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OFFICE OF THE COUNTY CLERK  
COUNTY COUNCIL

**TO:** Honorable Gladys C. Baisa, Chair  
General Plan Committee  
Maui County Council  
200 South High Street  
Wailuku, Hawaii 96793

**DATE:** August 31, 2012  
**SUBJECT:** Pulehunui Master Plan  
(Revisions to Maui Island Plan,  
Puunene Industrial Planned  
Growth Area) (GP-2(2))

**Enclosed is/are:**

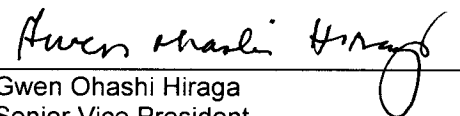
Copies	Date	Description
18	August 2012	Pulehunui Master Plan

	For your information For necessary action	For your use As requested
X	For your Committee's review For your files	For your signature Returning

**REMARKS:** On behalf of the State of Hawaii (Department of Hawaiian Home Lands, Department of Land and Natural Resources, Department of Public Safety, and Department of Accounting and General Services) we are submitting the Pulehunui Master Plan for your Committee's review.

Should you have any questions or require additional information, please do not hesitate to contact me.

Thank you for your consideration.

Signed:   
Gwen Ohashi Hiraga  
Senior Vice President

GOH:yp

cc: Jobie Masagatani, State Department of Hawaiian Home Lands (w/attachment)  
William Aila, Jr., State Department of Land and Natural Resources (w/attachment)  
Ted Sakai, State Department of Public Safety (w/attachment)  
Dean Seki, State Department of Accounting and General Services (w/attachment)  
Jesse Souki, State Office of Planning (w/attachment)  
William Spence, County of Maui Department of Planning (w/attachment)

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# **Submittal to Council General Plan Committee**

## **PULEHUNUI MASTER PLAN**

**Submitted by:**

**State of Hawaii,**

**Department of Hawaiian Home Lands  
Department of Land and Natural Resources  
Department of Public Safety  
Department of Accounting and General Services  
In Consultation with  
County of Maui, Department of Planning  
August 2012**

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# **I. EXECUTIVE SUMMARY**

# I. EXECUTIVE SUMMARY

The Pulehunui Master Plan (Master Plan) is a cooperative effort in land use planning, fiscal coordination and project implementation among the State Department of Land and Natural Resources (DLNR), Department of Hawaiian Home Lands (DHHL), Department of Public Safety (PSD) and Department of Accounting and General Services (DAGS). Importantly, the Master Plan framework establishes a basis for coordinating land planning efforts with the County of Maui. The Master Plan covers approximately 939 acres of land in Central Maui, along Mokulele Highway, in proximity to Kahului and Kihei. The Master Plan envisions a land use strategy that supports business, commercial, and industrial endeavors alongside public facilities and recreational parks.

The Pulehunui Master Plan provides the framework for State agency collaboration to secure State funding and ensure the effective and efficient use of public lands and funds. The Plan is also intended to foster agency coordination in infrastructure development to service envisioned land uses and reduce the cost of developing the infrastructure. The development of the Pulehunui Master Plan will generate revenues to support Statewide programs that will also provide benefit to the County of Maui and provide a sound property tax revenue base for the County of Maui.

Since May 30, 2012, when the General Plan Committee reviewed the the State agencies' request to include the Pulehunui Master Plan area in the Maui Island Plan's Urban Growth Boundary, meetings with the Department of Planning and a number of community outreach meetings have been held. Planning working sessions were carried out with the State agencies and the County Department of Planning to review and collaborate on various aspects of the Master Plan including a conceptual phasing plan. The State agencies met with the Maui representatives of the State Senate and State House of Representatives, Maui County administration, neighboring land owners, Maui Visitors Bureau, Maui Hotel and Lodging Association and the Native Hawaiian Chamber of Commerce to review and discuss the proposed Pulehunui Master Plan. A public information meeting hosted by State Senator Roz Baker was held at the Kihei Community Center on August 27, 2012. The meeting was well attended with over 70 people in attendance. The public meeting was facilitated by the State Director of the Office of Planning and an overview of the Pulehunui Master Plan was presented. The Chairperson Designate of the Hawaiian Home Commission/Department of Hawaiian Home Lands, Directors of DLNR, PSD, DAGS, and the Maui Director of Planning provided an overview of their department's involvement in the master plan process. A question and answer period and a open house session followed the presentation.

**II. LAND OWNERSHIP IN  
PULEHUNUI**

## II. LAND OWNERSHIP IN PULEHUNUI

The Pulehunui Master Plan lands are owned by DHHL and DLNR. Neighboring lands are owned by the State, with the control and management transferred to the County of Maui by Executive Order; the Hawaii Army National Guard; Alexander & Baldwin, Inc. (under lease to HC&S); and Pacific Rim Land, Inc.