



# *Waikapū Community Association*

*To enhance the quality of life for the residents of Waikapū through the preservation and appreciation of its history, natural environment, and values of its rural tradition.*

MARCH 14, 2012  
TESTIMONY BY THE WAIKAPU COMMUNITY ASSOCIATION  
TO THE  
GENERAL PLAN COMMITTEE OF THE MAUI COUNTY COUNCIL  
ON THE  
DIRECTED GROWTH PLAN,  
CHAPTER 8 OF THE DRAFT MAUI ISLAND PLAN

Dear Chair Baisa and Committee Members,

The Waikapū Community Association (WCA) is pleased to have another opportunity to present its views on the Maui Island Plan.

There have been many comments recently, suggesting that The Maui Island Plan would be improved if it was reduced in size and stripped of its detail. The arguments offered suggest that the present level of detail is inappropriate for a general plan and should be deferred to the community plan process. Comments also suggest the concern that a Maui Island Plan with its present level of detail will impose an additional regulatory and compliance layer to an already complicated process.

What gets overlooked in these comments is that Act 84 deliberately encouraged the level of detail found in the Maui Island Plan. It is intended to facilitate the creation of the individual community plans by articulating specific direction, context and control mechanisms for the community plans to build on. The updated community plans will continue to function as the compliance layer; the Maui Island Plan will not become an additional step in the development approval process.

Much work has taken place in the last 4 years or so, to work through tough issues and to formulate a cohesive island-wide plan. To eliminate much of that from the Maui Island Plan and to soften the language to the level of mere guidelines will cause much of that difficult work to have

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to be repeated during the community plan update process. Possibly 6 times!

Please do not let the understandable weariness at the end of the process to create the Maui Island Plan cause you to abandon the important work that has been accomplished. You're almost there! The benefits of all this hard work will be apparent when the work starts on the community plans.

I want to remind you of the testimony submitted to you at the March 1 meeting, in which the WCA urges you to take a number of specific actions. I hope you have had a chance to review that, but in summary they are:

1. **Utilize the Urban Growth Boundaries between Waikapū and Wailuku/Kahului as shown in the GPAC Directed Growth Map.**
2. **Apply the Country Town Growth Boundary, as found in table 8-2 of the December 2010 draft of this Chapter to the portion of the GPAC Directed Growth Map that includes the town of Waikapū.**
3. **Create a hard and protected boundary to the east of the proposed Wai`ale planned growth area by explicitly excluding the entire band of sand dunes located in that area from any development considerations by clearly marking it on the map as a Protection Area.**
4. **Reduce the projected and permitted quantity of residential units in the Wai`ale (new town) and Waikapū Tropical Plantation Town planned growth areas.** Wai`ale should be limited to 1,450 new residential units, Waikapū Tropical Plantation Town should be limited to 800 new residential units, as well as up to 80 rural lots.
5. **Adjust the Urban Growth Boundary southward from Puunene Avenue between Kuihelani Highway and Mokulele Highway, to provide for the necessary expansion of the Kahului Urban core** to compensate for the loss of area between Kahului and Waikapū from the adjustment recommended in (1), and the loss of permitted residential units from the adjustment recommended in (4). It would also offer an area to be considered as an alternative to the consolidated County baseyard, as was discussed in the Budget and Finance Committee.

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6. **Remove the Director's proposed revisions to the language in Chapter 8 where they serve to weaken the language of the Maui Island Plan.**

Mahalo.

*Presented on behalf of the membership and board of the Waikapū Community Association by Jacob Verkerke, President.*

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