



REALTORS®
*Association of
Maui, Inc.*

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TESTIMONY

I am David DeLeon, Government Affairs Director for the REALTORS® Association of Maui. Our association supports the general **Smart Growth** underpinning of the proposed Maui Island Plan. The plan realistically deals with the level of growth we can expect and concentrates the growth into Urban Growth areas. The plan addresses the cost of supplying the infrastructure for this growth; de-emphasizes the impact of the automobile by creating **walkable communities**; and strives to protect our agricultural lands and open space while curbing urban sprawl.

The following are additional points we would like to make:

- If sustainability is important, then identifying our **Important Agricultural Lands** is vital. Forty-five percent of Maui is zoned agriculture and time has shown that it is unrealistic to think government can or even should attempt to preserve it all. But we do need to protect our Important Agricultural Lands and that cannot be done until you identify which lands are truly important for our future sustainability.
- The third largest population center on Maui is **Upcountry** (Haiku to Ulupalakua) – after Central and South Maui and before West Maui. This plan does not truly recognize the significance of this existing, very rural community.
- RAM supports the concept of redefining **small lot agricultural lands** and how the County addresses these properties. We believe that some of these existing properties should be transferred to low density (2, 5, 10-acre) rural zoning because they are simply poor farm land.
- We support the Planning Department's proposal to further define the agricultural districts into three sub-districts: **AG1 prime, important ag lands; AG2 small lot farm lands, and AG3 pasture.**
- We especially support the concept of an **AG2 zone** in which farming is encouraged on small ag lots but not required. We feel farming should be encouraged as important economic activity, however as history has shown, it can not be successfully mandated.

Thank you for your determination to complete this important process.