

Economic Opportunity through Innovation and Collaboration

Policies

1. Support agriculture that provides jobs, improves soil health, is less water intensive, and provides food and products for local markets.
2. Prohibit conversion of agricultural lands outside of the Maui Island Plan's growth boundaries, and limit conversion of agricultural lands within the growth boundaries to urban and rural designations in West Maui unless it can be demonstrated that:
 - a. conversion is required to accommodate the population or employment projections for the region, or;
 - b. conversion will facilitate shoreline retreat by directly replacing an existing development of similar size and character ~~that is threatened by climate change~~. Public facilities developed under this policy do not need to be of comparable size to the public facilities that they are replacing. (Amended Per CPAC Discussion - CPAC marked for revisit after Growth Alternatives discussion)

~~3. The number of visitor units in West Maui shall not exceed 33 percent of the total units in West Maui. (CPAC requested alternative versions of this policy, provided below)~~

Option 1: No additional visitor units, except Bed and Breakfast Homes, shall be permitted in West Maui unless an equal number of workforce housing units are concurrently developed in the same subarea.

Option 2: No additional visitor units, except for Bed and Breakfast Homes, shall be permitted in West Maui until the supply of residential housing units equals the supply of visitor units. Once the supply of residential units exceeds the supply of visitor units in West Maui, new visitor units shall be permitted only if an equal number of workforce housing units are concurrently developed in the same area.

- ~~3.4.~~ Visitor-related development and businesses shall minimize the impact of tourists on West Maui residents, infrastructure, parks, environment and cultural resources. The visitor industry shall focus on quality rather than quantity.
- ~~4.5.~~ Support agriculture that is small-scale and/or self-subsistence farming.
- ~~5.6.~~ Support small businesses.
- ~~6.7.~~ Support the arts and historic industries.
- ~~7.8.~~ Promote wellness as an industry.

~~8.9.~~ Support boating facilities located near harbors.

~~9.10.~~ Encourage economic development related to strategic relocation in response to climate change or natural disasters.

~~10.11.~~ Support expansion of renewable energy, including small-scale community options.

Actions (Lead County Agency)

1. Develop and implement a West Maui Agriculture Strategic Plan. (OED)
2. Support the recommendations of the Mayor's Tourism Group, the Maui Tourism Advisory Committee, and other best practices for tourism management in West Maui as appropriate to protect the area's environment, culture, and character. (OED/Mayor's Office) [\(CPAC has not discussed\)](#)
3. Develop and implement an economic development strategy for West Maui and coordinate with the Planning Department on required land use changes to implement the strategy. (OED) [\(CPAC has not discussed\)](#)
4. Support farmers through increased funding for education and investment. (OED)
5. [Deny or recommend denial of new Short Term Rental Home Permits, new hotels and hotel expansions in West Maui until the supply of residential housing units exceeds the supply of visitor units. \(Planning\)](#)