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? "the levels at which the momentum for change rewise facing able or undesirable—becomes unstoppable"

"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...

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.

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

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.

- 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 sociocultural 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...



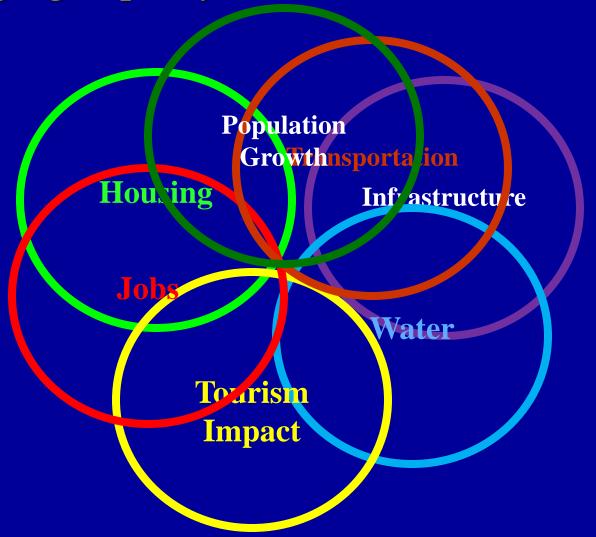


"McMansions" built in gated communities...

and costly imported food and goods can we afford?



Carrying Capacity Factors Become Interrelated

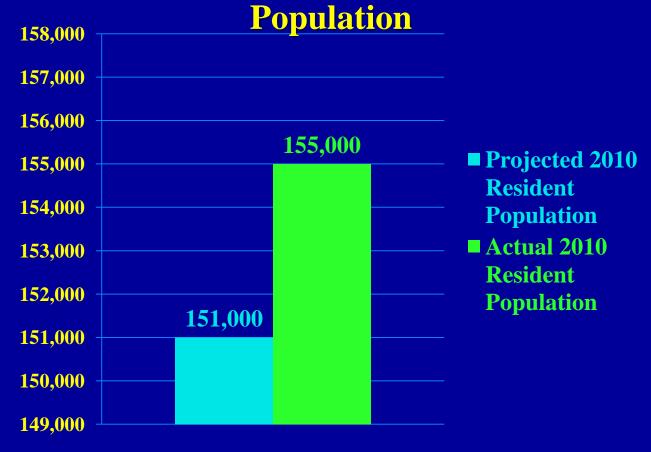


Any attempt at long-range planning tries to stay within acceptable parameters.

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?

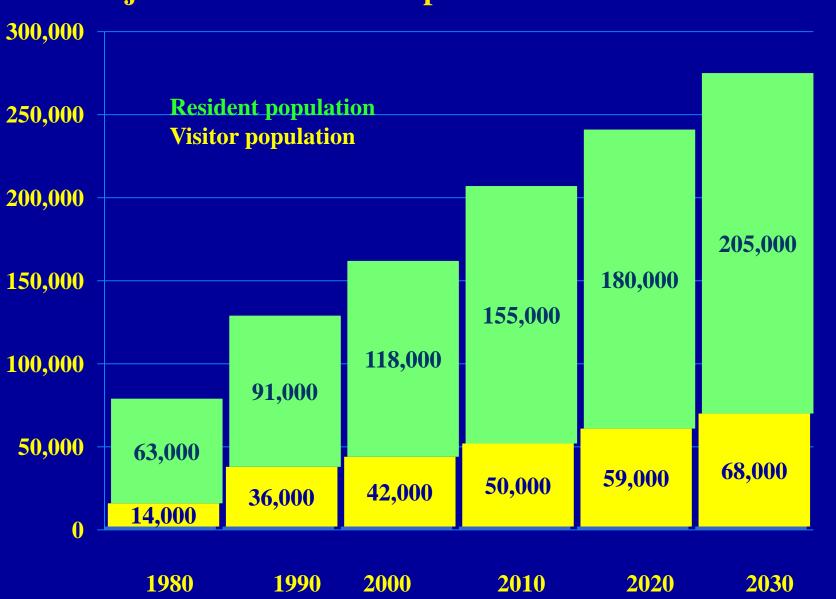
And yet, even the original projections did not take into account The Great Recession and effects of spiraling energy costs.

Actual Versus Projected 2010 Maui County Resident

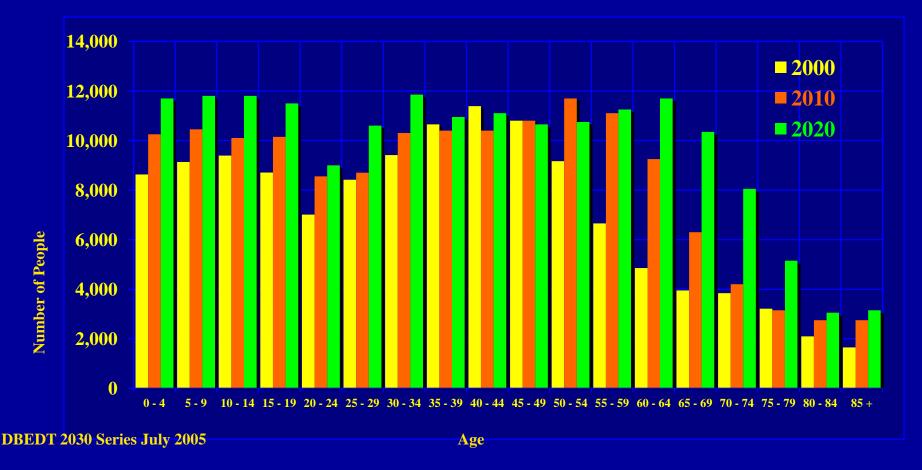


De Facto Population 1980 - 2030

Projected 2030 Visitor Population Will Be 36% Above 2010



Maui County Population Forecast By Age

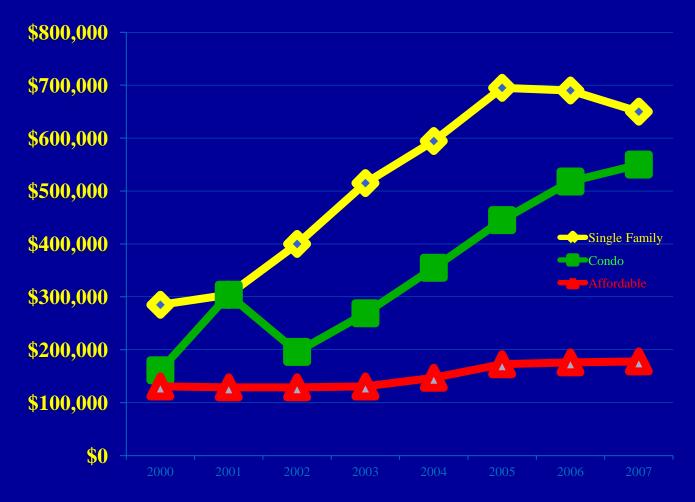


By 2020—only nine years away—the percentage of Maui's population aged 60 and up will have increased over 55% while the estimated population below the age of 15 will rise only slightly.

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?



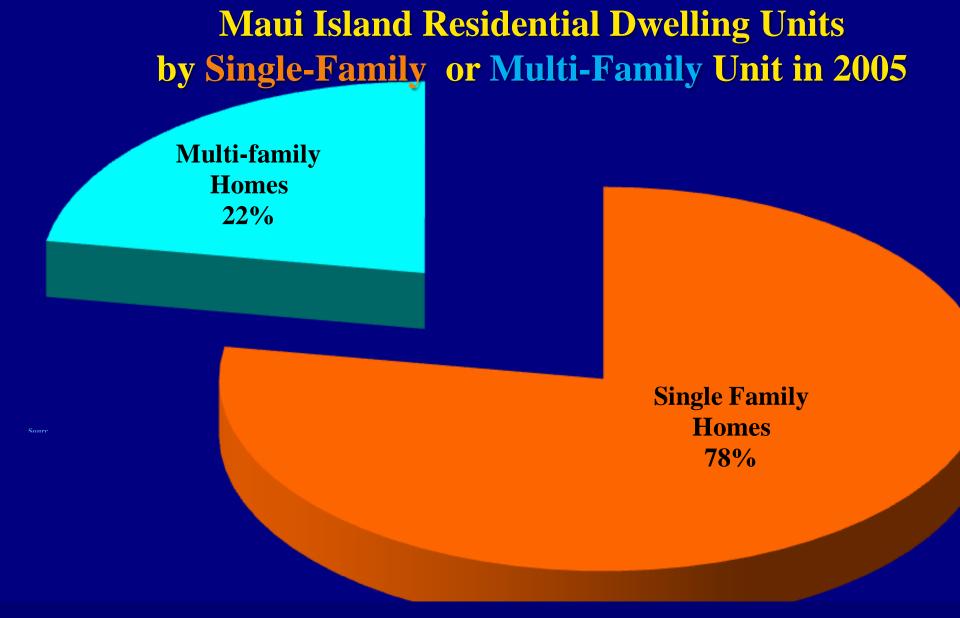
From 2000 through 2007—pre-Great Recession—the average sales price of a single family house rose 130% while over the same period average sales price of a condominium increased 240% and average sales price of an "affordable home" went up 36%.

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 market-level priced homes?

And yet most Maui citizens participating in a Focus Maui Nui county-wide planning exercise expressed fears that new housing would not be affordable *or* even built for long-term residents.

Over 95% of those 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.



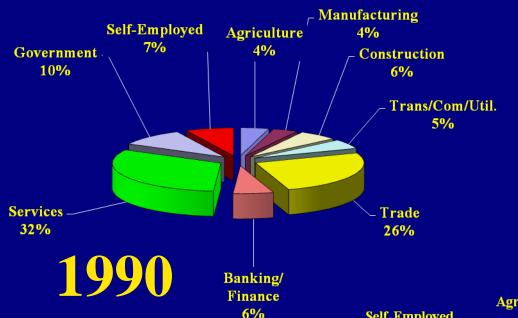
Is there an optimum or more desirable mix for new single family versus multi-family housing units?

Jobs Forecast



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

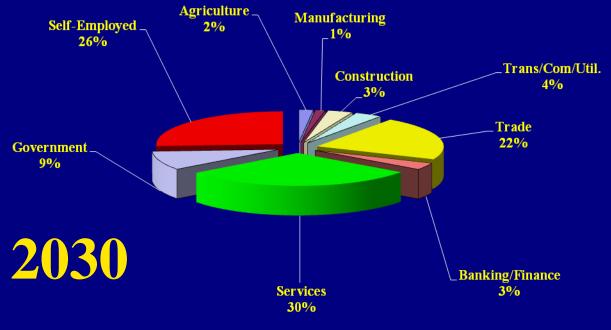
Projected Employment Shifts 1990 - 2030



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

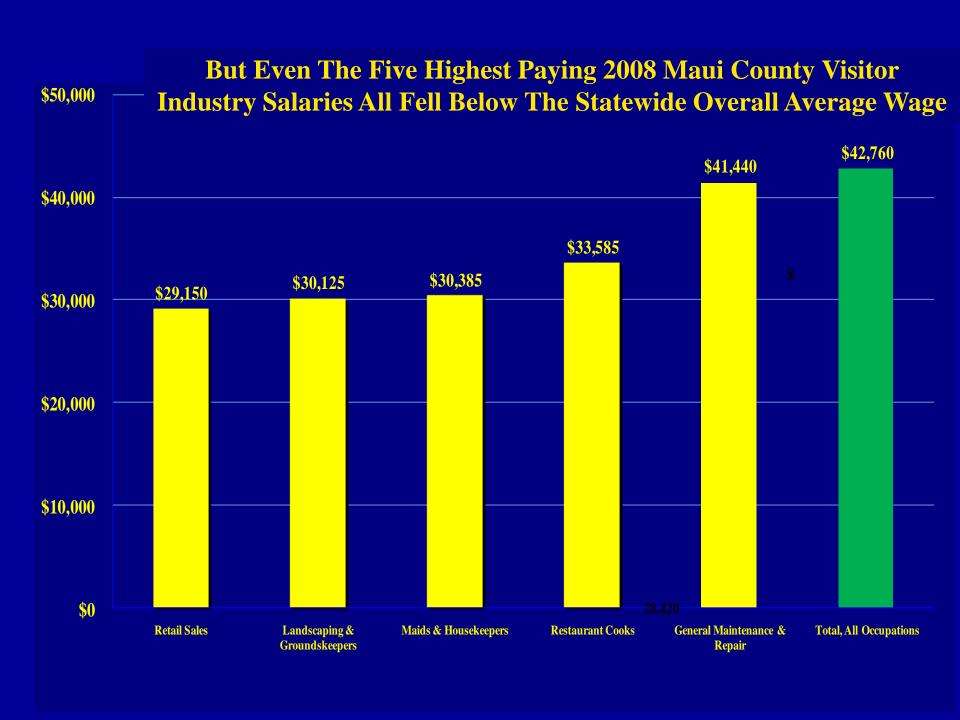
Agricultural jobs under these projections will halve.

Only the self-employment sector is seen as rising.

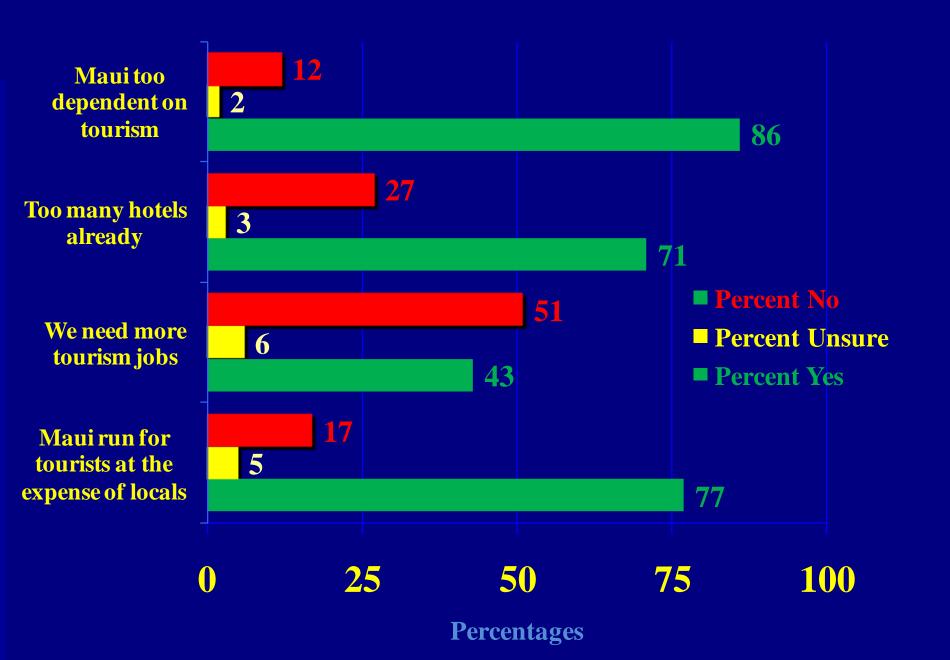


Already Ten of Maui's Largest Occupations are Related to Tourism

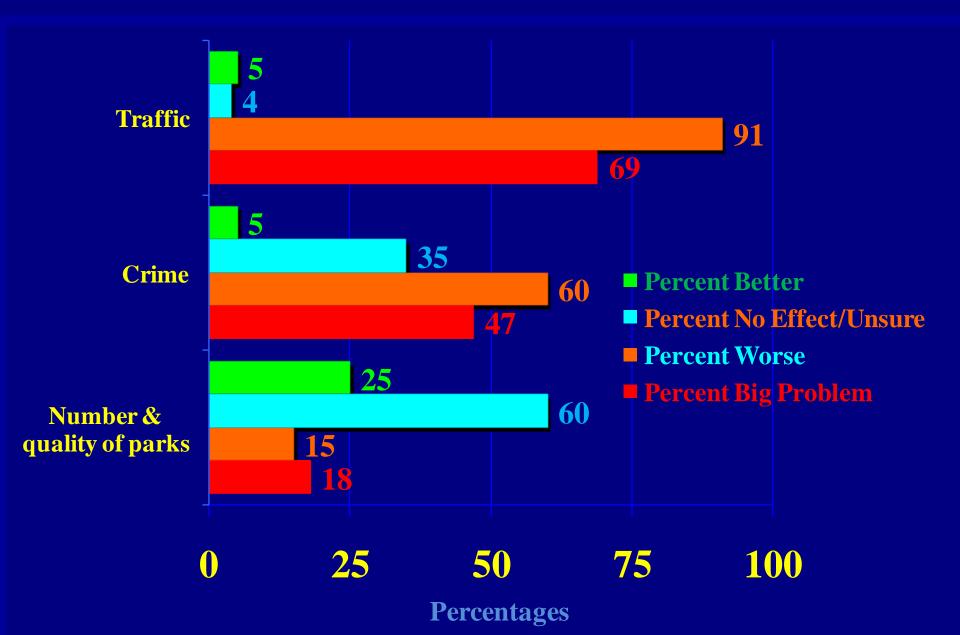
		2008 Maui
		Median
		Annual
Occupation	Number	Wage
Retail Sales	3,040	\$29,150
Waiters & Waitresses	2,760	\$26,440
Cashiers	2,300	\$23,700
Maids & Housekeepers	1,930	\$30,385
Landscaping & Groundskeepers	1,850	\$30,215
Janitors & Cleaners	1,770	\$25,905
General Office Clerks	1,400	\$28,525
Food Preparation & Serving	1,320	\$20,215
General Maintenance & Repair	1,080	\$41,440
Restaurant Cooks	1,030	\$33,585
Average		\$28,270



How Maui Residents Perceive Tourism



How Maui Residents Perceive Tourism



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

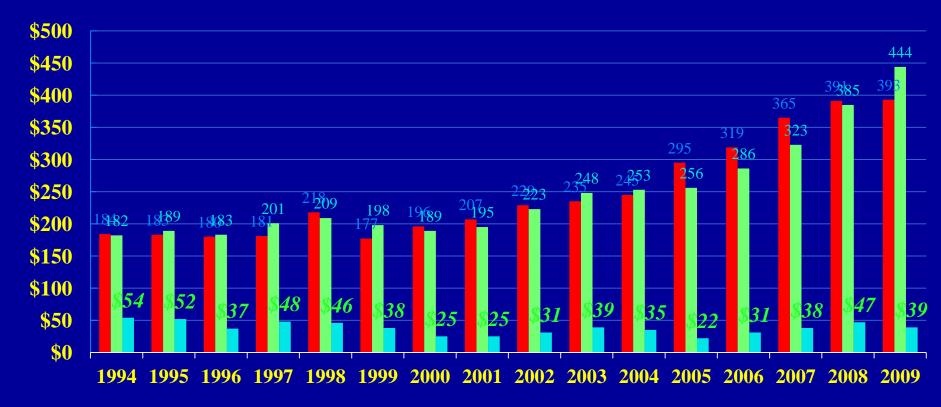
\$-millions



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.

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.

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.

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 overcapacity.

Kihei high school students still bused to Central Maui.

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 overcapacity in many segments.

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

		Acres	Deficit/	Excess	
	Existing	2005		2030	
Region	Acreage	Demand	Deficit	Demand	Deficit
Wailuku-Kahului	186	477	-291	727	-541
Kihei-Makena	114	451	-336	719	-605
West Maui	125	447	-322	622	-497
Upcountry	118	232	-114	309	-191
Paia-Haiku	110	123	-13	139	-30
Hana	29	22	7	29	0
Totals	682	1,752	-1,069	2,545	-1,864

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

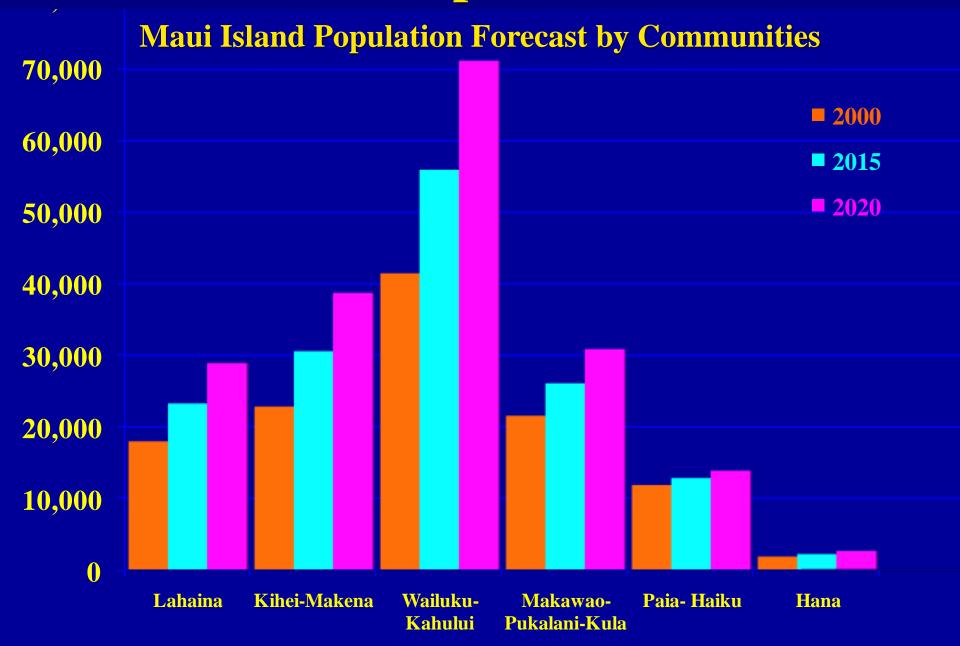
10,889 Occupied & 7,710 Vacant (43%) of 18,059 total

Maui Resident Population 2000 - 2030

South Maui 2010 Population Already Nears Projected 2015 Level

			Makawao-			
	Wailuku-	Kihei-	Pukalani		Paia-	
Year	Kahului	Makena	Kula	Lahaina	Haiku	Hana
• • • • •		22.970				
2000	41,503	22,870	21,571	17,967	11,866	1,867
2015	55,957	30,597	26,098	23,286	12,837	2,236
2010	22,727		20,000	20,200	12,007	2,200
2030	71,223	38,757	30,880	28,903	13,863	2,626

Maui Resident Population 2000 - 2020



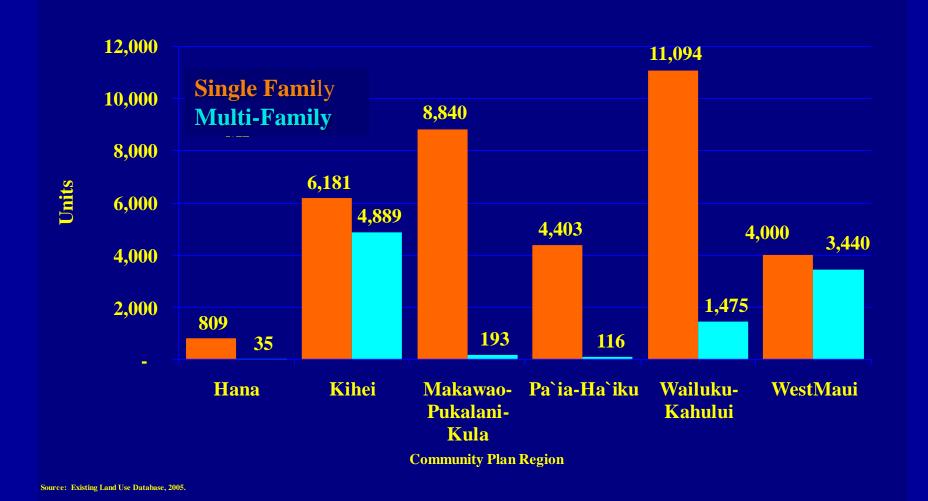
Maui Resident Population 2000 - 2020

Projected Changes for Three Key Community Plan Areas

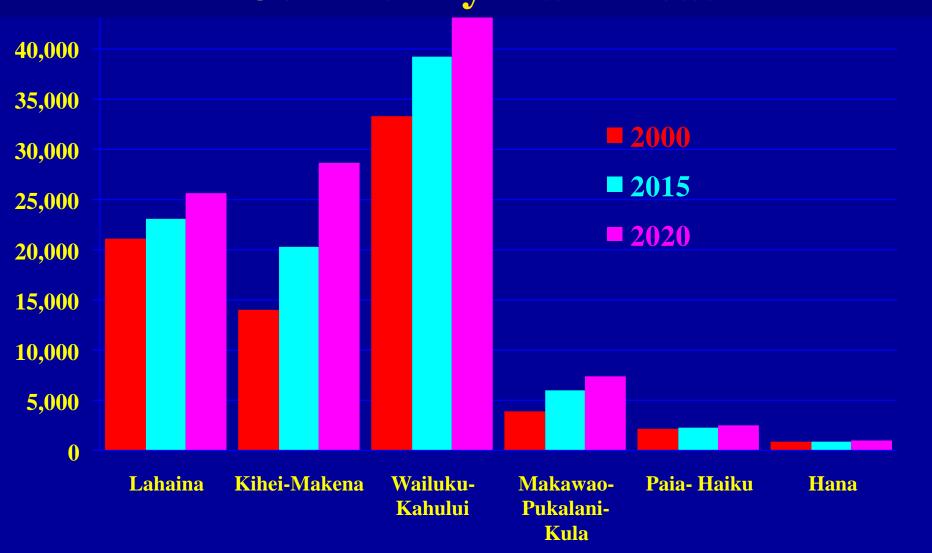


The Housing Mix Dilemma

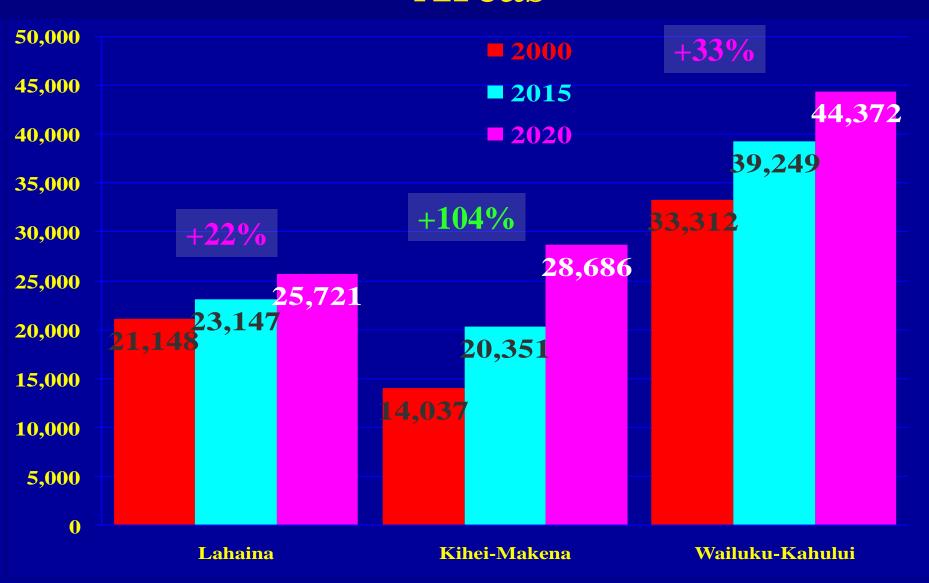
Where should the projected types of housing be located?



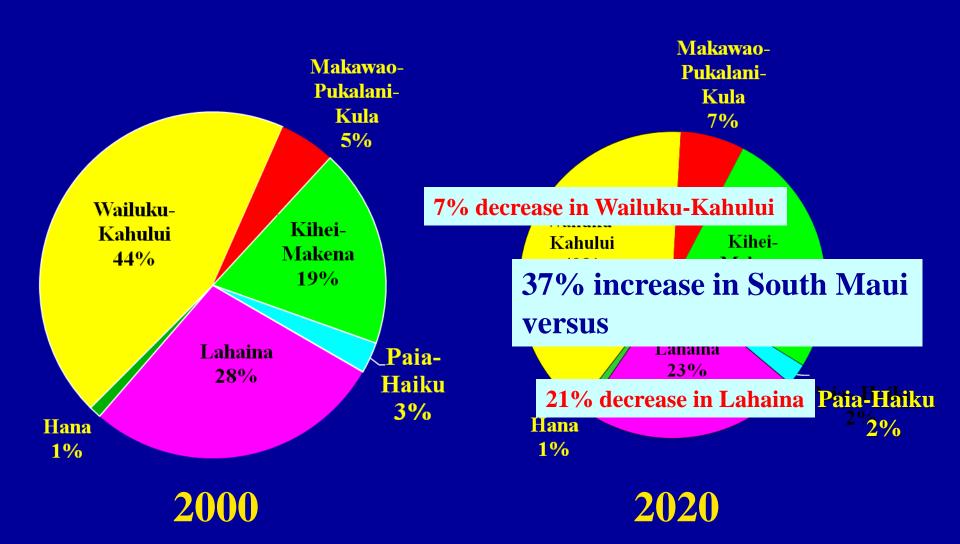
Given That The Ideal Solution Locates Jobs Near Housing Here Are Projected Jobs by Community Plan Areas



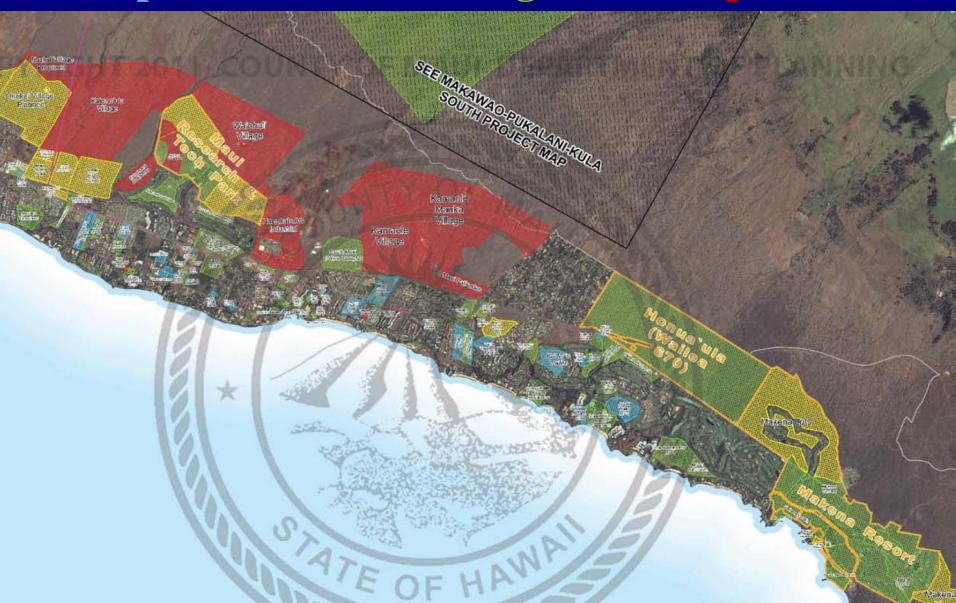
Projected Job Gains by Community Plan Areas



Where will jobs be located?



South Maui Development: An Overview Completed Entitled Designated Proposed



					Garcia Makena Residences	10	Ü	0
SOUTH MA	U I	2-15-2	2011		Grand Wailea Resort Expansion	0	0	310
					Hale Mahaolu Ehiku	0	114	0
Entitled Developme	ent l	Proje(cts		Ho`onani Homes	28	٥	0
					Hokulani Golf Vil.as	187	P.	0
South Maui	با با کے				ontains Over	560		0
Dunicate hu Canavanhia Man Eutant			Time		Kalama Heights Ph. 2	0	36	0
Projects by Geographic Map Extent		A VIV	Sh re		Kalama Hills	12	٥	0
	i gle	M UTi-	Tal a	V.		38	0	0
	Family	Family	Hotel		Ke Kani Kai Makena Lots	2	0	0
Planned/Committe	ed				Kenolio Leilani Affordable Homes	7	0	0
Alahele Homes	48	0	0		Kenolio Makai Lots	18	0	0
Andaz Wailea Resort Residences	0	0	193		Kihei Hanalei Condominiums	0	4	0
Bluffs at Wailea	12	٥	0		Kilohana Waena	31	0	0
Chambers Apartments	0	18	0		Liloa Village Makena Condos	65	436	- 0
Cove Beach Villas	0	32	0		Makena Resort Hotel	0	436	545
Garcia Makena Residences	10	٥	0		Maluaka Makena Residences	13	0	040
Grand Wailea Resort Expansion	0	a	310		Maui Beach Place	10	3	
Hale Mahaolu Ehiku	0	114	0		Maui Lu Timeshare	0	388	400
Hoʻonani Homes	28	۵	0		MF-21 Subdivision	5	0	0
Hokulani Golf Villas	182	58	0		Nani Loa Condos	0	64	0
Honua ula	560	840	0		Naupaka Courtyard	0	78	0
Kalama Heights Ph. 2	0	36	0		Nu`u Aina Golf Highlands	0	68	0
Kalama Hills	12	0	0		One Palauea Bay PD 8	15	٥	0
Kanani Wailea	38	a	0		Papaanui Makena Place	7	٥	0
Ke Kani Kai Makena Lots	2	0	0		Paradise Ridge Estates	0	32	0
Kenolio Leilani Affordable Homes	7	0	0		Sunset Estates	25	0	0
Protection in the state of the	40	-	0		Wailea MF-10	10	36	0
Kenolio Makai Lots	18	0	0		Wailea MF-11 Lots	12	0	0
Kihei Hanalei Condominiums	0	4	0		Wailea MF-19 Lots	9	0	0
Kilohana Waena	31	0	0		Wailea MF-7 Kila Wailea	0	75	0
Liloa Village	65	0	0		Wailea SF-11 Lots	16	٥	0
Makena Condos	0	436	0		Wailea SF-8	60	٥	0
Makena Resort Hotel	0	0	545		Walaka Village Apts	0	18	0
Maluaka Makena Residences	13	0	0		SUB-TOTAL	1,185	2,300	1,448
Maui Beach Place	0	3	0		Entitled Projects TO	ΓΛΙ	-> 1	033
Maui Lu Timeshare	0	388	400		Entitled Projects 10		-/ 4,	3 33

Existing "Entitled" Units

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

Planning	Single	Multi-	Hotel/	
District	Family	Family	Timeshare	Total
East	130			130
Central	1,697	1,829	279	3,805
North	31			31
South	1,185	2,300	1,448	4,933
Upcountry	3,929		15	3,944
Total	9,718	5,093	2,019	16,830

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)

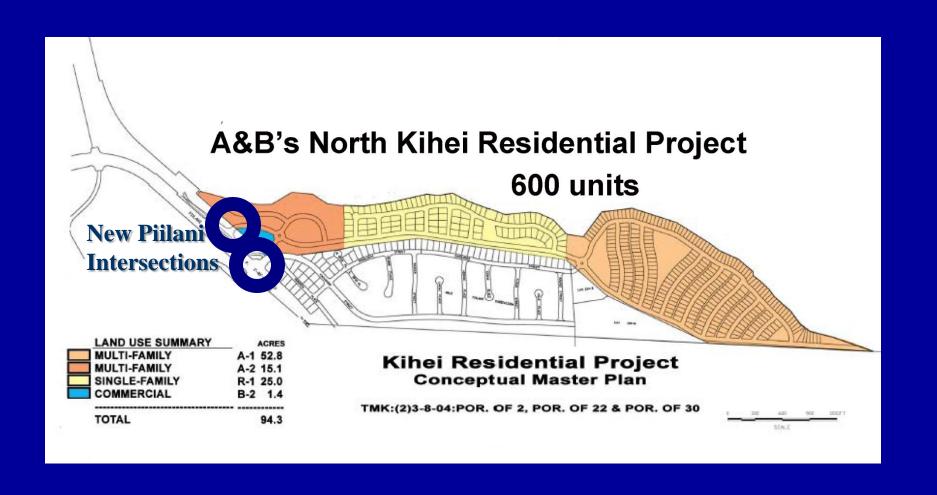
Start with South Maui's 4,933 Units of Existing Entitled Large Projects, Then Add:

		Initial	Planning Director
	GPAC	Maui Planning Office	Dec-2010
Area	Recommendations	Recommendations	Recommendations
North Kihei-Mauka	1,000 units	1,700 units	1,500 units
	406 acres		553 acres
Kihei Infill		400 units	
Total	1,000 units	2,100 units	1,500 units
	406 acres		553 acres

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

Projects	Units
Existing South Maui entitlements	4,939
Plus	
Makena Resort	850 +
Wailea build-out	1,790
Wailea 670	1,150
Plus	
Ohanas, vacant lots, small	
subdivisions & agricultural	
subdivisions	???

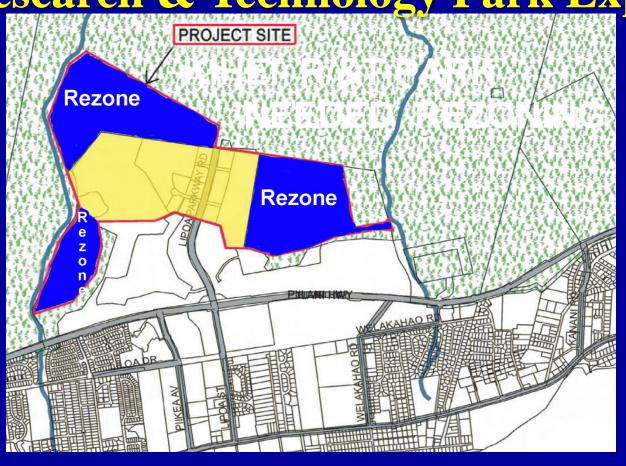
A & B's North Kihei Mauka Residential & Commercial



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

	Land Use Parameter	Existing Designation	Proposed Designation
		3	Multi-Family
Proposed	Kihei-	Agriculture	(67.9 acres) 200 units
Change to:	Makena	(94.3 acres)	Single Family
	Community Plan		(25 acres)
			400 units with 8 units per acre
			Commercial
			(1.4 acres)
			A-1 Apartment District (52.8 acres)
			A-2 Apartment District (15.1 acres)
			R-1 Residential District (25) acres
	County Zoning		B-2 Community Business District (1.4
			acres)

Maui Research & Technology Park Expansion



Proposed South Maui Developments Maui Research & Technology Park Expansion

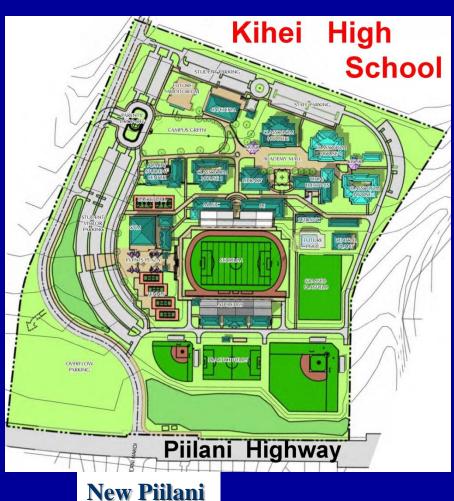
	Acres		
	Square		Housing
Site	Feet	Employment	Units
CoreCurrent	180,000	400	0
CoreProposed	980,000	1,600	400
Makai	39	0	300
Mauka	124	1,600	500
Southern	88	2,100	0

Proposed South Maui Developments Outlet Mall



Proposed South Maui Developments Big Box Retail Mall





New Piilani Intersection

Development south of Kilohana Street

	2016	2016-2022	Total
Wailea 670	400 Residential Units 100,000 square feet commercial	750 Residential Units	1,150 Residential Units 100,000 square feet commercial
Wailea Resort	1,050 Residential Units 640 Resort Units 138,390 square feet commercial	100 Residential Units 90,000 square feet commercial commercial	1,150 Residential Units 640 Resort Units 238,390 square feet commercial
Makena Resort	400 Residential Units	450 Residential Units	850 Residential Units
Total	1,850 Residential Units 640 Resort Units 238,000 square feet	1,300 Residential Units 90,000 square feet	3,150 Residential Units 640 Resort Units 328,000+ square feet
	commercial	commercial	commercial

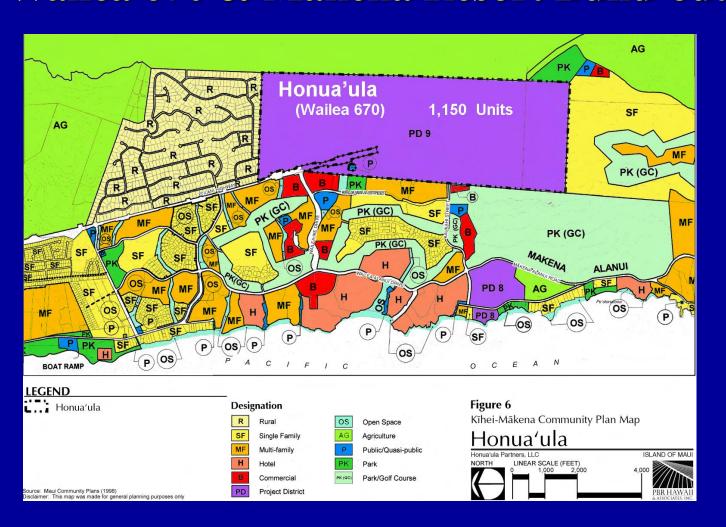
Source: Pi'ilani Highway 2010 Draft EA—Appendix I

Proposed South Maui Developments Wailea & Makena

(as of 2009)



Proposed South Maui Developments Wailea 670 & Makena Resort Build-out



South Maui Road Effects



A & B

New Malls

High School R& T

R&T Kihei
Park Police
Station

Wailea 670

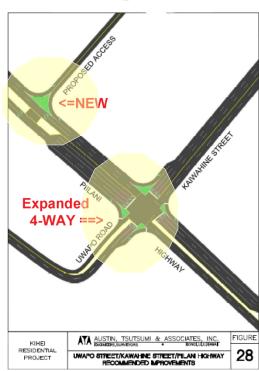
Makena Buildout

South Maui Road Effects

A&B's 600 Unit Residential Development

Piilani Highway and 2 Intersections @ Kaiwahine St. + @ Uwapo St.





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 preconditions 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 Mauiproduced 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"?

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produced food & energy;

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Diversification of current and new jobs away from tourism & construction yearly sectification of current and new jobs away from tourism & construction yearly sectification of current and new jobs away from tourism & construction yearly sectification of current and new jobs away from tourism & construction yearly section of current and new jobs away from tourism & construction yearly section of current and new jobs away from tourism & construction yearly section of current and new jobs away from tourism & construction yearly section of current and new jobs away from tourism & construction yearly section of current and new jobs away from tourism & construction yearly section of current and new jobs away from tourism & construction yearly section of current and yearly section of yearly section of current and yearly section of yearl

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

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

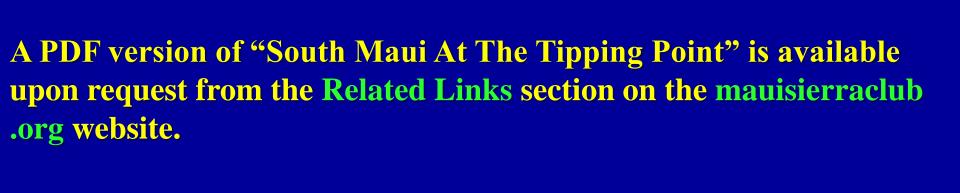
Before the County Council

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



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