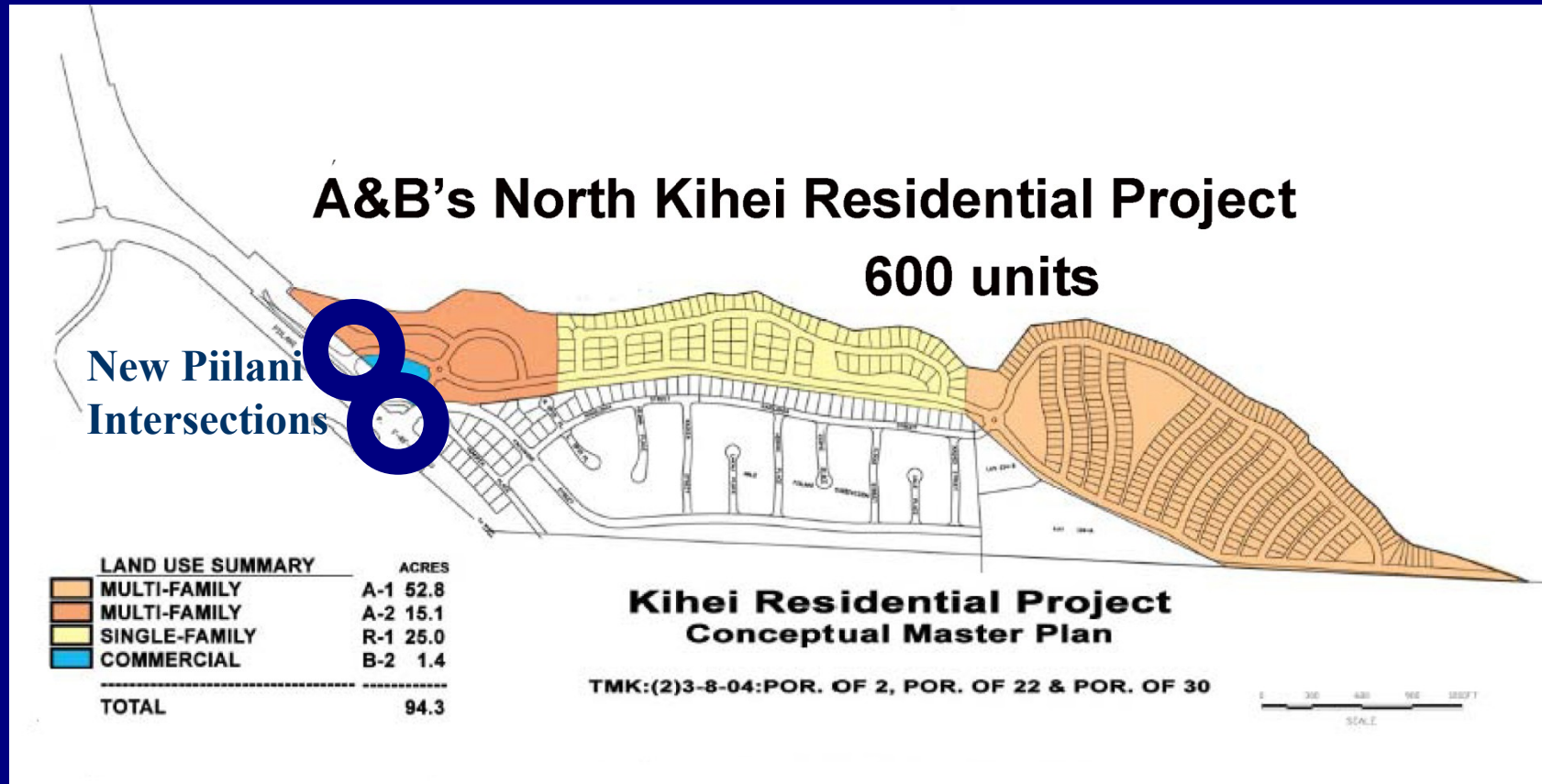
(Maui Island Plan Recommended Additional Units)

Unit counts do NOT include additional ohanas, small projects under five units, infill on vacant lots or any new agricultural subdivisions.

Proposed South Maui Development

Proposed South Maui Developments

A & B's North Kihei Mauka Residential & Commercial

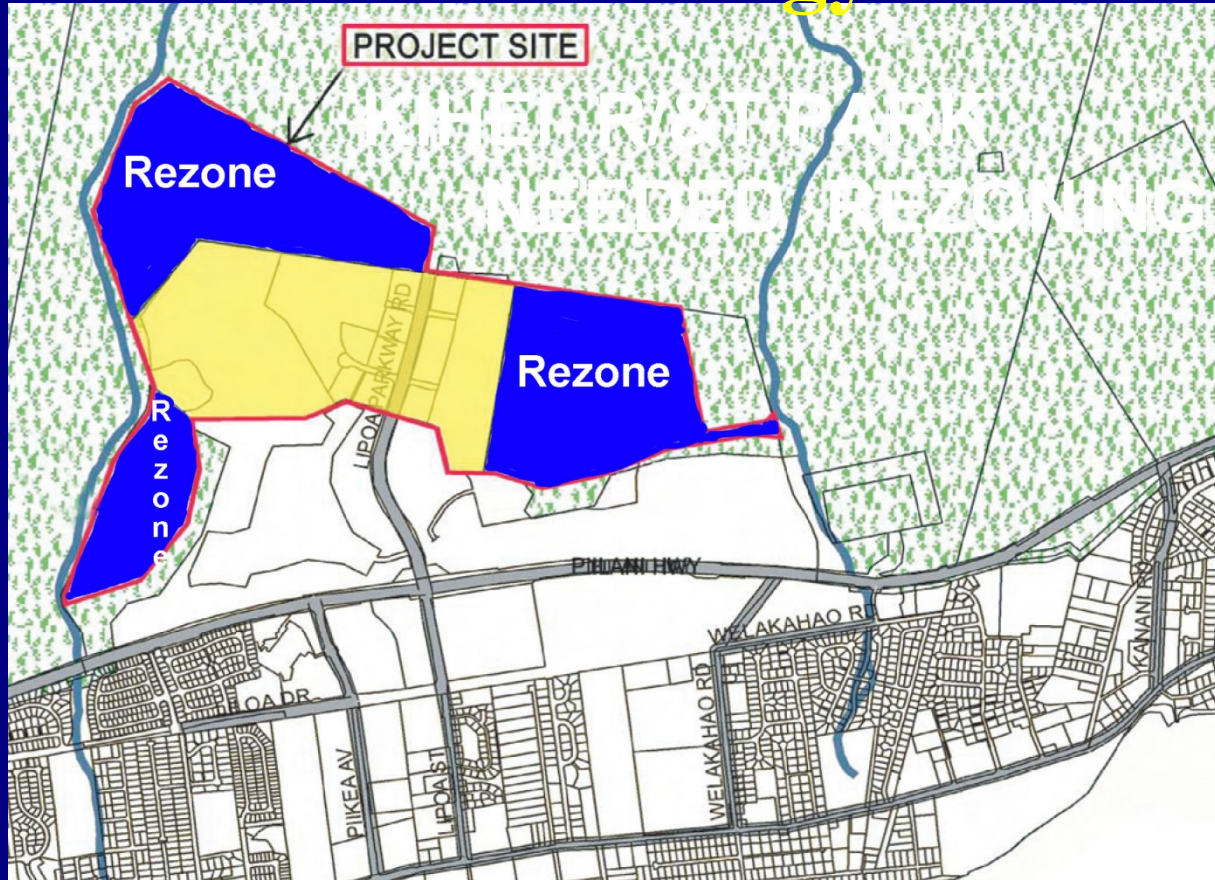


Proposed South Maui Developments

**Changes Requested For A & B's North Kihei Residential &
Commercial Project**

Proposed South Maui Developments

Maui Research & Technology Park Expansion

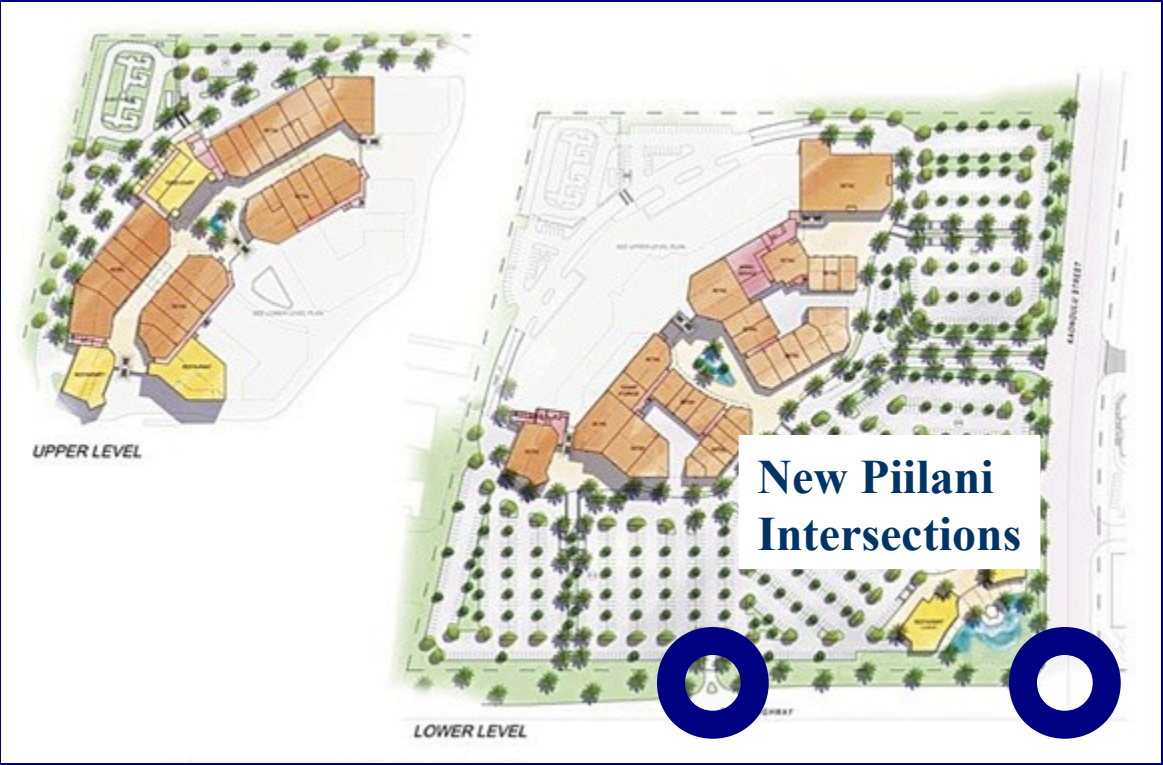


Proposed South Maui Developments

Maui Research & Technology Park Expansion

Proposed South Maui Developments

Outlet Mall



Proposed South Maui Developments

Big Box Retail Mall



Proposed South Maui Developments



**New Piilani
Intersection**

Proposed South Maui Developments

Development south of Kilohana Street

Proposed South Maui Developments

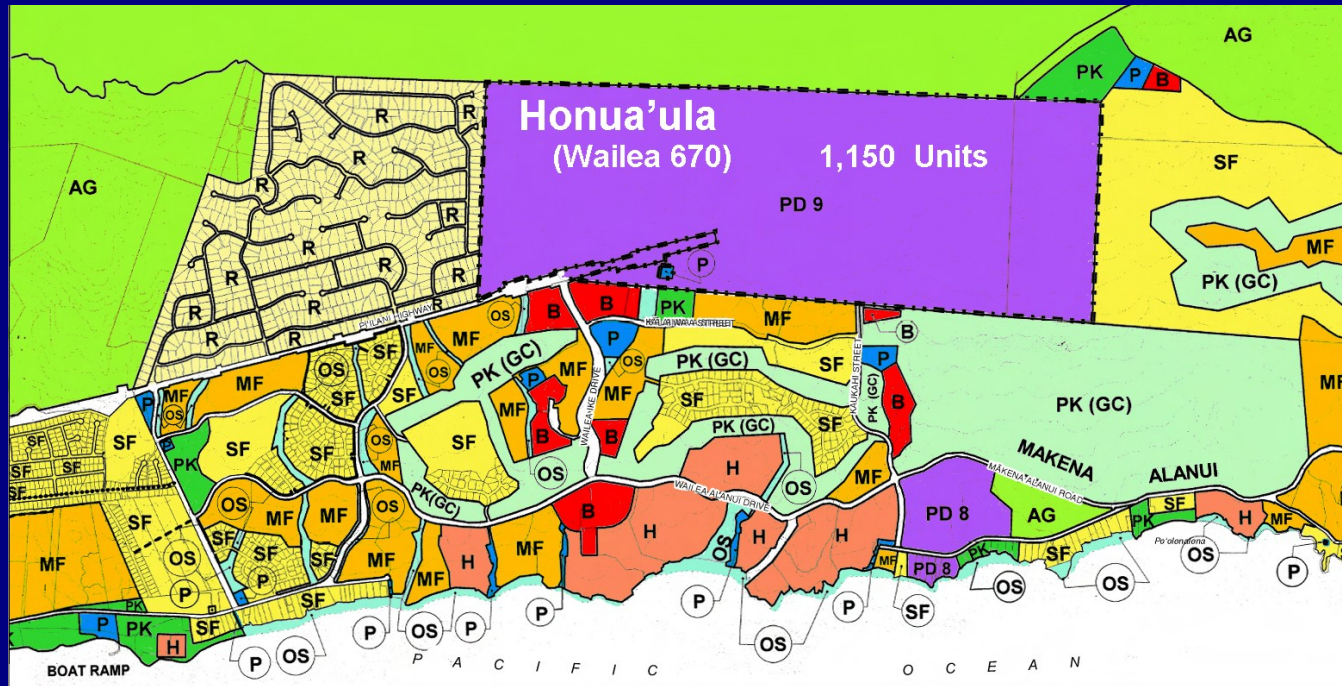
Wailea & Makena

(as of 2009)



Proposed South Maui Developments

Wailea 670 & Makena Resort Build-out



LEGEND

Honua'ula

Designation

R	Rural	OS	Open Space
SF	Single Family	AG	Agriculture
MF	Multi-family	P	Public/Quasi-public
H	Hotel	PK	Park
B	Commercial	PK (GC)	Park/Golf Course
PD	Project District		

Figure 6

Kihei-Makena Community Plan Map

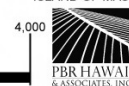
Honua'ula

Honua'ula Partners, LLC

NORTH LINEAR SCALE (FEET)
0 1,000 2,000



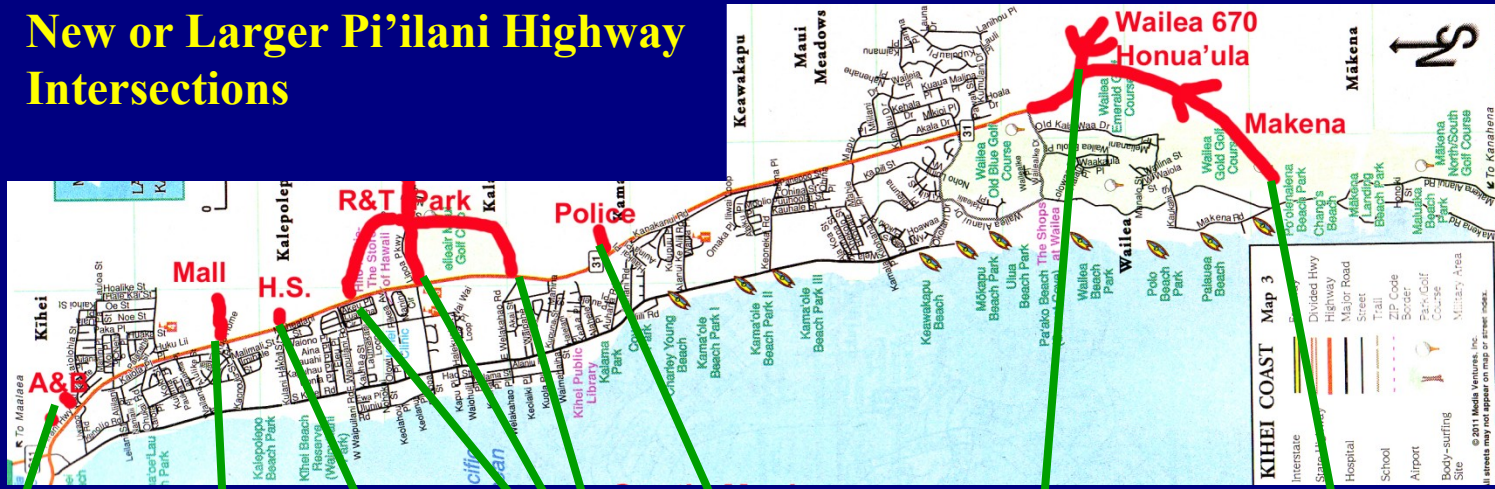
ISLAND OF MAUI



Source: Maui Community Plans (1998)
Disclaimer: This map was made for general planning purposes only

South Maui Road Effects

New or Larger Pi'ilani Highway Intersections



A & B

New Malls

High School

**R & T
Park**

**Kihei
Police
Station**

**Wailea
670**

**Makena
Buildout**

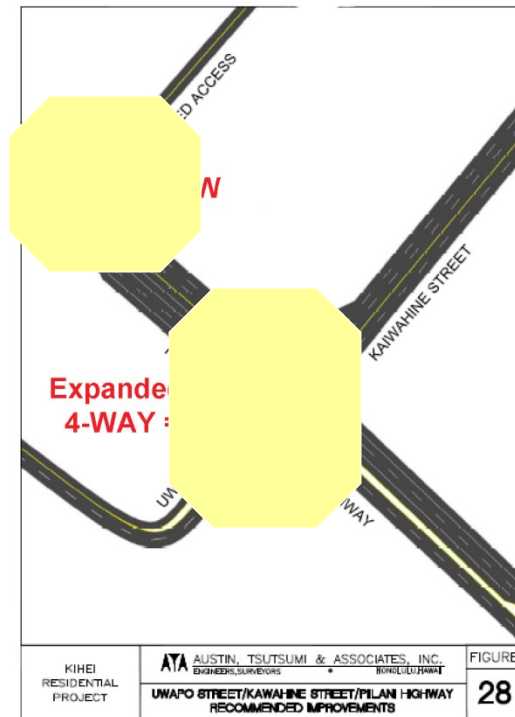
South Maui Road Effects

A&B's 600 Unit Residential Development

Piilani Highway and 2 Intersections

@ Kaiwahine St. + @ Uwapo St.

NORTH KIHEI



- **Piilani Highway**
 - New Right-turn In/Right-turn Out Highway Access
- **Kaiwahine Street:**
 - Two (2) Left Turn Lanes Towards Wailea, One (1) Through Lane Towards Uwapo Road, One (1) Right Turn Lane Towards Central Maui
- **Uwapo Road:**
 - One (1) Left Turn Lane Towards Mokulele Highway
 - One (1) Through Lane to Kaiwahine
 - One (1) Right-turn Lane towards Wailea

South Maui Road Effects



R & T Park Region Pi'ilani Road Mauka Road Projections

What Can Concerned Citizens Do?

Insist that concurrency planning—a requirement that infrastructure must be planned and funded before development can be approved and/or built.



But, where is the accountability that assures that these pre-conditions are met?

Which Brings Us Back To The Question of Maui Nui's "Tipping Point"?

Is it "To Pave Paradise and Put Up a Parking Lot"?

Or, is it:

**A sustainable economy with a high percentage of Maui-
produced food & energy;**

Affordable housing for all;

**Diversification of current and new jobs away from tourism
& construction sectors and creation of "green-collar" jobs;**

**Retention and expansion of Maui's historical
and cultural heritage and our precious environment.**

Which Brings Us Back To The Question of Maui Nui's "Tipping Point"?

Is it "To Pave Paradise and Put Up a Parking Lot"?

Or, is it:

The choice is up to you!!

A sustainable community with a high percentage of Maui-produced food & energy;

Affordable housing for all;

Diversification of current and new jobs away from tourism & construction sectors and creation of "green collar" jobs;

Retention and expansion of Maui's historical and cultural heritage and our precious environment.

Okay, we agree, what do we do next?

Not every planning issue is covered here. Consider this an introduction to the broad choices South Maui residents must deal with over the coming months. Many more key questions—such as where urban growth boundaries will be placed—still remain.

**Make sure your voice is
heard!!**

At Community Meetings

Before the County Council

**During the on-going Maui Island
Plan discussions**

What Maui Nui as a whole—and South Maui specifically—becomes is our collective responsibility, our kuleanea!

Tipping points can move many ways and the more that movement is influenced by us, we can be assured that the result will be what we desire.

Mahalo

A PDF version of “South Maui At The Tipping Point” is available upon request from the PDF Archives section on the Maui-Tomorrow.org website.

**Prepared by MJ Duberstein with much assistance from David Michaelson, Dick Mayer and Lucienne DeNaie and the members of The Maui Tomorrow Foundation
August 2011**

