

THE SENATE
THIRTY-THIRD LEGISLATURE, 2025
STATE OF HAWAII

S.R. NO. 23

MAR 06 2025

SENATE RESOLUTION

URGING THE MAUI COUNTY PLANNING DEPARTMENT TO RETAIN THE WORD
"REQUIRE" IN THE SOUTH MAUI COMMUNITY PLAN AS IT RELATES TO
INFRASTRUCTURE TO ENSURE THAT DEVELOPMENT DOES NOT OCCUR
WITHOUT ADEQUATE SUPPORTING INFRASTRUCTURE.

1 WHEREAS, the South Maui Community Plan serves as a guiding
2 document for sustainable development and infrastructure planning
3 in the region, ensuring that growth aligns with the needs and
4 capacity of existing and future infrastructure; and

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6 WHEREAS, the proposed removal of the word "require" from
7 the South Maui Community Plan in relation to infrastructure
8 could weaken enforceability and accountability in ensuring that
9 essential infrastructure improvements are constructed before or
10 concurrently with new development projects; and

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12 WHEREAS, members of the Wailea community and residents of
13 South Maui generally, have expressed significant concerns that
14 loosening infrastructure requirements may lead to
15 overdevelopment, increased traffic congestion, environmental
16 degradation, and a strain on essential public services,
17 including water supply, sewer capacity, and emergency response
18 systems; and

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20 WHEREAS, requiring infrastructure to be completed before a
21 development is occupied ensures that new residential and
22 commercial projects do not overwhelm the community's roads,
23 utilities, and public safety resources, thereby maintaining
24 quality of life and sustainability; and

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26 WHEREAS, other municipalities across the United States,
27 including those in California, Florida, and Colorado, have
28 implemented similar policies mandating infrastructure completion
29 before development occupancy to mitigate the negative effects of
30 unchecked growth and protect long-term community interests; and

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32 WHEREAS, planning principles that prioritize
33 infrastructure-first development enhance resilience against
34 economic risks, improve public safety, and support the overall



1 well-being of communities by preventing piecemeal and reactive
2 infrastructure solutions; and
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4 WHEREAS, the South Maui region has experienced rapid
5 population growth and increased tourism impacts, making it
6 imperative that the Maui County Planning Department uphold
7 stringent infrastructure requirements to ensure that development
8 does not outpace the capacity of roads, drainage systems,
9 wastewater treatment facilities, and other essential services;
10 and
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12 WHEREAS, a failure to mandate infrastructure development
13 before occupancy may lead to costly, taxpayer-funded
14 retrofitting projects that could have been avoided with
15 proactive planning and regulation enforcement; and
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17 WHEREAS, the Maui County Planning Department has a
18 responsibility to uphold the public interest by ensuring that
19 policies within the South Maui Community Plan reflect sound
20 planning principles that prioritize infrastructure adequacy and
21 sustainable growth; now, therefore,
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23 BE IT RESOLVED by the Senate of the Thirty-third
24 Legislature of the State of Hawaii, Regular Session of 2025,
25 that the Maui County Planning Department is urged to retain the
26 word "require" in the South Maui Community Plan as it relates to
27 infrastructure to ensure that development does not occur without
28 adequate supporting infrastructure; and
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30 BE IT FURTHER RESOLVED that the Maui County Planning
31 Department is requested to consider policies adopted by other
32 municipalities in the United States that mandate infrastructure
33 completion before the occupancy of new developments as models
34 for reinforcing sustainable growth in South Maui; and
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1 BE IT FURTHER RESOLVED that certified copies of this
2 Resolution be transmitted to the Mayor of County of Maui,
3 Director of the Maui County Planning Department, and chair of
4 the Maui County Council.
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OFFERED BY:  _____

