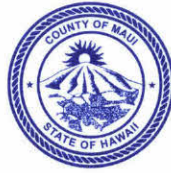


ALAN M. ARAKAWA  
Mayor

WILLIAM R. SPENCE  
Director

MICHELE CHOUTEAU McLEAN  
Deputy Director



COUNTY OF MAUI  
**DEPARTMENT OF PLANNING**

May 23, 2012

RECEIVED  
2012 MAY 23 AM 11:56  
OFFICE OF THE MAYOR

Honorable Alan Arakawa  
Mayor, County of Maui  
200 South High Street  
Wailuku, Hawaii 96793

For Transmittal to:

Honorable Gladys Coelho Baisa, Chair  
General Plan Committee  
Maui County Council  
200 South High Street  
Wailuku, Hawaii 96793

Dear Chair Baisa:

**SUBJECT: GENERAL PLAN UPDATE (GP-2(2))**

The Department of Planning (Department) is transmitting amendments to the Draft Maui Island Plan (DMIP) for Council review and adoption in accordance with the requirements of Maui County Code, Chapter 2.80B. We request that the attached documents be included under item GP-2(2), "General Plan Update" to assist in your review and action on the following portions of the DMIP:

- (1) Chapter 8 (Directed Growth narrative; pgs. 8-32 to 8-39);
- (2) Chapter 8 Maps (Change Maps U-1, U-2, U-3 and U-4 of Upcountry);
- (3) Exhibit "C" (Change Table for Maps U-1, U-2, U-3 and U-4 of Upcountry); explaining 2012 proposed revisions to the 2010 Directed Growth maps; and
- (4) Maps Comparing the General Plan Advisory Committee, Maui Planning Commission, and the 2010 and 2012 Planning Director's Directed Growth Boundary recommendations for the related Upcountry region.

Thank you for your consideration of this matter. Should further clarification be necessary, please contact John F. Summers, Planning Program Administrator at Ext. 7734.

Sincerely,

A handwritten signature in black ink, appearing to read "William Spence".

WILLIAM SPENCE  
Planning Director

OFFICE OF THE  
COUNTY COUNCIL

12 MAY 24 P 4:06

RECEIVED

APPROVED FOR TRANSMITTAL

Alan Arakawa 5/23/12  
Mayor Date

Honorable Gladys Coelho Baisa, Chair  
General Plan Committee  
May 23, 2012  
Page 2

Attachments

xc: John F. Summers, Planning Program Administrator  
David Yamashita, Senior Planner VI  
Simone Bosco, Senior Planner  
Project File  
LRD Correspondence File  
General File

WRS:JFS:SB:sb

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## Makawao – Pukalani – Kula

Upcountry Maui is characterized by abundant open space, agricultural lands, and rural towns. Because of the region’s cool climate, spectacular views, and country lifestyle, its popularity as a place to live on the island has grown. The region has the third largest population with just over 23,000 people in 2005. With less than 5,000 jobs in the region in 2005, the area is primarily a bedroom community for the Wailuku-Kahului employment center. The region has four distinct sub-regions; Makawao, Pukalani, Kula, and Hāli`imaile. A brief discussion of each sub-region is provided below:

**Makawao.** Makawao is one of the region’s two main settlement areas. Makawao has a strong historic connection to cattle ranching and is traditionally known as the last “paniolo town”. Commercial land uses in the sub-region are concentrated in the area of the Baldwin Avenue and Makawao Avenue intersection. Recreational and civic uses such as the Eddie Tam Memorial Center sports complex, the Makawao post office and the Makawao Public Library are located within or adjacent to the town center. Residential areas are composed of suburban and rural subdivisions and the town is surrounded by ranch land and pineapple fields.

**Pukalani.** Pukalani is the second main settlement in the Upcountry region. Land use patterns in Pukalani include a main commercial center, Pukalani post office, the Motor Vehicles & Licensing Office (Pukalani Office), Hannibal Tavares Community Center, and suburban and rural subdivisions. Commercial services in Pukalani cater to both neighborhood and regional customers. Recently, Kulamalu, a mixed-use commercial center has been developed along Kula Highway.

**Kula.** The Kula sub-region is characterized by a mixture of rural residential and agricultural uses. Diversified agriculture is an important industry and land use in the region. Small rural service centers are sprinkled throughout the Kula region. Several of these service centers, including the communities of Waiakoa and Kēōkea and the Kula Ace Hardware store, serve as community focal points.

**Hāli`imaile.** Hāli`imaile is a small community makai of Makawao town which was originally developed to house workers associated with the pineapple industry. The community is primarily residential, has a park and gym, and is surrounded by pineapple and sugarcane fields.

### CHALLENGES AND OPPORTUNITIES

Major land use challenges and opportunities in the Makawao-Pukalani-Kula Community Plan region include:

<b><i>Protecting Agricultural Lands</i></b>	Preserving rural character, protecting prime and productive agricultural lands, and maintaining a separation between communities are significant challenges. The region contains some of the most productive agricultural lands for diversified agriculture and thus contributes an important supply of agricultural produce to local markets. The County should enhance efforts to support bonafide farms to help keep agricultural operations a viable endeavor.
<b><i>Maintaining a Separation Between Communities</i></b>	If the region continues to grow as it has in the last two decades, separation between communities will become blurred and each community will lose its unique identity. Future development must be focused within existing communities or be adjunct to existing urban areas, and provide as much as possible, that large areas of open space are maintained between communities. Appropriate development and infrastructure standards

