

COMMUNITY PLAN UPDATE

**MAKAWAO-PUKALANI-KULA
COMMUNITY PLAN**

Maui County Council
July 1996

EXHIBIT "1"

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PART I

INTRODUCTION TO THE MAKAWAO-PUKALANI-KULA COMMUNITY PLAN

A. Purpose of the Makawao-Pukalani-Kula Community Plan

The Makawao-Pukalani-Kula Community Plan, one of nine (9) Community Plans for Maui County, reflects current and anticipated conditions in the Makawao-Pukalani-Kula region and advances planning goals, objectives, policies and implementation considerations to guide decision-making in the region through the year 2010. The Makawao-Pukalani-Kula Community Plan provides specific recommendations to address the goals, objectives and policies contained in the General Plan, while recognizing the values and unique attributes of Makawao-Pukalani-Kula, in order to enhance the region's overall living environment.

The Maui County General Plan, first adopted in 1980 and updated in 1990, sets forth goals, directions and strategies for meeting the long-term social, economic, environmental and land use needs of the County. Similarly, the Makawao-Pukalani-Kula Community Plan, first adopted by Ordinance in 1987, has been updated in 1996.

B. The Role of the Community Plan in the Planning Process

For Maui County, the General Plan and the Community Plans are strategic planning documents which guide government action and decision-making. Both the General Plan and the Community Plans are part of a planning hierarchy which includes, as primary components, the Hawaii State Plan and State Functional Plans. See Exhibit A.

Mutually supporting goals, objectives, policies and implementing actions contained in the Hawaii State Plan, State Functional Plans, Maui County General Plan and the Makawao-Pukalani-Kula Community Plan provide for optimum planning effectiveness and benefits for the residents of the Makawao-Pukalani-Kula Community Plan region.

Implementation of the goals, objectives and policies contained in the Community Plan are defined through specific implementing actions, also set forth in each Community Plan. Implementing actions as well as broader policy recommendations are effectuated through

various processes, including zoning, capital improvements program, and the County budgeting process.

Exhibit A
Planning Hierarchy

C. The 1996 Community Plan Update

The update process started with the work of the Makawao-Pukalani-Kula Citizens Advisory Committee (CAC). This 13 member panel met a total of 18 times during a 225-day deliberation process to identify, formulate and recommend appropriate revisions to the Makawao-Pukalani-Kula Community Plan. The CAC reviewed the 1987 version of the Community Plan and used it as a basis for its considerations.

The update process incorporated technical studies and assessments. The results of these four (4) studies were used by the Planning Department and CAC to understand possible future conditions and needs. The technical studies consisted of the following:

1. A Socio-Economic Forecast which projects population, employment and housing characteristics through the year 2010 for each Community Plan region;
2. A Land Use Forecast which provides a measure of existing vacant and undeveloped lands (by Community Plan land use designation) and addressed the future needs for each Community Plan region;
3. An Infrastructure Assessment which identifies infrastructure (e.g., roadways, drainage, water, wastewater, telephone and electrical systems) limits and opportunities in high-growth Community Plan regions; and
4. A Public Facilities and Service Assessment which identifies public facilities and services (e.g., schools, parks, police and fire protection, hospital and solid waste disposal services) limits and opportunities in high-growth Community Plan regions.

Following the 225-day CAC portion of the update process, the CAC's recommendations were submitted to the Planning Director. The Director prepared the revised Community Plan based on the work of the CAC and forwarded it to the Maui Planning Commission for public hearing and review. After its own deliberation, the Commission made its recommendations and forwarded them to the County Council for further review and adoption by ordinance. This process is summarized graphically in Exhibit B.

Exhibit B

Community Plan Review Process

PART II

DESCRIPTION OF THE REGION AND ITS PROBLEMS AND OPPORTUNITIES

A. Planning Area Description

This section describes the boundaries of the Makawao-Pukalani-Kula Community Plan region and describes historical and archaeological resources of significance located within the planning region.

1. General Description of Region and Existing Community Plan Boundary

The Makawao-Pukalani-Kula region is located on the western slopes of Haleakala and includes portions of the Haleakala National Park. It is the only County planning region without any shoreline resources.

The boundary of the region begins at the confluence of Kailua Gulch and the Lowrie Ditch and travels in a counter-clockwise direction, following Lowrie Ditch southerly to its intersection with Spanish Road and Waiakoa Road, continuing southerly along Waiakoa Road to its intersection with the 600-foot contour line. It then follows the 600-foot contour line southerly to where it meets the ahupua`a boundary between Kamaole and Paeahu near the northern-most point of the *mauka* boundary of the Maui Meadows subdivision (Kihei-Makena Community Plan). It then follows the *mauka* subdivision boundary southerly and continues along the *mauka* Project District 9 boundary to an extended line from the boundary separating parcels identified as TMK 2-01-08:108 and 107. It continues *mauka* along the parcel boundary to its most northeastern point and follows the boundary of parcel 108 *makai* until its intersection with the 600-foot contour line. It then follows the 600-foot contour line southeasterly, crossing Kanaio ahupua`a to the western boundary of Auwahi ahupua`a and then follows the ahupua`a boundary *mauka* to the southern boundary of Papa`anui ahupua`a. It then continues *mauka* to the 9600-foot contour line near Kolekole at the summit of Haleakala, then easterly along the contour line to the Haleakala National Park boundary. It proceeds easterly along the Park boundary to the eastern ridgeline of Haleakala Crater and then turns north to follow the ridgeline across Kuiki to Pohalu Palaha at an elevation of 8105-feet. It then continues *makai* along a forest reserve

boundary and then westerly along the Park boundary to Puu Nianiau at VABM 6849. From this point, it follows an extended straight line to the headwaters of Kahakapao Gulch near the 5200-foot contour line and continues along the center line of Kahakapao Gulch to its confluence with Maliko Gulch, then *makai* along the center line of Maliko Gulch to Wailoa Ditch. It then follows Wailoa Ditch westerly across Kamole Weir to the old Hamakua Ditch, then westerly along Hamakua Ditch to Kailua Gulch near the 800-foot contour line. It then proceeds northerly along Kailua Gulch to the beginning point at Lowrie Ditch.

The region's population is concentrated in two (2) main settlement areas, Makawao and Pukalani, which are characterized by a mixture of suburban and rural land uses. The Kula area is better depicted as a mixture of rural and agricultural uses with settlement more concentrated at Waiakoa. The region has become famous for the quality of vegetables and flowers exported to Hawaiian and international markets.

The planning region is referred to as "Upcountry", reflecting first its location and elevation on Haleakala and secondly the social qualities of its neighborhoods. These are close-knit communities with values placed on open space and rural characteristics.

Exhibit C depicts the location of the Makawao-Pukalani-Kula planning region.

Exhibit C

Makawao-Pukalani-Kula Planning Region

2. Historical and Environmental Context of the Region

Partially due to being the largest of the community plan regions, the Makawao-Pukalani-Kula region is one of the most diverse of all the community planning areas in terms of physical environment, history and culture. Because the area stretches around from the northern face of Haleakala at Makawao, westward through Pukalani and south to Ulupalakua and Kanaio, with an elevation ranging from 600 to 10,000 feet, the diversity of climate over the entire area promotes different ecosystems, settlement patterns, and land uses.

Environmentally the planning region holds a great diversity of climates, geology and natural resources. Included are portions of the rainforests at Waikamoi, the summit of Haleakala, expanses of forest reserves, a great deal of the arid kiawe scrublands of the central valley and remnants of the native dryland forest on the south side of the island. These diverse climates support a wide variety of native plants and birds including some of the rarest in all of the Hawaiian Islands.

Because the region generally starts at the 600 foot elevation, it contains only portions of traditional land divisions. The region contains portions of three traditional districts or moku, these being Kula, Hamakuapoko and Honua`ula, and contains all or portions of 28 ahupua`a. Many of these are shared with the Kihei-Makena, Paia-Haiku, Hana and Wailuku-Kahului community plan regions.

Early Hawaiian settlement is evident from the large numbers of archeological sites within the region. There are numerous recorded and unrecorded Heiau, stone walls, building platforms and petroglyphs which provide evidence of intensive habitation and land use well before 1778 when Captain Cook arrived in the Hawaiian islands.

Large scale sugar production was established in the 1850s to the 1870s. A partnership between S. T. Alexander and H. P. Baldwin began the large sugar plantation which is now HC&S. In 1876, the construction of Hamakua Ditch brought water to the dry central valley and northwestern slopes of Haleakala, making sugar production possible where once only scrublands existed. Captain James Makee's "Rose Ranch" at Ulupalakua produced sugar cane until the destruction of the forest above the ranch by cattle and other causes reduced the total rainfall and made sugar an unprofitable venture. The production of sugar at Ulupalakua was abandoned in 1879.

Cattle ranching rated second to sugar in terms of total acreage and major activities in the upcountry area. The large cattle operations of Haleakala Ranch, Kaonoulu, Erewhon

and Ulupalakua Ranches were the main ranches, many of which are still raising beef and dairy cattle.

Pineapple, being more adaptable to poor soils and requiring less irrigation than sugar cane, was being grown in Makawao as early as 1920s. Pineapple is now generally grown at higher elevations than sugar cane.

Smaller scale farming in Kula was actually begun by the pre-contact Hawaiians and the area was especially known for its `uala or sweet potatoes. In the 1840s many of the Hawaiians and Chinese were growing Irish potatoes to be shipped to the mainland mining areas in California. The cool and relatively dry climate, as well as exceptional soil, makes the Kula area excellent for a number of crops and it is now the center of the island's diversified agriculture industry.

It was the availability of homesteads, however, which began the tradition of family farms in the Kula area. Some of the lands cultivated by the large sugar operations were owned by the government and leased by the plantations. As the leases expired toward the middle of the 19th century, pressures arose to make the land available for homesteading. As early as 1847 government lands were being made available in Makawao for homesteads. Lots in Kula began opening up in 1889. Some of the lands were bought by individual owners, many of which were former plantation workers. However, the greater portions were picked up by the plantations because the government put no restrictions on who could claim the homesteading parcels. It was the availability of these homesteads that began the traditions of the smaller family farms now famous for Kula onions, cabbages and cut flowers.

Culturally, the area is as diverse as its environmental aspects. As the sugar industry grew and plantations became established, workers were recruited from all over the world, including Portugal, Japan, Russia, Germany, Philippines, Puerto Rico and China, under contract to work in the fields. Often when the contracts were fulfilled, the immigrants sought to settle in the upcountry area. The predominant migrants settling in this region were the Portuguese, Chinese and Japanese.

In general, the Portuguese sought ranching and farming type occupations as well as related vocations such as blacksmithing and operating feed stores. Because of the region's ranching heritage, the Upcountry region developed a rich history and tradition of the Paniolo or cowboy. Makawao was a center of activity for ranching and is traditionally known as the last paniolo town. Today rodeo and polo are popular

activities in the Upcountry area, reflecting the region's history and culture. The working ranches of today still produce some of the best cowboys on the national rodeo circuit.

The Chinese, many of which had served as contract labor at Kohala on the island of Hawaii, settled largely in Keokea and were also prominent land owners in Makawao. Since the land they farmed in Kula was leased from either larger land owners or the government and the immigrant workers were not citizens, their tenancy on lands was often threatened either with the sale of the land or the government dividing it up for homesteads. It was not until the generation born in the Territory turned 18 years of age that they qualified for the homesteads and were able to acquire their land. With the construction of Kula Sanitorium by the state in 1937, Keokea experienced something of a rebirth as farmers resettled and merchants opened up shops in the area.

Although the Japanese arrived somewhat later than the other two groups, they have made a significant contribution to the formation of the area's character and development. They were excellent craftsmen and businessmen, often setting up contracting or carpentry businesses as well as small stores. As homesteading lands became available in the Kula area, family farms were established which are still at the center of the island's diversified agricultural industry.

Subsequent to the establishment of the different farming communities throughout this community plan region, there has been an additional emphasis on residential uses. The region's cool climate, rural setting and spectacular views make for a desirable place to live and since the early seventies, the area has experienced a large growth in the residential market. The Kula area has especially become a place for luxury residential use. This has sometimes conflicted with the ongoing agricultural pursuits with a loss of agricultural lands and the inherent incompatibilities with farming operations and housing.

The population for the district has undergone significant fluctuations from the early 1800s through the 20th century. During the 1830s, the population stood at approximately 10,700 persons. It then decreased sharply to 2,900 in 1853 and did not rise above 3,500 until 1884 when it rose over 5,000 and continued to grow. The 1930 census showed the area at 17,021 persons and then it shrank back to 9,970 in 1970. These fluctuations, especially during the early years occurred largely with changes in land ownership, droughts and the establishment of homesteads. The 1990 census estimates approximately 19,000 currently live in the area.

B. Identification of Major Problems and Opportunities of the Region

This description of key problems and opportunities provides the underlying basis for the planning goals, objectives and policies which are described in Part III.

1. Problems

- a. WATER. A primary concern is the limited development of water resources and distribution system to meet the needs of the region. The proper allocation of water resources is considered essential to, in order of priority: (1) preserve agriculture as the region's principal economic activity, promote diversified agricultural activities, and effectively encourage the development of Department of Hawaiian Home Lands (DHHL) parcels; and (2) ensure the long-term viability of the region's residential and economic base.
- b. LOSS OF RURAL CHARACTER. One of the primary attributes which make the Makawao-Pukalani-Kula region unique to the island is the rural and serene environment which defines Upcountry Maui's character. The loss of this rural ambiance is of significant concern to the region's residents. Consequently the preservation of this rural setting and open space, through comprehensive planning, public participation, and orderly plan implementation is viewed as an important goal for the region.
- c. TRANSPORTATION. Given its extensive geographic limits, it is important that the Makawao-Pukalani-Kula region be served by an efficient transportation system. Inadequacies of the existing transportation network are viewed as a major concern, requiring solutions developed through a comprehensive transportation planning approach. Issues which are of particular concern include the need to address interregional access, and the need to provide alternative programs and modes of transportation, including, but not limited to ridesharing, public transportation systems and bikeways.
- d. PUBLIC/QUASI-PUBLIC SERVICES AND FACILITIES. Inadequacies in public and quasi-public services and facilities are cited as major community issues. The upgrading, expansion of, and addition to recreational and community facilities; educational facilities; day care services; elderly and youth facilities; communication services; and fire protection, police protection and emergency medical facilities are required to meet the growing needs of the

region's residents. Additionally, the development of a satellite "city hall" is considered important in meeting the governmental service needs of the region.

2. Opportunities

- a. RURAL COMMUNITY CHARACTER. Many of the positive qualities of the Upcountry environment are reflected in personal relationships which exhibit honesty and concern for the welfare and well-being of other members of the community. The region's rural qualities characterized by such things as a low crime rate, clean environment, abundant outdoor recreational opportunities, and vast open space and natural resources provide an opportunity to preserve Upcountry Maui's unique identity.
- b. LAND USE. The land use patterns of the Makawao-Pukalani-Kula region should provide an opportunity to preserve the region's rural and agricultural setting. Through proper planning and implementation, the communities of Makawao, Pukalani and Kula can retain their distinct rural qualities, while contributing to the economically and socially integrated fabric of the Upcountry region. Given the need to preserve the rural character of each community, land use patterns should be evaluated not only in terms of existing communities, but in terms of developing new residential communities (i.e., Hawaiian Homes) which are consistent with and which complement the existing Upcountry atmosphere. Finally, to retain the integrity of the region's land use character, agricultural lands and related activities must be recognized as key land use elements which make Upcountry a special place.
- c. CULTURAL AND NATURAL RESOURCES. The Makawao-Pukalani-Kula region is known for its rich cultural and natural resources values. The history of its ethnically diverse population can be found in the region's cultural practices, historic sites, and archaeological resources. In this context, the region offers a significant opportunity for the development and enhancement of a variety of arts and practices. Furthermore, this Community Plan region is the home of significant resources, including water shed areas and the Haleakala National Park, which is significant in terms of its resource preservation, enhancement and protection values. From an economic standpoint, the National Park is viewed as an important component of the region's economy.
- d. DEPARTMENT OF HAWAIIAN HOME LANDS. The region's expansive lands falling under the jurisdiction of the Department of Hawaiian Home Lands

is considered a major opportunity. Establishment of a community on this land to address the needs of Native Hawaiians and as an opportunity for enriching and diversifying the Upcountry area is considered a primary component of the Makawao-Pukalani-Kula Community Plan.

- e. **ECONOMIC ACTIVITY.** The natural and agricultural settings in the Makawao-Pukalani-Kula region are opportunities to maintain and enhance the region's economic base. For example, the name recognition of Kula agricultural products establishes a basis for developing new local and overseas markets which can strengthen the agricultural component of the economy. Additionally, Upcountry's natural environment provides a context in which the region's economic base can be enhanced through development of small business enterprises which cater to resident and visitor-oriented needs.

C. **Interregional Issues**

In the consideration of possible amendments to the Makawao-Pukalani-Kula Community Plan, there are several issues which affect other regions or require a Countywide or islandwide analysis. This section discusses these issues which need interregional, island-wide or County-wide comprehensive policy analysis and formulation.

1. **Kihei-Upcountry Highway:** The proposed highway between Kihei and the Upcountry region is significant in terms of its land use and transportation impacts. The "no-build" alternative is the preferred option, but it is recognized that the selection of an alignment must consider the growth inducing impacts to the region's agriculture, rural character and open spaces. The need to maintain the unique Upcountry ambiance is an essential parameter in analyzing alternative routing schemes. Recognizing that the evaluation of alternatives should weigh transportation costs and benefits as well as community and land use impacts, it is recommended that, if built, the highway's Upcountry terminus intersect Haleakala Highway in the vicinity of Halimaile Road.
2. **Economic Well-Being:** The welfare of the Upcountry region depends upon the welfare of the County as a whole. For example, many Upcountry residents work in other Community Plan regions and therefore, depend on the health of the County's economy. Likewise, the Upcountry region represents opportunities for diversification (e.g., science and technological opportunities on Haleakala; agricultural diversification opportunities) which contribute to the economic well-being of the County of Maui. The role of the Upcountry region in maintaining the overall well-being of the County is further

exemplified by the significant acreage of sugar cane and pineapple currently found in the region. The importance and value of these industries in terms of employment, natural resources (e.g., water), and open space must be addressed from a Community Plan regional perspective and a County-wide perspective. Finally, it is noted that the Upcountry region's rural character, and scenic and recreational resources (e.g., Haleakala National Park; scenic drive) are assets to the County's economic health and stability.

3. **Water:** Water use in the Upcountry region is recognized as having impacts on the streams of East Maui and the agricultural activities of the central valley. A comprehensive water management strategy must be developed to strike a balance between the various interests and accommodate environmental, agricultural and residential needs of all neighboring regions.
4. **Geothermal Development:** The Upcountry region contains the only designated geothermal subzone in the County. While the potential benefits of geothermal development would accrue to the entire island, the environmental impacts would be primarily borne by the communities of Ulupalakua and Kanaio. For this reason, and in respect to Native Hawaiian sensitivities, a policy prohibiting geothermal development that impacts adversely on Upcountry communities or culturally sensitive resources has been adopted.
5. **Regional Boundary:** The Makawao-Pukalani-Kula Community Plan regional boundaries have been revised in accordance with the recommendations of the Paia-Haiku CAC with respect to Hali`imaile Town; and the Hana and Kihei-Makena CACs with respect to the Ulupalakua/Kahikinui. Existing Hali`imaile Town is in the Upcountry planning region, however some of the residential expansion proposed for the town is located in the Paia-Haiku Community Plan region. For this reason, in accordance with the Makawao-Pukalani-Kula CAC's recommendation, the entire area around Hali`imaile Town has been placed within the Makawao-Pukalani-Kula Community Plan region. With regard to Ulupalakua, many of the area's residents rely on the services, roads and other infrastructure in the Upcountry region, but find their community arbitrarily divided by the Kihei-Makena/Upcountry regional boundaries. A similar arbitrary division occurs on Department of Hawaiian Home Lands acreage. In this regard and in accordance with the Makawao-Pukalani-Kula CAC's recommendation, all of Ulupalakua and Department of Hawaiian Home Lands properties have been included within the Makawao-Pukalani-Kula Community Plan region.

PART III

POLICY RECOMMENDATIONS, IMPLEMENTING ACTIONS AND STANDARDS FOR THE MAKAWAO-PUKALANI-KULA REGION



A. Intended Effects of the Makawao-Pukalani-Kula Community Plan

Policy recommendations contained herein express the long-term vision for the Makawao-Pukalani-Kula community. They will be used in formulating and prioritizing programs and strategies for each of the planning categories and, significantly, to establish a long-range land use pattern for the region.

For these reasons, the Makawao-Pukalani-Kula Community Plan will play a key role in directing economic growth and stabilization for the Makawao-Pukalani-Kula region. Accordingly, the population of Makawao-Pukalani-Kula will, to a large degree, be affected by the policy recommendations contained in the Community Plan.

Population projections, while subject to a host of variables and external factors, provide a useful benchmark for conceptualizing growth in a region and providing a measure of the effectiveness of the Community Plan and future strategies to direct and manage growth. The forecasts utilized in the development of the plan indicate that the region would likely grow from the current population of approximately 19,000 to about 24,000 persons, or an increase of about 5,000 people. These forecasts serve as “guidelines” in determining future land use and community development needs to the Year 2010. This translates into approximately 1,600 to 2,000 additional housing units.

The Makawao-Pukalani-Kula Community Plan is intended to protect and enhance the unique qualities of the region. Land use and policy recommendations, for example, seek to promote and expand the region’s agricultural base as a means of enhancing the rural/agricultural qualities associated with Upcountry Maui. The region’s open space and agricultural lands are further conserved by directing growth into, and contiguous with, already established urbanized centers. In addition, the Plan recognizes the need to facilitate the implementation of Department of Hawaiian Home Lands project at Waiohuli. The Community Plan continues to recognize Pukalani as the region’s “hub” in terms of lands set aside for

business/commercial and housing requirements. Makawao's and Waiakoa's unique country town ambiance and Kula's rural and agricultural atmosphere are intended to be maintained. From an overall regional perspective, then, implementation of the Makawao-Pukalani-Kula Community Plan is anticipated to balance future growth and development in a manner reflective of the rural/agricultural character of the region.

Through the Plan's land use map, policies are reinforced and land use patterns as well as spatial allocations are established to ensure long-term housing availability and economic diversification opportunities for the region's residents while maintaining the country, rural ambiance.

B. Goals, Objectives, Policies and Implementing Actions

Policies for the Makawao-Pukalani-Kula Community Plan region have been developed to guide decision-making in the direction of fulfilling the opportunities, as well as correcting or preventing the stated problems of the region. Simply interpreted, the goals are those broad statements which identify a preferred future condition. The objectives and policies specify steps and measures to be taken to achieve the stated goal. Finally, the implementing actions identify specific programs, project requirements and activities necessary to successfully bring reality to the desired goal.

ECONOMIC ACTIVITY

Goal

A stable and diverse economic environment which supports a level of community prosperity in order to provide social services and environmental amenities and which respects the region's rural and agricultural lifestyle, open space and natural resources.

Objectives and Policies

1. Provide for the preservation and enhancement of agricultural lands and operations, emphasizing the importance of promoting diversified agriculture to the region's economic base and lifestyle.
2. Support programs and plans to develop adequate water systems for agricultural use.
3. Protect existing agricultural operations from urban encroachment.

4. Support bona fide “family subdivisions” that employ rural planned unit or cluster concepts and thereby encourage existing farms to remain in production.
5. Recognize the rural, open space character of the Upcountry region as an economic asset of the island.
6. Preserve agriculture by actively promoting locally grown agricultural products.
7. Discourage large scale visitor industry facilities which result in high concentrations of visitors in the Makawao-Pukalani-Kula region (e.g., Maui Tropical Plantation).
8. Support existing and new service and retail industry endeavors such as medical, law, accounting and architectural/engineering offices which will diversify the region’s economic base without compromising its rural and agricultural integrity, and which will preserve the traditional scale and style of businesses in the Upcountry area.
9. Encourage the continuation of sugar, pineapple, cattle ranching, and diversified agriculture as major agricultural activities in the region and at the same time encourage the pursuit of alternative agricultural industries.
10. Promote agricultural practices that encourage energy efficient and environmentally sound measures such as catchment systems, and use of grey water, organic pesticides, organic fertilizers and biomass energy.
11. Develop a stable and balanced employment base which will provide opportunities for increasing the standard of living for all of the region’s residents.
12. Support the perpetuation of traditional independent grocery stores to preserve the upcountry character.
13. Encourage the establishment of an institution of higher learning to enhance economic and cultural diversity.

Implementing Actions

1. Analyze the zoning and subdivision ordinances and revise wherever needed to facilitate and support the maintenance and development of diversified agricultural activities.

2. As a condition of subdivision approval for non-agricultural lots, require that lot owners execute agreements which preclude legal action being brought against nearby farmers on issues relating to agricultural operations/nuisances.
3. Request a State Department of Agriculture-prepared master plan to support and expand agricultural activities in the Upcountry region.
4. Support, develop and implement programs to increase demand and reliable supply of locally grown produce to hotels, restaurants, and other visitor industry establishments.
5. Support, develop and implement programs for marketing agricultural products to neighbor island and Pacific Rim basin markets.
6. Seek funding to study the development potential of selected low-intensity service industry activities such as retreats, medical services, camps, cultural centers and education programs.

LAND USE

Goal

The maintenance and enhancement of Upcountry's unique and diverse rural land use character with sensitivity to existing land use patterns, natural resource values, and economic and social needs of the region's residents.

Objectives and Policies

1. Recognize the value of open space, including agricultural lands and view planes to preserve the region's rural character.
2. Establish land use patterns which recognize the "Right to Farm," in order to minimize conflicts between existing agricultural operations and urban-related activities.
3. Discourage speculation in agricultural lands.

4. Encourage land use patterns which will:
 - Support the long-term viability of agriculture.
 - Discourage “urban sprawl”.
 - Discourage heavy industrial activities.
 - Discourage large scale hotels.
 - Preserve and respect the Haleakala National Park, and protect the region’s open space character.
 - Maintain a separation of character between the Upcountry and the Kihei-Makena regions.
5. Encourage and support the development of land use performance and subdivision standards such as cluster development which will encourage viable farm operations and discourage estate subdivisions on agricultural lands such as Kula 200 or Kula Glen.
6. Encourage new residential developments in areas which are contiguous extensions of, or infills within the established residential pattern, and which do not adversely affect agricultural uses.
7. Ensure that adequate lands are set aside for recreational and open space purposes.
8. Preserve and enhance the “country” atmosphere in all communities by maintaining the small-scale, unique and independent character of each of the three sub-regions. “Country” atmosphere is defined by building style, a low density mix of residences, ranches, open spaces, greenways, plantings and cultivated lands.
9. Encourage the use of mechanisms such as land trusts and farm trusts to preserve open space and agricultural activity.
10. Support the development of a regulatory review process which encourages and facilitates public participation in all major land development activities.
11. Make available agricultural lands for those who wish to farm.
12. Eliminate pseudo-agricultural lots such as Kula 200 and Kula Glen, through recognition of such lots as rural residential subdivisions.

13. Support requests for Special Permits in the State Agricultural and Rural Districts as follows: (a) limited public and quasi-public uses in the more remote areas; (b) public facility uses such as utility installation, landfills, and wastewater treatment plants whose location is determined by technical considerations; (c) uses which are clearly accessory and subordinate to a permitted agricultural use on the property; and (d) extractive industries, such as quarrying, where the operation does not adversely effect the natural environment or Upcountry character.
14. Discourage additional development of large scale retail outlets and encourage uses which support neighborhood retail stores.
15. Discourage heavy industrial uses in the Makawao-Pukalani-Kula region.
16. Recognize the four (4) semi-urban centers of Makawao Town, Pukalani, Hali`imaile and Waiakoa Village. Within them, support the following land use and circulation patterns:
 - a. Within Makawao Town:
 - Business use on Baldwin and Makawao Avenues around the established central core.
 - Public use to support public and quasi-public needs.
 - Open space areas which enhance the Makawao Town's country town ambiance.
 - Pedestrian, equestrian, and bicycle pathways which provide alternative linkages among the various sections of Makawao.
 - Residential use including elderly housing.
 - b. Within Pukalani:
 - Diverse business uses in centralized, consolidated locations.
 - Limited multi-family use located adjacent to open space resources and consistent in scale and character with surrounding single family uses.
 - Single-family expansion contiguous with existing residential uses.
 - Parks and open spaces within and surrounding commercial and residential areas.

c. Within Hali`imaile:

- Future neighborhood commercial use.
- Single-family expansion contiguous with existing residential uses.
- Public and park uses reflecting existing uses and areas for expansion.
- Existing agricultural operations and baseyard.

d. Within and surrounding Waiakoa:

- Agricultural uses and open space.
- Low density, rural residential uses.
- Village center at Waiakoa.
- Single family use surrounding Waiakoa Village.
- Public and park uses reflecting existing land uses and areas for expansion.
- Projects which avoid “urban sprawl”.

17. Support the centralization of business activities and avoid the expansion of strip commercial development.
18. Where appropriate, support the reclassification of State Land Use districts to ensure consistency between State Land Use designations and land use designations defined by the Makawao-Pukalani-Kula Community Plan land use map.
19. Encourage the development of land use performance and subdivision standards which are compatible with the agricultural Upcountry character.
20. Require the development of a comprehensive rezoning program to implement the land use objectives of the Makawao-Pukalani-Kula Community Plan.
21. Ensure an adequate supply of lands designated for residential use to address the affordable and elderly housing needs of the region’s residents.
22. Maintain the open space areas along the Makawao-side of Haleakala Highway Bypass to allow a distinct separation between Pukalani and Makawao.
23. Recognize Pukalani as the geographic, public service and commercial hub of the region.

24. Ensure an adequate supply of land designated for residential use to provide opportunity for residents to participate in housing market “trade-ups”.
25. Establish water resource availability as a major criteria in establishing land uses.
26. Support land use spatial patterns which enhance the functional viability of pedestrian-oriented town and village centers.
27. Ensure and encourage the long-term viability of “Mom and Pop” stores through establishment and availability of appropriate land use designations.
28. Support a new Rural land use designation with a minimum two-acre lot size which recognizes large-lot residential land use patterns within the backdrop of a semi-rural setting. The use would be typified by “Gentleman Estate” housing or “Pseudo Agricultural” uses in which the residence would be the primary use and any non-intrusive agricultural activities would be secondary.
29. Explore the development of an additional Ag park.
30. Utilize the Rural classification to provide a transition and buffer between the Urban and Rural districts.
31. Support the establishment of religious institutions and other community-oriented centers near growing population centers.

Implementing Actions

1. Revise the subdivision ordinance to require bona-fide agricultural use for agricultural subdivisions.
2. Pursue programs to discourage speculation in agricultural lands including:
 - Land banking.
 - Dedication of lands for agricultural use supported by County tax policies and State programs.
 - County applied subzone provisions in the State Agricultural District which strictly limit certain lands to agricultural uses.
 - Transfer of development rights (TDRs).

3. Adopt zoning standards which use varying minimum lot sizes or other means to differentiate rural residential and agricultural land uses; and implement a program to rezone existing pseudo-agricultural subdivisions to the two-acre rural district.
4. Adopt alternative subdivision standards, in regards to roadway widths, street lights, etc., that reflect the rural and agricultural character of the region. Such standards shall at a minimum, provide for sidewalks on one side of the street for County roads within a 3/4-mile radius of developed or proposed school sites.
5. Develop guidelines for rural cluster development and planned unit development as part of a comprehensive growth management and open space protection program. Minimum lot size and unity density requirements for specific property designations in this Plan shall be superseded by sizes and densities specified in ordinances that are enacted establishing comprehensive rural zoning and/or agricultural or rural district cluster development standards and procedures.
6. Implement cooperative public and private land use activities (e.g., Hale Mahaolu programs) which address the region's social welfare needs.
7. Undertake a comprehensive zoning program to implement the Makawao-Pukalani-Kula Community Plan Land Use Map in order to phase out "Interim" zoning within 18 months of the adoption of this plan.
8. Utilize the land productivity inventory and assessment (i.e., Land Study Bureau "D" and "E" lands and ALISH) to identify low productivity lands which may be suitable for housing development.
9. For areas along the Pukalani Bypass Highway and along Kula Highway, provide for a minimum 50-foot open space buffer (i.e., no structures) on each side of the highway pavement. Vehicular access onto the Pukalani Bypass Highway should be prohibited. Access should be from Makani Road, Makawao Avenue or Haleakala Highway.
10. As a condition of zoning for the Hui No`eau property, limit public/quasi-public uses to those uses directly related to art display, education, performance, crafting and ancillary activities.
11. Determine the need for an additional school site(s) within the planning region at the time of LUC boundary amendments and/or zoning applications for additional housing

projects. Special consideration should be given in this regard to additional housing in Hali`imaile Town.

12. Support the project district zoning and commercial development of the old Crook Estate in Makawao as follows: approximately two acres for commercial development along Makawao and Baldwin Avenues to a depth of 200 feet, with the remaining land to be divided between park/open space and elderly housing.
13. Require the dedication to the County of a 3-acre park at Kealahou at the time of single-family zoning and Rural land use classifications are granted for the Raymond von Tempsky property mauka of Kula Highway.
14. Require that the development and dedication (pursuant to parks and playgrounds assessment requirements) of the 15.01-acre park and the development of the 5.11-acre public/quasi public area and 5-acre multi-family/elderly housing in the vicinity of the proposed Kulamalu development along Kula Highway be developed concurrently with the development of the 20-acre commercial site. The commercial site shall be Country-Town Business at the time of zoning.
15. The Rural Kula lands in the Crater Road area shall have one-acre lots with one house per lot.
16. The 3.75-acre DePonte parcel in Keokea shall be Rural with one-acre lots.
17. The approximately 45-acre Gomes/Phillips subdivision shall be Rural with one-half acre lots.
18. Access to the .75-acre Tam parcel between the Lower Kula Road and the Kula Highway shall be from the Lower Kula Road only.
19. The commercial sites for, and adjacent to, the Ulupalakua Ranch Store and the Tedeschi Winery shall be Country-Town Business at the time of zoning.
20. The .38-acre parcel which houses Maui Island Real Estate shall be used for "low impact" (e.g., traffic and noise) commercial operation(s) during daylight hours only.
21. The 21-acre Malama Pacific property shall have an appropriate buffer and one row of Rural uses on the mauka side.

22. New commercial development along Haleakala Highway in Pukalani should be discouraged out of concern over the impacts on traffic flow and the residential neighborhood. New commercial development along Makawao Avenue in Pukalani should be limited to professional services with minimal traffic and noise impacts.

ENVIRONMENT

Goal

Protection of Upcountry's natural resources and environment as a means of preserving and enhancing the region's unique beauty, serenity, ecology, and productivity, in order that future generations may enjoy and appreciate an environment of equal or higher quality.

Objectives and Policies

1. Preserve environmental resources by maintaining important agricultural lands as an integral part of the open space setting in each community.
2. Recognize agricultural lands as an essential ingredient to the Upcountry atmosphere. Criteria for determining such lands may include:
 - Land Study Bureau productivity ratings for agricultural lands.
 - Lands presently in cultivation.
 - Agricultural Lands of Importance to the State of Hawaii (ALISH).
3. Recognize and protect rare, endangered and unique biological resources in the region.
4. Encourage Federal, State and County cooperation in the preparation of a comprehensive Haleakala summit master plan to promote orderly and sensitive development which is compatible with the natural and native Hawaiian cultural environment of Haleakala National Park.
5. Support efforts for a comprehensive watershed management program which shall incorporate, as key components, soil conservation, forest management and reforestation/replanting which:
 - a. Utilizes endemic and indigenous plant species;

- b. Protects the environment from exotic plants and animals; and
 - c. Prevents the introduction and establishment of non-native species within this native forest region that may ultimately threaten water supply and native ecosystems.
6. Preserve the existing visual, noise, odor and air quality characteristics found in agricultural/rural neighborhoods of the Makawao-Pukalani-Kula region.
 7. Preserve the health and welfare of the region's residents by encouraging a balanced approach in utilizing man-made pesticides, herbicides and fertilizers.
 8. Encourage and support the use of organic farming as a means of maintaining the integrity of Upcountry's environment.
 9. Promote landscaping which utilizes endemic and indigenous plant species.

Implementing Actions

1. Conduct a regional land resource assessment to identify areas suitable for revegetation and reforestation with native plant species.
2. Implement a forest planting program to achieve a goal of an additional 10,000 acres of forested land to enhance the Makawao-Pukalani-Kula region's natural environment (e.g., watershed recharge, soil erosion mitigation).
3. Assist State and Federal government efforts to prevent establishment and spread of invasive alien species.
4. Encourage agencies and educational institutions to increase instructional programs in organic farming and integrated pest management.
5. Identify and implement ways to mitigate aircraft noise which adversely affects Upcountry's rural residential areas and Haleakala National Park.

CULTURAL RESOURCES

Goal

The identification, preservation and where appropriate, restoration and promotion of cultural resources and practices which reflect the rich and diverse heritage found in the Upcountry region.

Objectives and Policies

1. Recognize the importance of historically and archaeologically sensitive sites, both known and undiscovered, and encourage their preservation and protection.
2. Support public and private efforts to inventory, evaluate, classify, register, and protect, as appropriate, cultural resources to increase public knowledge of the region's rich and diverse cultural character.
3. Promote community awareness of the Makawao-Pukalani-Kula region's cultural and historic backgrounds through the establishment of museums, cultural centers and educational programs.
4. Recognize and respect the Upcountry region's multi-cultural heritage.
5. Maintain the integrity of Upcountry's cultural and historical resources through implementation of a controlled access program to designated sites.
6. Encourage and support the publication of an Upcountry newspaper.
7. Promote distinct cultural resources as an identifying characteristic of the region.
8. Protect the visual integrity of upcountry cultural landscapes.
9. Legitimize indigenous architecture as viable spaces for living, work and recreation.

Implementing Actions

1. Expand and update the County Cultural Resource Management Program to identify significant cultural resources and provide recommendations for their protection and preservation.
2. Promote significant cultural events such as the Makawao Rodeo, Holy Ghost Feast, Obon festivals, Seabury Hall Craft Fair and Makawao Parade.

3. Seek funding to establish and maintain an Upcountry cultural center which will document the rich and diverse heritage of the region. Components of the cultural center should include:
 - a. A Paniolo museum which documents the rich Paniolo history of Makawao Town;
 - b. A cultural practices center which documents and perpetuates ancient arts and crafts of the host culture that are unique the region (e.g., dryland agriculture and adz making);
 - c. A rural history center which records and promotes the history of Kula, Ulupalakua and other rural settlements which were important in the development of the Upcountry area;
 - d. An Upcountry community theater to provide a forum for the practice, preservation and perpetuation of cultural and performing arts.
4. Modify restrictive building code requirements to allow new buildings and renovations to be consistent with historic designs, such as balconies and canopies which protrude over the sidewalk, or others, which do not compromise public safety.
5. Develop a County ordinance for indigenous architecture.
6. Adopt standards for indigenous architecture.

DEPARTMENT OF HAWAIIAN HOME LANDS

Goal

The immediate implementation of programs and settlement of Native Hawaiians on lands of the Department of Hawaiian Home Lands, that diversifies and enriches the Upcountry community.

Objectives and Policies

1. Encourage and support planning and implementation of Department of Hawaiian Home Lands projects that benefit native Hawaiians, that include a variety of land uses in order

to form a complete community, and that are in harmony with the goals and objectives of the Makawao-Pukalani-Kula Community Plan.

2. Recognize and support the allocation of water resources for Department of Hawaiian Home Lands projects, consistent with applicable State and Federal laws.
3. Encourage cooperative planning programs between the State, the County, the DHHL and the native Hawaiian community which will foster a desired lifestyle and perpetuate the culture.
4. Coordinate and integrate the development of Department of Hawaiian Home Lands' projects with surrounding Upcountry communities.
5. Encourage the development of cooperative planning programs between the State and County and the Department of Hawaiian Home Lands to ensure that infrastructure and public service needs adequately address the needs of the entire Upcountry community. For example, consideration shall be given to the identification and development of new school sites, facilities, and programs which will provide adequate choices for education for Upcountry residents.
6. Encourage the development of cooperative agricultural development programs between the County and the Department of Hawaiian Home Lands to support diversified agricultural pursuits (i.e., programs, for example, which may identify opportunities for creating efficiencies in scale which will benefit all Upcountry farmers).
7. Support educational facilities and programs development by the Department of Hawaiian Home Lands.
8. Recognize the Department of Hawaiian Home Lands' Waiohuli-Keokea region as a potential agricultural and affordable housing community and the eventuality of a Hawaiian sovereign entity.

Implementing Actions

1. Encourage the creation of a Department of Hawaiian Home Lands-County Task Force to study and identify opportunities for developing cooperative programs and projects.
2. Develop alternate subdivision standards for infrastructure which: (a) ensure public health, safety and welfare; (b) are consistent with the desired lifestyle of the Native

Hawaiian community; (c) reduce construction costs; and (d) speed the settlement of the project area.

URBAN DESIGN

Goal

Recognition and preservation of the unique design characteristics of the Makawao, Pukalani and Kula communities in order to enhance Upcountry's man-made environment.

Objectives and Policies

1. Encourage urban design concepts which promote and produce pedestrian orientation, town centers, mixed land uses and energy conservation principles to enhance the identity and livability of new and existing communities.
2. Support the revision of subdivision and roadway design criteria and standards to be more compatible with the rural character of the Upcountry region.
3. Utilize design standards for multi-family residential uses which respect Upcountry's rural residential lifestyle.
4. Encourage commercial building scales which are compatible with the low-scale character of existing commercial structures.
5. Preserve the unique characteristics of all of the Upcountry towns by recognizing and respecting architectural styles as described in the Country Town Design Guidelines.
6. Support the development of pedestrian, equestrian and bikeway connections which provide safe and convenient linkages within and between Upcountry communities.
7. Encourage the use of appropriate landscaping, with greenways where possible, along major roadways, parking areas and land use transition areas to establish and maintain landscape themes which are consistent with the character of the each Upcountry community.

8. Enforce a two-story or 35-foot height limitation throughout the region, except for public/quasi-public uses such as auditoriums, gymnasiums, and fire stations.

Implementing Actions

1. Maintain Makawao Avenue and Baldwin Avenue as the primary roadways serving the Makawao Town center.
2. Provide continuous sidewalks and encourage protective overhangs along Baldwin and Makawao Avenues.
3. Provide continuous sidewalks along Lower Kula road within Waiakoa Village, from the Kula Community Center to Calasa Road.
4. Areas designated for multi-family use should adhere to the following design guidelines:
 - a. Building heights should combine one and two story structures limited to 35 feet which are compatible with surrounding single-family residences;
 - b. Exterior materials should emphasize natural materials such as wood, with earth-tone colors;
 - c. Private open spaces should be provided and maintained for each unit; and
 - d. Generously landscaped common areas should be provided.
5. Develop and implement alternate rural standards for public facilities and privately sponsored building improvements, roadways and subdivisions.
6. Develop appropriate street lighting standards for agricultural and rural areas.

PHYSICAL INFRASTRUCTURE

Goal

The timely and environmentally sensitive development and maintenance of infrastructure systems which protect and enhance the safety and health of Upcountry's residents and visitors, including the provision of domestic water, utility and waste disposal services, and effective transportation systems which meet the needs of residents and visitors while maintaining the region's rural character.

Transportation

Objectives and Policies

1. Ensure the safe and convenient movement of people and goods by providing maintained roadways having adequate carrying capacities.
2. Give priority consideration to the "no-build" alternative of the proposed Upcountry-Kihei connector highway, and give secondary consideration to the alternative route with the least negative impact to the Upcountry lifestyle and character by locating the Upcountry terminus in the vicinity of the intersection at Hali`imaile Road and Haleakala Highway.
3. Support the planning of new roadways provided that there would be minimal impact to the Upcountry lifestyle and character.
4. If the "no-build" alternative is not chosen, facilitate agricultural traffic movements at the intersection of the proposed Kihei-Upcountry highway and Omaopio Road, and at the intersection of the proposed Kihei-Upcountry highway and Pulehu Road by requiring an overpass and/or underpass for both intersections.
5. Provide adequate off-street parking and a loading zone to serve the business center in Makawao Town.
6. Improve the road through Hali`imaile or provide an additional access road between the terminus of the proposed Upcountry-Kihei Highway, if built, and the communities east of Baldwin Avenue, in order to relieve traffic congestion in Makawao town.
7. Encourage and support alternative transportation programs, that could include various methods of land use planning and urban design, which reduce reliance on the automobile as the primary mode of travel.

8. Support the establishment of a limited service public transportation system to key destinations within the Upcountry area to meet the needs of youth, after school needs of students, seniors and physically disabled.
9. Establish safe pathways connecting schools, recreation facilities, and commercial and residential centers for use by walkers, joggers, equestrians and bicyclists.
10. Provide transportation improvements in accordance with the Americans with Disabilities Act, including sidewalks, bikeways and other traffic safety improvements at existing and proposed school areas to ensure student safety.
11. Promote traffic safety through provision of roadway safety and maintenance improvements, and traffic control improvements throughout the region.
12. Recognize the need to establish designated truck traffic routes.

Implementing Action

1. If the “no-build” alternative is not chosen, establish an alignment for the Upcountry-Kihei Connector road which provides a connection to Haleakala Highway near its intersection with Hali`imaile Road.
2. Establish an additional roadway connection to Haleakala Highway from Pukalani Terrace through the 65-acre single-family area located north of and adjacent to the existing Pukalani Terrace residential subdivision. The alignment of this new roadway shall not displace existing residences.
3. Construct pedestrian, equestrian and bikeway facilities which connect major origin and destination points. Such facilities should include:
 - a. Pedestrian/equestrian/bikeway routes which link the Makawao Town center, Eddie Tam Memorial Gym, Kalama Intermediate School, and continuing along Makani Road to Haleakala Highway.
 - b. Pedestrian/equestrian/bikeway routes which link Pukalani residential areas with the Pukalani Community Center, Pukalani Elementary School, and the Pukalani Terrace Center, along Pukalani Street from

Haleakala Highway to the Pukalani Country Club, with a future extension to the Kulamalu project.

- c. Pedestrian/bikeway route along the Pukalani Bypass and Kula Highway from Makani Road to Ulupalakua.
4. Eliminate as a capital improvement project, the planning, design and funding for the Makena-Ulupalakua connector road.
5. Develop and implement a County user fee for commercial bicycle tours which shall be used to fund bikeway improvements.
6. Provide roadway shoulder improvements to improve bicycling safety, but do not detract from the rural atmosphere.
7. Prepare and implement an Upcountry master plan for bikeways, equestrian trails and pedestrianways, including a capital improvements program which can be funded by Federal, State and County monies.
8. Prepare a roadway master plan for the Upcountry region, including the development of appropriate road standards for agricultural and rural areas.
9. Prepare and implement a public bus or van transportation system plan for the Upcountry area.
10. Establish a “park and ride” site(s) in the Upcountry area. Sites should be identified to facilitate carpooling to Wailuku-Kahului and to Kihei-Makena.
11. Improve the safety of Omaopio and Pulehu Roads.
12. Improve upper Kealaloa Avenue, particularly at its intersection with Haleakala Highway, to facilitate movement of heavy weight vehicles. Once such improvements are made, heavy weight vehicles (30,000 GVW) should not be permitted as through traffic between Makawao Avenue and Meha Road. Any improvements shall preserve the scenic qualities of the route to the greatest extent possible.
13. Prohibit vehicular access onto the Pukalani Bypass Highway. Access should be from Makani Road, Makawao Avenue or Haleakala Highway.

14. New commercial development along Haleakala Highway in Pukalani should be discouraged out of concern over the impacts on traffic flow and the residential neighborhood. New commercial development along Makawao Avenue in Pukalani should be limited to professional services with minimal traffic and noise impacts.

Water

Objectives and Policies

1. Prioritize the allocation of water as new resources and system improvements become available as follows: (a) for maintenance and expansion of diversified agricultural pursuits and for the Department of Hawaiian Homes projects; and then (b) for other uses including development of new housing, commercial and public/quasi-public uses.
2. Encourage a flexible and comprehensive water management approach that recognizes the various collection and delivery improvements as one cohesive system.
3. The Department of Water Supply shall expand water supply and distribution systems, including catchment systems, in accordance with the directions set forth in the Makawao-Pukalani-Kula Community Plan.
4. Restrict the use of any water developed within or imported to the Upcountry region to consumption within the Upcountry region, with exception provided for agricultural use.
5. Recognize and support the immediate allocation of water resources for Department of Hawaiian Home Lands projects and agriculture.
6. Seek expanded municipal withdrawal from the lowest cost source to serve the Upcountry region.
7. Support the development of separate domestic and irrigation water systems.

8. Explore the development of alternative water sources (e.g., grey water, catchment systems, etc.) to meet the needs of diversified agriculture, businesses and residents.
9. Encourage the construction of additional storage capacity by the Department of Water Supply, commercial developers, and individual farmers to help alleviate the inadequate water supply.
10. Recognize the importance of the forested watershed areas and that their health and well-being are vital to all the residents of the Upcountry area.
11. Explore a comprehensive reforestation program to increase and catch more rainwater for the Upcountry area.
12. Encourage cooperative efforts among Federal, State, and County agencies, and developers to ensure that water storage and delivery needs of the region are met in a timely and orderly manner.

Implementing Actions

1. Increase catchment efficiency and storage capacity on the upper Kula line to achieve 4 mgd sustained delivery to farms and residences.
2. Increase the deliverable capacity of the lower Kula line to 7.5 mgd and extend the line to Keokea to serve Department of Hawaiian Home Lands projects.
3. Systematically improve and upgrade the existing water delivery system.
4. Provide incentives for water conservation practices.
5. Provide tax and/or water rate incentives for construction of agricultural water storage facilities.
6. Increase the pumping capacity from low cost sources to upper areas to supplement the surface water supply.
7. Develop and execute an agreement which ensures for the County, long-term rights to water from the lowest cost sources.

8. Conduct a groundwater development feasibility study for the Upcountry region.
9. Implement a water conservation and education program.

Liquid and Solid Waste Disposal

Objectives and Policies

1. Improve existing solid waste disposal facilities and services.
2. Maintain a waste transfer station site in the Makawao-Pukalani-Kula region.
3. Support wastewater reclamation and grey water alternatives as a means of reducing demands upon limited water resources in the Upcountry region.
4. Support solid waste reduction, recycling and reuse programs in the Upcountry area.

Implementing Actions

1. Continue and expand a pro-active County waste management strategy which includes reduction, recycling and reuse of solid waste and wastewater as major components.
2. Construct a wastewater collection and treatment system for the Waiakoa, Makawao, Pukalani and all new urban developments.
3. Utilize treated effluent for irrigation of farms, golf courses, parks and highway landscaping.

Drainage

Objectives and Policies

1. Respect and preserve natural drainageways as part of good land development practices and recognize their value as open-space corridors.

2. Implement comprehensive drainage improvements and maintenance procedures to ensure that the overall system will meet public safety and welfare needs of the region's residents.
3. Reduce the threat of property loss and environmental degradation attributed to stormwater runoff through a comprehensive reforestation and revegetation program.
4. Support the Soil and Water Conservation Districts in their efforts to implement soil erosion and drainage control management programs.
5. Prepare a drainage master plan for the Upcountry region, including appropriate standards for drainage systems.
6. Plan, program, budget and construct drainage system capital improvement projects to improve safety.

Energy

Objectives and Policies

1. Promote conservation and efficiency as the energy resource of first choice.
2. Develop incentives and requirements for energy efficient building design and site development practices through modifications to building, zoning, and subdivision codes.
3. Encourage urban design concepts which promote pedestrian orientation and mixed land uses in order to reduce automobile travel and promote energy conservation.
4. Prohibit geothermal energy development that would negatively impact the Upcountry region or diminish culturally sensitive resources.
5. Encourage the development and location of public facilities within or in close proximity to the Makawao, Pukalani, and Kula Communities, thereby reducing energy expenditures.

6. Achieve the energy efficient movement of people and goods through improvements to the transportation systems serving the planning area.

Implementing Actions

1. Adopt standards and regulations for the use of solar water heating, low flush toilets and other conservation fixtures in new building construction.
2. Develop and adopt an integrated energy functional plan for the County of Maui.
3. Use energy efficient street lights and develop appropriate street lighting standards for agricultural and rural areas.
4. Study and identify opportunities, including tax incentives, for developing alternative energy sources such as wind, biomass, solar and water driven electricity in the Upcountry region.

HOUSING

Goal

Housing opportunities for the residents of Makawao-Pukalani-Kula, to include all income and age groups, which are affordable, safe, and environmentally and culturally compatible.

Objectives and Policies

1. Encourage the use of tools such as low-rise planned unit development or rural cluster housing approaches which will allow housing projects to be more compatible with the natural setting and preserve open space.
2. Provide increased opportunities for affordable housing through:
 - Coordinated government assistance programs including the Department of Hawaiian Home Lands.
 - Provision of variable housing densities in areas designated for residential use.
 - Encourage housing rehabilitation through programs offering loans, grants, and/or technical assistance and community outreach.

3. Provide a mixture of housing types, smaller lot sizes, and coordinated assistance programs aimed at lowering housing costs and expanding housing opportunities.
4. In keeping with public health and safety principles, and consistent with the Upcountry character, develop zoning, subdivision and design standards which will facilitate the development of affordable housing.
5. To establish an efficient settlement pattern, discourage a dispersed pattern of development, thereby reducing public service, infrastructure and maintenance costs.
6. Provide independent living and assisted living elderly housing with support facilities and services to meet the needs of the region's elderly residents.
7. Seek the timely and orderly development of lands designated by the Community Plan for residential purposes.

Implementing Actions

1. Establish a housing rehabilitation program, including loans, grants, and/or technical assistance and community outreach.
2. Provide programs such as home-ownership counseling and self-help housing to enhance home ownership opportunities for Upcountry residents.
3. Provide housing opportunities for independent living for Upcountry's elderly within the Kulamalu project along Kula Highway and the new Project District 3/Crook Estate in Makawao Town.
4. Explore provisions to provide assisted living services for the elderly and physically disadvantaged at Keokea, provided that water is available for farming and for the Department of Hawaiian Home Lands.
5. Rewrite the existing Maui County Building Code and subdivision code to reduce home construction costs in rural and remote areas and to ensure that development is compatible with the Upcountry area.
6. Develop and adopt guidelines for rural cluster developments.

7. Consider the development of rules which would allow the use of house trailers for temporary residential use while construction of permanent residence is in progress. Such use would be allowed only for a period of two (2) years from issuance of the building permit.

SOCIAL INFRASTRUCTURE

Goal

An efficient and responsive system of people-oriented public services which enable residents to live a safe, healthy and enjoyable lifestyle, and offer the youth and adults of the region opportunities and choices for self and community improvement.

Recreation

Objectives and Policies

1. Develop a system of parks serving dispersed residential areas, including a regional park of at least 50 acres in the Upcountry region.
2. Establish youth centers and programs at locations suitable for and accessible by the youth of the region.
3. Improve park utility and operations by expanding organized sports programs and encouraging use of facilities.
4. Pursue the development of equestrian trails, pathways, greenways and related facilities which will meet the recreational needs of runners, joggers, walkers, horseback riders and cyclists.

Implementing Actions

1. Prepare an Upcountry Greenway Master Plan to identify routing alternatives and capital programming requirements for equestrian trails, jogging and walking paths, and bikeways. The Master Plan shall address the following planning elements:
 - a. Identification of user needs;

- b. Identification of greenway physical requirements (e.g. rights-of-way, slopes, etc.);
 - c. Definition of user characteristics by user groups;
 - d. Landownership, land use, physical and environmental opportunities and constraints in the Upcountry area which shall be considered in greenway routing analysis;
 - e. Development of alternative routing scenarios which address the planning parameters noted above;
 - f. Evaluation of the alternative routing scenarios and recommendation for a preferred scenario;
 - g. Recommendations for phasing and capital programming.
2. Expand the developed area at Mayor Eddie Tam Memorial Center to provide for additional parking and recreational facilities.
 3. Provide public swimming pools in Makawao and Kula.
 4. Explore the use of the old Keokea School as a community recreation resource.
 5. The County shall condemn or negotiate for a regional park of at least 50 acres in the Upcountry region, and shall appropriate necessary funding for such condemnation or purchase.

Health and Public Safety

Objectives and Policies

1. Establish a centrally located comprehensive health center with full emergency services to all communities.
2. Improve street lighting and security around schools, parks and other public facilities.

3. Improve police protection services by providing a police sub-station in the Upcountry region.
4. Provide public restroom facilities in Makawao Town.

Implementing Actions

1. Develop an Upcountry public safety center centrally located in Pukalani which will provide facilities for comprehensive health and emergency services, and a police sub-station.
2. Explore the establishment of general hospital services at Kula San Hospital.
3. Move ambulance service from Kula San to the Kula Fire Station.

Education and Family Services

Objectives and Policies

1. Encourage shared use of school facilities with the community to include such facilities as a community-school library, gymnasium, and public service rooms.
2. Support the development of higher education programs and facilities which complement Upcountry's economic, natural resources and cultural base including an institution of higher learning.
3. Support development of adequate child care facilities to assist working families.
4. Provide adequate school facilities to ensure an effective, efficient and comfortable learning environment for the region's children.
5. Coordinate the establishment of child care facilities, senior citizen centers, religious institutions and social service offices to benefit from complimentary and mutually beneficial combination of service delivery.
6. Encourage the expansion of programs and facilities for early childhood education, family day care, and youth services.

7. Recognize and support the traditional role of religious institutions and their related functions as a central part of the Upcountry community.

Implementing Actions

1. Provide additional elementary schools, as required and establish a student enrollment limit of 700 for each school.
2. Provide a new intermediate school when student enrollment at Kalama Intermediate School reaches 1,200. The new intermediate school would serve students from Pukalani and Kula, with Kalama Intermediate School serving students from Makawao and Haiku.
3. Construct permanent school buildings to replace existing temporary classrooms.

GOVERNMENT

Goal

The provision of accessible, cost effective and responsive government services and programs which meet the needs of Upcountry residents.

Objectives and Policies

1. Establish de-centralized government services for Upcountry residents.
2. Pursue the streamlining of the development permit process through means such as consolidating public hearings and concurrent processing of applications.
3. Use the County's budgeting process as a means of carrying out the policies and priorities of the Community Plan by targeting important projects designated by the plan for funding.
4. Use the County's real property tax function as a mechanism for encouraging private development, rehabilitation or preservation in keeping with the goals, objectives and policies of the Makawao-Pukalani-Kula Community Plan. This function should also be

used for monitoring the Community Plan and establishing a computerized land use information base.

5. Encourage a program for agricultural management and open space preservation.

Implementing Actions

1. Formulate and implement a comprehensive directed and managed growth program, consistent with the adopted Makawao-Pukalani-Kula Community Plan and the Maui County General Plan. This would include methodologies such as rural cluster guidelines, farm trusts, phased development in accordance with available infrastructure, the development of urban growth boundaries, transfer of development rights and open space easements.
2. Prepare a progress report five years after the adoption of this plan for review by the public and Maui County Council describing the status of general and community plan implementation and actions taken to comply with same.
3. Explore modifications to building and subdivision codes and standards such as minimum lot sizes, and compact parking ratios which will reduce the ultimate cost of housing.
4. Continue the review of and modifications to permit management and processing procedures to improve operational efficiencies of regulatory processes.
5. Schedule public meetings and hearings on days and at times most convenient to the general public. For proposals located within the Makawao-Pukalani-Kula region, meetings and hearings relating to such proposals shall be held in the Upcountry region.

C. Planning Standards

The following planning standards are specific guidelines or measures for development and design. These standards are essential in clarifying the intent of the land use and urban design objectives and policies and the Land Use Map.

1. Land Use

- a. Light industrial uses in the Makawao-Pukalani-Kula area should primarily be established to support agricultural activities, as well as other uses which would

diversify the region's economic base. These uses should not compromise the region's rural and agricultural integrity but instead be supportive and preserve the traditional scale and style of businesses in the Upcountry area. Use restrictions are to be incorporated in conditions of zoning for light industrial activities.

- b. New residential subdivisions shall be reviewed for possible encroachment or other impacts to existing agricultural operations. Appropriate mitigative measures such as the provision of buffers and/or open spaces; larger building setbacks; significantly larger lot sizes; the incorporation of cluster housing to maintain overall allowable densities; or the use of other appropriate means to mitigate possible impacts shall be used. Possible uses for buffer spaces could be utilized for such uses such as bikepaths, equestrian trails and jogging.
- c. Individual project district developments shall be considered on a case-by-case basis, as is the intent of project district zoning. The addition or expansion of a project district shall in no way be considered a precedent for the addition or expansion of another project district in the Upcountry region.

2. Cultural Resources

- a. Require appropriate mitigative measures as needed to preserve and protect archaeological sites. Such measures could include greater building setbacks (suggested minimum of 50-feet), buffer areas, controlled access, or other means as appropriate.

3. Design

- a. Limit building height throughout the region to two stories, not to exceed thirty-five feet above grade. Exceptions to this standard may be considered for public and quasi-public facilities such as gymnasiums, medical facilities and fire stations.
- b. All commercial buildings, government and private infrastructure improvements shall be designed in accordance with design guidelines developed for the region.

4. Transportation

- a. Provide four (4)-ft. bikelanes along major roadways in the Upcountry region and in accordance the bikeways master plan.
- b. Provide a 50-ft. open space buffer (i.e., no building structures permitted) on each side of the Pukalani Bypass Highway and along Kula Highway.

5. Landscape Planting

- a. Native plant species which are found in the region should be utilized for new public and quasi-public facilities. The use of native plants in landscaping should be encouraged in all new developments.
- b. Require the use of low water consuming trees, plants and ground covers in future landscape planting.

6. Subdivisions

Subdivision review for applications of four (4) lots or more shall include the following considerations:

- a. Socio-Economic Considerations

The direct and cumulative impacts on agriculture and the socio-economic impacts on the community shall be assessed and considered.

- b. Agricultural Impact Considerations

Larger building setbacks, significantly larger lot sizes, or other appropriate means shall be used to mitigate the impacts of residential encroachment upon existing agricultural operations.

- c. Improvements

County urban subdivision standards shall not apply to rural and agricultural lands of the Upcountry Region. The following rural standards shall be considered:

- Curbs and gutters, shall not be required. Grassed shoulders and swales shall be allowed without curbs.
- Sidewalks shall be provided on one side of the street for County roads within a 3/4-mile radius of developed or proposed school sites.
- Street lighting shall not be required.
- Roadway pavement width shall provide for a minimum 4-ft. bikelane in each direction of travel.
- Highways and major roadways shall have a minimum pavement width of 20 feet (10 foot travel lanes), and shoulder width of 4 feet, to provide for the safe passage of two-way traffic, except in areas where natural landforms, historic structures and other environmental constraints preclude widening beyond existing roadway widths.

7. Standards for Commercial Activities in the Rural and Agricultural Districts

- a. Proposed uses must be supportive of and without adverse effects upon the agricultural activities of the area.

In addition proposed uses must either:

- Be essential to the region's economic well-being;
- Provide essential services for the residents of the Upcountry; or
- Provide for the essential domestic needs of other communities.

8. Project District 1 (Kula Lodge) 3.7 acres

This project district is located on the west side of Haleakala Highway between Kimo Drive and Ainakula Road.

The objective of this project district is to provide for proper development of the area for retreat resort use.

This project district should primarily contain retreat accommodations that provide a restful and quiet experience in an isolated location. Existing restaurant and hotel use

shall be allowed along with other limited expansion for other hotel related uses. Open space and landscaping are to be common and integral functions of the project district development plan.

Recommended guidelines within the project district are as follows:

Uses:

Hotel:.....15 lodging units and one caretaker's unit

Commercial:..... 16,000 s.f.

- Restaurant
- Produce/Gift Shop
- Art Gallery
- Hotel accessory uses
- Special Uses subject to special use permit requirements.

Agricultural operation:

Protea co-op2,800 s.f.

Height:.....Not to exceed thirty-five feet

Building Setback:Fifty feet from Haleakala Highway and south boundary, thirty feet from other property lines.

Maximum Hotel Unit Size:.....850 s.f.

Maximum Caretaker's Unit Size:.....2,015 s.f.

9. Project District 2 (Silversword Inn) 4.0 acres

This project district is located on the east side of Haleakala Highway in the vicinity of the intersection of Kulalani Drive and Ainakula road.

The objective of this project district is to provide for proper development of the area for retreat resort use.

The project district should primarily contain retreat accommodations that provide a restful location. Existing restaurant and hotel use shall be allowed along with other limited hotel related uses.

Recommended guidelines within the project district are as follows:

Uses:

Hotel:.....4 units per acre

Maximum hotel unit size:.....500 s.f.

Maximum units/structure:.....3

Commercial:.....4,500 s.f.

Restaurant related hotel uses
subject to review and
approval the County.

Height:.....Two stories, not to exceed thirty-five
feet

Building Setback:Fifty feet

10. Project District 3 (Barto project/Crook Estate) 11.2 acres

This project district, comprising approximately 11 acres, is located in the center of Makawao Town, fronting both Baldwin and Makawao Avenues.

The objective of this project district is to encourage coordinated development of this parcel in order to provide for commercial expansion of the Makawao business core, establishment of open space/park uses and the provision for elderly housing. The housing shall be elderly housing, if the County establishes a need for elderly housing in the project district, unless, upon application for project district zoning, the applicant demonstrates to the satisfaction of the Council that requiring exclusively elderly housing would render the entire project financially unfeasible. The park shall be privately developed for public use. Vehicular access shall be provided off Makawao Avenue, with consideration for Pahala Street, Mahanani Place and Nakui Street, with pedestrian access provided via Baldwin Avenue. The one-acre County parking lot at this site shall not be credited towards off-street parking requirements for proposed commercial uses within the Project District. The residential uses should be approximately 12-16 units per acre.

Recommended guidelines are as follows:

Commercial Uses: Approximately 2 acres (the commercial area shall encompass an area approximately 200 feet deep along Makawao and Baldwin Avenues).

Remaining Land Area: Approximately 50% for Park use, Open Space and Public uses, and 50% for elderly housing.

Open space may include common landscaped areas. Public uses may include public parking lots. A minimum 3.75 acre public park shall be provided contiguous with the municipal parking lot.

PART IV

IMPLEMENTATION CONSIDERATIONS

To facilitate the implementation of the Makawao-Pukalani-Kula Community Plan, implementing actions shall be considered by County and State agencies in their planning, programming and budgeting. In this regard, respective County agencies shall review and consider applicable implementing actions, as well as the broader statements of goals, objectives and policies contained in the Makawao-Pukalani-Kula Community Plan as follows:

1. Annual budget requests shall address requirements identified by implementing actions contained in the Makawao-Pukalani-Kula Community Plan;
2. Capital improvements programming undertaken by each agency shall incorporate, as appropriate, specific projects listed in the Makawao-Pukalani-Kula Community Plan;
3. Priority assignments to capital improvement projects shall consider implementing actions contained in the Makawao-Pukalani-Kula Community Plan;
4. Agency master plans shall address project, program and policy actions advanced in the Makawao-Pukalani-Kula Community Plan;
5. Agency program and policy formulation processes shall consider, and where appropriate, incorporate implementing actions set forth in the Makawao-Pukalani-Kula Community Plan;
6. Agency reviews of and recommendations on individual projects being processed for approval shall consider the relationship of the proposed action to implementing provisions contained in the Makawao-Pukalani-Kula Community Plan.

The following table summarizes and categorizes each action as either a program, policy or project-related implementing action to further facilitate agency review, consideration and action on applicable implementing provisions.

Table 1

Makawao-Pukalani-Kula Community Plan Region Implementation Responsibilities		
Action Category	Implementing Action	Planning Category
DEPARTMENT: Planning Department		
Program	1. Pursue programs to discourage speculation in agricultural lands including: <ul style="list-style-type: none"> • Land banking. • Dedication of lands for agricultural use supported by County tax policies and State programs. • County applied subzone provisions in the State Agricultural District which strictly limit certain lands to agricultural uses. • Transfer of development rights (TDRs). 	Land Use
	2. Adopt zoning standards which use varying minimum lot sizes or other means to differentiate rural residential and agricultural land uses; and implement a program to rezone existing pseudo-agricultural subdivisions to the two-acre rural district.	Land Use
	3. Undertake a comprehensive zoning program to implement the Makawao-Pukalani-Kula Community Plan Land Use Map in order to phase out “Interim” zoning within 18 months of the adoption of this plan.	Land Use
	4. Formulate and implement a comprehensive directed and managed growth program, consistent with the adopted Makawao-Pukalani-Kula Community Plan and the Maui County General Plan. This would include methodologies such as rural cluster guidelines, farm trusts, phased development in accordance with available infrastructure, the development of urban growth boundaries, transfer of development rights and open space easements.	Government
Policy	1. For areas along the Pukalani Bypass Highway and along Kula Highway, provide for a 50-foot open space buffer (i.e., no structures) on each side of the highway pavement. Vehicular access onto the Pukalani Bypass Highway should be prohibited. Access should be from Makani Road, Makawao Avenue or Haleakala Highway.	Land Use
	2. As a condition of zoning for the Hui No`eau property, limit public/quasi-public uses to those uses directly related to art display, education, performance, crafting and ancillary activities.	Land Use

DEPARTMENT: Planning Department (con't)		
Policy (con't)	3. Support the project district zoning and commercial development of the old Crook Estate in Makawao as follows: approximately two acres for commercial development along Makawao and Baldwin Avenues to a depth of 200 feet, with the remaining land to be divided between park/open space and elderly housing.	Land Use
	4. Determine the need for an additional school site(s) within the planning region at the time of LUC boundary amendments and/or zoning applications for additional housing projects. Special consideration should be given in this regard to additional housing in Hali`imaile Town.	Land Use
	5. Require the dedication to the County of a 3-acre park at Kealahou at the time of single-family zoning and Rural land use classifications are granted for the Raymond von Tempsky property mauka of Kula Highway.	Land Use
	6. Require that the development and dedication of the 15.01-acre park, and the development of the 5.11-acre public/quasi public area and 5-acre multi-family/elderly housing in the vicinity of the proposed Kulamalu development along Kula Highway be undertaken concurrently with the development of the 20-acre commercial site. The commercial site shall be Country Town Business at the time of zoning.	Land Use
	7. Assist State and Federal government efforts to prevent establishment and spread of invasive alien species.	Environment
	8. Areas designated for multi-family use should adhere to the following design guidelines: a. Building heights should combine one and two story structures limited to 35 feet which are compatible with surrounding single-family residences; b. Exterior materials should emphasize natural materials such as wood, with earth-tone colors; c. Private open spaces should be provided and maintained for each unit; and d. Generously landscaped common areas should be provided.	Urban Design
	9. The Rural Kula lands in the Crater Road area shall have one-acre lots with one house per lot.	Land Use
	10. The 3.75-acre DePonte parcel in Keokea shall be Rural with one-acre lots.	Land Use
	11. The approximately 45-acre Gomes/Phillips subdivision shall be Rural with one-half acre lots.	Land Use

DEPARTMENT: Planning Department (con't)		
Policy (con't)	12. The .75-acre Tam parcel between the Lower Kula Road and the Kula Highway shall be accessed only by the Lower Kula Road	Land Use
	13. The commercial sites for, and adjacent to, the Ulupalakua Ranch Store and the Tedeschi Winery shall be zoned for Country-Town Business.	Land Use
	14. The .38-acre parcel which houses Maui Island Real Estate shall be used for "low impact" commercial operation(s) during daylight hours only.	Land Use
	15. The 21-acre Malama Pacific property shall have an appropriate buffer and one row of Rural uses on the mauka side.	Land Use
	16. New commercial development along Haleakala Highway in Pukalani should be discouraged out of concern over the impacts on traffic flow and the residential neighborhood. New commercial development along Makawao Avenue in Pukalani should be limited to professional services with minimal traffic and noise impacts.	Land Use
Project	1. Analyze the zoning and subdivision ordinances to identify amendments which will facilitate and support the maintenance and development of diversified agricultural activities.	Economic Activity
	2. Request a State Department of Agriculture-prepared master plan to support and expand agricultural activities in the Upcountry region.	Economic Activity
	3. Seek funding to study the development potential of selected low-intensity service industry activities such as retreats, medical services, camps, cultural centers and education programs.	Economic Activity
	4. Adopt zoning standards that establish varying minimum lot sizes to reflect different rural and agricultural land uses.	Land Use
	5. Utilize the land productivity inventory and assessment (i.e., Land Study Bureau "D" and "E" lands) to identify low productivity lands which may be suitable for housing development. Agricultural productivity criteria should consider agricultural productivity potential under irrigated conditions.	Land Use
	6. Develop guidelines for rural cluster development and planned unit development as part of a comprehensive growth management and open space protection program.	Land Use
	7. Expand and update the County Cultural Resource Management Program to identify significant cultural resources and provide recommendations for their protection and preservation.	Cultural Resources

DEPARTMENT: Planning Department (con't)			
Project (con't)	8.	Develop and adopt an integrated energy functional plan for the County of Maui.	Physical Infrastructure (Energy)
	9.	Study and identify opportunities for developing alternative energy sources such as wind- and water-derived electricity in the Upcountry region.	Physical Infrastructure (Energy)
	10.	Develop and adopt guidelines for rural cluster developments.	Housing
	11.	Prepare a progress report five years after the adoption of this plan for review by the public and Maui County Council describing the status of general and community plan implementation and actions taken to comply with same.	Government
	12.	Formulate and implement a directed and managed growth program, consistent with the adopted Makawao-Pukalani-Kula Community Plan and the Maui County General Plan.	Government
	13.	Continue the review of and modifications to permit management and processing procedures to improve operational efficiencies of regulatory processes.	Government
DEPARTMENT: Department of Public Works and Waste Management			
Program	1.	Continue and expand a pro-active County waste management strategy which includes reduction, recycling and reuse of solid waste and wastewater as major components.	Physical Infrastructure (Liquid and Solid Waste Disposal)
	2.	Adopt alternative subdivision standards, in regards to roadway widths, street lights, etc., that reflect the rural and agricultural character of the region. Such standards shall provide for sidewalks on one side of the street for County roads within a ¾-mile radius of developed or proposed school sites.	Land Use
	3.	Develop alternate subdivision standards for infrastructure which: (a) insure public health, safety and welfare; (b) are consistent with the desired lifestyle of the Native Hawaiian community; and (c) reduce construction costs.	Department of Hawaiian Home Lands
	4.	Develop appropriate street lighting standards for agricultural and rural areas.	Urban Design

DEPARTMENT: Department of Public Works and Waste Management (con't)			
Policy	1.	As a condition of subdivision approval for non-agricultural lots, require that lot owners execute agreements which preclude legal action being brought against nearby farmers on issues relating to agricultural operations/nuisances.	Economic Activity
	2.	Revise the subdivision ordinance to require bona-fide agricultural use for agricultural subdivisions.	Land Use
	3.	Maintain Makawao Avenue and Baldwin Avenue as the primary roadways serving the Makawao Town center.	Urban Design
	4.	Eliminate as a capital improvement project, the planning, design and funding for the Makena-Ulupalakua connector road.	Physical Infrastructure (Transportation)
Project	1.	Construct pedestrian, equestrian and bikeway facilities which connect major origin and destination points. Such facilities should include: <ul style="list-style-type: none"> a. Pedestrian/equestrian/bikeway routes which link the Makawao Town center, Eddie Tam Memorial Gym, Kalama Intermediate School, and continuing along Makani Road to Haleakala Highway; b. Pedestrian/equestrian/bikeway routes which link Pukalani residential areas with the Pukalani Community Center, Pukalani Elementary School, and the Pukalani Terrace Center, along Pukalani Street from Haleakala Highway to the Pukalani Country Club, with a future extension to the Kulamalu project; and c. Pedestrian/bikeway route along the Pukalani Bypass and Kula Highway from Makani Road to Ulupalakua. 	Urban Design
	2.	Provide continuous sidewalks and encourage protective overhangs along Baldwin and Makawao Avenues.	Urban Design
	3.	Provide continuous sidewalks along Lower Kula road within Waiakoa Village, from the Kula Community Center to Calasa Road.	Urban Design
	4.	Develop and implement alternate rural standards for public facilities and privately sponsored building improvements, roadways and subdivisions.	Urban Design

DEPARTMENT: Department of Public Works and Waste Management (con't)		
Project (con't)	5. Improve the safety of Omaopio and Pulehu Roads.	Physical Infrastructure (Transportation)
	6. Establish an additional roadway connection to Haleakala Highway from Pukalani Terrace through the 65-acre single-family area located north of and adjacent to the existing Pukalani Terrace residential subdivision. The alignment of this new roadway shall not displace existing residences.	Physical Infrastructure (Transportation)
	7. Provide roadway shoulder improvements to improve bicycling safety, but do not detract from the rural atmosphere.	Physical Infrastructure (Transportation)
	8. Provide safe bicycle routes along Makani Road from Makawao through the new Pukalani Terrace subdivision and along Kula Highway from Makani Road to Keokea.	Physical Infrastructure (Transportation)
	9. Prepare an Upcountry master plan for equestrian trails, bikeways and pedestrianways, including a capital improvements program which can be funded by Federal, State and County monies.	Physical Infrastructure (Transportation)
	10. Prepare a roadway master plan for the Upcountry region, including the development of appropriate road standards for rural areas.	Physical Infrastructure (Transportation)
	11. Establish a “park and ride” site(s) in the Upcountry area. Sites should be identified to facilitate carpooling to Wailuku-Kahului and to Kihei-Makena.	Physical Infrastructure (Transportation)

DEPARTMENT: Department of Public Works and Waste Management (con't)		
Project (con't)	12. Improve Kealahoa Avenue, particularly at its intersection with Haleakala Highway, to facilitate movement of heavy weight vehicles. Once such improvements are constructed, heavy weight vehicles providing service to Haleakala Dairy and Ranch shall be prohibited access from Makawao Avenue and Lower Kealahoa Avenue. Any improvements shall preserve the scenic qualities of the route to the greatest extent possible.	Physical Infrastructure (Transportation)
	13. Construct a wastewater collection and treatment system for the Waiakoa, Makawao, Pukalani and all new urban developments.	Physical Infrastructure (Liquid & Solid Waste Disposal)
	14. Utilize treated effluent for irrigation of farms, golf courses, parks and highway landscaping.	Physical Infrastructure (Liquid & Solid Waste Disposal)
	15. Adopt standards and regulations for the use of solar water heating, low flush toilets and other conservation fixtures in new building construction.	Physical Infrastructure (Energy)
	16. Use energy efficient street lights and develop appropriate street lighting standards for agricultural and rural areas.	Physical Infrastructure (Energy)
	17. Rewrite the existing Maui County Building Code and subdivision code to reduce home construction costs in rural and remote areas and to ensure that development is compatible with the Upcountry area.	Housing
	18. Consider the development of rules which would allow the use of house trailers for temporary residential use while construction of permanent residence is in progress. Such use would be allowed only for a period of two (2) years from issuance of the building permit.	Housing
	19. Explore modifications to building and subdivision codes and standards such as minimum lot sizes, and compact parking ratios which will reduce the ultimate cost of housing.	Government

DEPARTMENT: Office of the Mayor			
Program	1.	Implement cooperative public and private land use activities (e.g., Hale Mahaolu programs) which address the region's social welfare needs.	Land Use
	2.	Encourage the creation of a Department of Hawaiian Home Lands-County Task Force to study and identify opportunities for developing cooperative programs and projects.	Department of Hawaiian Home Lands
Policy	1.	Support, develop and implement programs to increase demand and reliable supply of locally grown produce to hotels, restaurants, and other visitor industry establishments.	Economic Activity
	2.	Support, develop and implement programs for marketing agricultural products to neighbor island and Pacific Rim basin markets.	Economic Activity
	3.	Promote significant cultural events such as the Makawao Rodeo, Holy Ghost Feast, Obon festivals, Seabury Hall Craft Fair and Makawao Parade.	Cultural Resources
	4.	Study and identify opportunities, including tax incentives, for developing alternative energy sources such as wind, biomass, solar and water driven electricity in the Upcountry region.	Physical Infrastructure (Energy)
	5.	Schedule public meetings and hearings on days and at times most convenient to the general public. For proposals located within the Makawao-Pukalani-Kula region, meetings and hearings relating to such proposals shall be held in the Upcountry region.	Government
Project	1.	Identify and implement ways to mitigate aircraft noise which adversely affects Upcountry's rural residential areas and Haleakala National Park.	Land Use
	2.	Assist State and Federal government efforts to prevent establishment and spread of invasive alien species.	Environment

DEPARTMENT: Office of the Mayor (con't)			
Project (con't)	3.	Seek funding to establish an Upcountry cultural center which will document the rich and diverse heritage of the region. Components of the cultural center should include: a. A Paniolo museum which documents the rich Paniolo history of Makawao Town; b. A cultural practices center which documents and perpetuates ancient arts and crafts of the host culture that are unique the region (e.g., dryland agriculture and adz making); c. A rural history center which records and promotes the history of Kula, Ulupalakua and other rural settlements which were important in the development of the Upcountry area; and d. An Upcountry community theater to provide a forum for the practice, preservation and perpetuation of cultural and performing arts.	Cultural Resources
	4.	Prepare and implement a public bus or van transportation system plan for the Upcountry area.	Physical Infrastructure
DEPARTMENT: Department of Water Supply			
Program	1.	Provide incentives for water conservation practices.	Physical Infrastructure (water)
	2.	Provide tax and/or water rate incentives for construction of agricultural water storage facilities.	Physical Infrastructure (water)
	3.	Implement a water conservation and education program.	Physical Infrastructure (water)
Project	1.	Increase catchment efficiency and storage capacity on the upper Kula line to achieve 4 mgd sustained delivery to farms and residences.	Physical Infrastructure (water)
	2.	Increase the deliverable capacity of the lower Kula line to 7.5 mgd and extend the line to Keokea to serve Department of Hawaiian Home Lands projects.	Physical Infrastructure (water)

DEPARTMENT: Department of Water Supply (con't)			
Project (con't)	3.	Systematically improve and upgrade the existing water delivery system.	Physical Infrastructure (water)
	4.	Increase the pumping capacity from low cost sources to upper areas to supplement the surface water supply.	Physical Infrastructure (water)
	5.	Develop and execute an agreement which ensures for the County, long-term rights to water from the lowest cost sources.	Physical Infrastructure (water)
	6.	Conduct a groundwater development feasibility study for the Upcountry region.	Physical Infrastructure (water)
DEPARTMENT: Department of Finance			
Project	1.	Develop and implement a County user fee for commercial bicycle tours which shall be used to fund bikeway improvements.	Physical Infrastructure (Transportation)
DEPARTMENT: Department of Housing and Human Concerns			
Program	1.	Establish a housing rehabilitation program, including loans, grants, and/or technical assistance and community outreach.	Housing
	2.	Provide programs such as home-ownership counseling and self-help housing to enhance home ownership opportunities for Upcountry residents.	Housing
	3.	Explore provisions to provide assisted living services for the elderly and physically disadvantaged at Keokea, provided that water is available for farming and for the Department of Hawaiian Home Lands.	Housing
	4.	Provide housing opportunities for independent living for Upcountry's elderly within the Kulamalu project along Kula Highway and the new Project District 3/Crook Estate in Makawao Town.	Housing

DEPARTMENT: Department of Parks and Recreation		
Project	1. Prepare an Upcountry Greenway Master Plan to identify routing alternatives and capital programming requirements for equestrian trails, jogging and walking paths, and bikeways.	Social Infrastructure (Recreation)
	2. Expand the developed area at Mayor Eddie Tam Memorial Center to provide for additional parking and recreational facilities.	Social Infrastructure (Recreation)
	3. Provide public swimming pools in Makawao and Kula.	Social Infrastructure (Recreation)
	4. Explore the use of the old Keokea School as a community recreation resource.	Social Infrastructure (Recreation)
	5. Establish a regional park of at least 50 acres in the Upcountry region and request necessary funding for the land's condemnation or purchase.	Social Infrastructure (Recreation)
DEPARTMENT: Department of Fire Control		
Policy	1. Move ambulance service from Kula San to the Kula Fire Station.	Social Infrastructure (Health and Public Safety)
DEPARTMENT: State Department of Education (DOE)		
Project	1. Provide additional elementary schools, as required and establish a student enrollment limit of 700 for each school.	Social Infrastructure (Education and Family Services)
	2. Provide a new intermediate school when student enrollment at Kalama Intermediate School reaches 1,200. The new intermediate school would serve students from Pukalani and Kula, with Kalama Intermediate School serving students from Makawao and Haiku.	Social Infrastructure (Education and Family Services)

DEPARTMENT: State Department of Education (DOE) (con't)		
Project (con't)	3. Construct permanent school buildings to replace existing temporary classrooms.	Social Infrastructure (Education and Family Services)
DEPARTMENT: State Department of Transportation (DOT)		
Project	1. Give priority consideration to the “no-build” alternative of the proposed Upcountry-Kihei Highway. If built, establish an alignment for the Upcountry-Kihei Connector road which provides a connection to Haleakala Highway near its intersection with Hali`imaile Road.	Physical Infrastructure (Transportation)
	2. Prohibit vehicular access onto the Pukalani Bypass Highway. Access should be from Makani Road, Makawao Avenue or Haleakala Highway.	Physical Infrastructure (Transportation)
DEPARTMENT: State Department of Land and Natural Resources (DLNR)		
Project	1. Conduct a regional land resource assessment to identify areas suitable for revegetation and reforestation with native plant species.	Land Use
	2. Implement a forest planting program to achieve a goal of an additional 10,000 acres of forested land to enhance the Makawao-Pukalani-Kula region’s natural environment (e.g., watershed recharge, soil erosion mitigation). Encourage agencies and educational institutions to increase instructional programs in organic farming and integrated pest management.	Land Use
DEPARTMENT: State Department of Health (DOH)		
Policy	1. Explore the establishment of general hospital services at Kula San Hospital.	Social Infrastructure (Health and Public Safety)
Project	1. Develop an Upcountry public safety center centrally located in Pukalani which will provide facilities for comprehensive health and emergency services, and a police sub-station.	Social Infrastructure (Health and Public Safety)

PART V

LAND USE MAP

A. Land Use Categories and Definitions

Conservation (C)

This category primarily recognizes the designation of lands in the State Conservation District and is used to protect and preserve wilderness areas, beach reserves, scenic areas and historic sites, open ranges, and watersheds; to conserve fish and wildlife; and to promote forestry and grazing.

Agriculture (AC)

This use indicates areas for agricultural activity which would be in keeping with the economic base of the County and the requirements and procedures of Chapter 205 HRS, as amended.

Rural (R)

This use is to protect and preserve areas consisting of small farms intermixed with low-density single-family residential lots. It is intended that, at minimum, the requirements of Chapter 205 HRS, as amended, shall govern this area.

Single-Family (SF)

This includes single-family and duplex dwellings.

Multi-Family (MF)

This includes apartment and condominium buildings having more than two dwellings.

Hotel (H)

This applies to transient accommodations which do not contain kitchens within individual units. Such hotel facilities may include permissible accessory uses primarily intended to serve hotel guests.

Business/Multi-Family (BR)

This includes a mixture of retail, office, and commercial services which are oriented to neighborhood service and single family and multi-family residential uses.

Business/Commercial (B)

This includes retail stores, offices, entertainment enterprises and related accessory uses.

Business/Industrial (BI)

This includes a mixture of warehousing, distribution, service operations, retail and offices uses.

Light Industrial (LI)

This is for warehousing, light assembly, service and craft-type industrial operations.

Heavy Industrial (HI)

This is for major industrial operations whose effects are potentially noxious due to noise, airborne emissions or liquid discharges.

Airport (AP)

This includes all commercial and general aviation airports, and their accessory uses.

Public/Quasi-Public (P)

This includes schools, libraries, fire/police stations, government buildings, public utilities, hospitals, churches, cemeteries, and community centers.

Project District (PD)

This category provides for a flexible and creative planning approach rather than specific land use designations for quality developments. The planning approach would establish a continuity in land uses and designs while providing for a comprehensive network of infrastructural facilities and systems. A variety of uses as well as open space, parks and other project uses are intended in accord with each individual project district objective.

Park (PK)

This designation applies to lands developed or to be developed for recreational use. This includes all public and private active and passive parks.

Open Space (OS)

This use is intended to limit development on certain urban and non-urban designated lands which may be inappropriate for intensive development due to environmental, physical, or scenic constraints; this category would include but not be limited to shore-line buffer areas, landscape buffers, drainageways, viewplanes, flood plains, anti-tsunami areas. Other appropriate urban and non-urban uses may be allowed on a permit basis.

Future Growth Reserve (FGR)

This designation recognizes possible areas of urban growth that would occur beyond the 10-year time frame of the current plan. The Future Growth Reserve designation would encourage planning for infrastructure development and use allocations.

COMMUNITY PLAN LAND USE MAP

COMMUNITY PLAN UPDATE
Makawao-Pukalani-Kula Community Plan

APPENDIX A: MATRIX OF LAND USE CHANGES AND INDEX MAP

July 1996
Maui County Council

Appendix A - Land Use Map Amendments

Proposed Revisions to the Makawao-Pukalani-Kula Community Plan Land Use Map

Amendment No.	Current State & Comm. Plan Designation	Current Zoning	Approx Acres & Units *	CAC Recommendation	Planning Department Recommendation	TMK Number	Planning Commission Recommendation	Planning Committee/ Council Decision	Comments
Makawao									
1 Seabury Hall	State AG Comm. Plan SF	P/QP	5.3	The CAC proposed that 5.3 acres makai of Seabury Hall be redesignated from Single Family (SF) to Public/Quasi Public (P/QP) for campus expansion.	Department concurs with the CAC's recommendation.	2-4-08: 29(por.)	The Planning Commission concurs with the CAC's and Department's recommendation.	<i>P/QP designation approved by Committee on Jan. 16.</i>	Concur with CAC, Department and Commission.
2 Hui No'eau	State AG Comm. Plan Rural	Interim	15	The CAC proposed that a portion of a parcel where Hui No'eau is situated be designated to P/QP with the condition that any expansion of the use of the property be limited to the arts.	Department concurs with the CAC's recommendation.	2-4-02: 11(por.)	The Planning Commission concurs with the CAC's and Department's recommendation.	<i>P/QP designation approved by Committee on Jan. 16.</i>	Concur with CAC, Department and Commission.
3 Ranch land above Pookela Church	State AG Comm. Plan AG & SF	Interim	40 92 poss. units	The owner (Haleakala and Kaonoulu Ranches) proposes to redesignate these parcels from AG and SF to Rural. The CAC did not support this project.	The Department does not support this due to increased traffic impacts on Olinda Rd. and through Makawao Town over the current designations.	2-4-08: 09, 33, 29 (por.)	The Planning Commission concurs with the CAC's and Department's recommendation.	<i>AG designation for all parcels approved by Council on July 3.</i> <i>(see Amendment No. 48 for related designation)</i>	
4 Montessori School	State Rural Comm. Plan Rural	Interim	8.9	The CAC did not consider this amendment (proposed after the CAC process).	The Department proposes to designate the Montessori School as Public/Quasi Public to reflect the use of the site.	2-4-2:12	The Planning Commission concurs with the Department's recommendation.	<i>Rural designation retained by Committee on Jan. 16.</i>	

Amendment No.	Current State & Comm. Plan Designation	Current Zoning	Apprx Acres & Units *	CAC Recommendation	Planning Department Recommendation	TMK Number	Planning Commission Recommendation	Planning Committee/ Council Decision	Comments
5 Kalama School park	State AG Comm. Plan SF	Interim	32	The CAC voted to change the designation of a parcel makai of Kalama School from SF to Park (PK) in order to reflect its purchase by the County for park expansion.	Department concurs with the CAC's recommendation.	2-4-32:98	The Planning Commission concurs with the CAC's and Department's recommendation.	<i>Park designation approved by Committee on Jan. 16.</i>	Concur with CAC, Department and Commission.
6 Barto-Crook Estate	State Urban Comm. Plan Business/ Commercial	Interim	12	The CAC voted to establish a Project District (PD 3) on the old Crook estate (Barto project) specifying business along Makawao and Baldwin Avenues to a depth of 200 ft., with the remainder divided 50% for a park and 50% for elderly housing. This excludes the portion already purchased by the county for a parking lot.	The Department shows the site as Business but includes language to support the commercial zoning of only approx. 23,600 sq. ft. of the parcel along Baldwin and Makawao Avenues to include a one acre park and 2.5 acres of roadways. The other would be zoned Urban Reserve and at the time of rezoning, there would be other uses considered for the site such as park, senior housing, etc. This allows for changing conditions in the future.	2-4-31:01	The Planning Commission voted to designate 6 acres of commercial and 6 acres P/QP for elderly housing or other public uses. The internal roadways and parking areas required for the commercial development would be taken only from the commercial area and not from the P/QP area.	<i>PD 3 designation (amended CAC version) approved by Committee on Feb. 8.</i>	Concur with CAC.

Amendment No.	Current State & Comm. Plan Designation	Current Zoning	Apprx Acres & Units *	CAC Recommendation	Planning Department Recommendation	TMK Number	Planning Commission Recommendation	Planning Committee/ Council Decision	Comments
7 Ai Street	State Urban Comm. Plan SF	Interim	.5	The CAC recommended that 2 parcels on Ai Street, immediately mauka of existing businesses on Makawao Ave., be redesignated from SF to Business to allow for business expansion.	Department would concur provided that at the time of zoning, mitigative conditions be applied so no commercial traffic is introduced on Ai Street, a residential street.	2-4-07: 50 and 54	The Planning Commission concurs with the Department's recommendation.	<i>SF designation retained by Committee on Jan. 16.</i>	
8 Maha Street	State Urban Comm. Plan SF	Interim	2.19, 1.09 and 1.15	A portion of a parcel located on the NW corner of Makawao Ave. and Maha Street was requested to be redesignated as Business. The CAC voted this down as it would extend the business area too far west on Makawao Avenue and would be too close to residences.	The Department also received this request with the addition of two other adjacent parcels filling the area between Maha St. and Eddie Tam Gym. The department does not support this as it would promote strip commercial and would detract from the existing commercial core of Makawao Town.	2-4-6: 28, 6 and 41	The Planning Commission concurs with the CAC's and Department's recommendation.	<i>SF designation retained by Committee on Jan. 16.</i>	Concur with CAC, Department and Commission.
Hali`imaile									
9 Hali`imaile makai	State AG Comm. Plan AG	AG	70 330 poss. units	The CAC recommended that approx. 70 acres makai of Hali`imaile and a one acre (old Doris Todd school) site be redesignated to SF.	The Department concurs with this recommendation of the 70 acres.	2-5-03: 5(por.)	The Planning Commission concurs with the Department's recommendation.	<i>Owner withdrew request. AG designation retained by Committee on Feb. 21.</i>	

Amendment No.	Current State & Comm. Plan Designation	Current Zoning	Apprx Acres & Units *	CAC Recommendation	Planning Department Recommendation	TMK Number	Planning Commission Recommendation	Planning Committee/ Council Decision	Comments
10 Doris Todd School/ Hali`imaile Comm.	State Urban Comm. Plan P/QP	Interim	2	This was originally a part of the above proposal .	The Department proposes to designate the Doris Todd School site and the restaurant to Business to reflect the need to have some commercial acreage to accommodate the residential expansion and to recognize an existing use.	4-0-1: 3(por.)	The Planning Commission concurs with the Department's recommendation.	<i>Business/Commercial designation approved by Committee on Jan. 16.</i> <i>(see Amendment No. 49 for related designation)</i>	Concur with CAC, Department and Commission.
11 Prop. PD 5	State AG Comm. Plan AG	AG	165 778 poss. units	The CAC voted to incorporate a project district (PD 5) at an unspecified location in the vicinity of Hali`imaile town to be implemented only in conjunction with the donation of a campus site of up to 100 acres located somewhere (not necessarily near Hali`imaile) in the MPK planning region, for the purposes of establishing an institute of higher learning.	Planning Department does not support this recommendation because: (a) Hali`imaile already has an additional 125 acres of SF; (b) inexplicit designations create difficulty for agencies in planning for the future; (c) the site selection committee has chosen a college campus site near the R&T park in Kihei; (d) the proposed area is rated prime agricultural land; (e) there is more than sufficient SF lands already designated to meet the region's housing needs till the year 2010; (f) the site is isolated and not contiguous with other residential uses.	2-5-03:01(por.)	The Planning Commission concurs with the Department's recommendation.	<i>Owner withdrew request. AG designation retained by Council on July 3.</i>	Concur with Department and Commission.

Amendment No.	Current State & Comm. Plan Designation	Current Zoning	Apprx Acres & Units *	CAC Recommendation	Planning Department Recommendation	TMK Number	Planning Commission Recommendation	Planning Committee/ Council Decision	Comments
Pukalani									
12 Pukalani Triangle	State AG Comm. Plan SF	AG	33	The CAC voted to designate the entire 33 acre "Pukalani Triangle" parcel from SF to Project District 4, with the uses divided into thirds for SF, PK and P/QP for a civic center. The landowner had originally requested 10 acres for commercial uses.	The Planning Department recommends to establish a combination of Light Industrial (LI) (15 acres), Business (5 acres) in support of the LI and neighborhood uses, a one acre park at the corner of Makawao and Haleakala Hwy., and Open Space (OS) on the remainder. It is noted that this area is undesirable for housing or agriculture and is centrally located in the population center of the region. It is also noted that this would provide job opportunities in the Upcountry area helping create a "well rounded" community. The landscaped open space buffer would provide visual relief from the uses.	2-3-07: 8(por.)	The Planning Commission voted to designate land uses on the entire 40 acre parcel as follows: 10 acres of Commercial near the corner of Haleakala Highway and Makawao Ave; 2 acres of P/QP; (not including the existing fire station) 8 acres of AG (to incorporate the existing warehouses) and 20 acres of OS along the bypass highway and near the "5-trees" intersection.	<i>Owner withdrew request for Business/Commercial. AG designation approved by Committee on Feb. 21.</i>	

Amendment No.	Current State & Comm. Plan Designation	Current Zoning	Apprx Acres & Units *	CAC Recommendation	Planning Department Recommendation	TMK Number	Planning Commission Recommendation	Planning Committee/ Council Decision	Comments
13 Malama Pacific	State AG Comm. Plan AG	AG	21 99 poss. units	The CAC recommended to redesignate 21 acres mauka of existing Pukalani from AG to SF provided that there is a 50 foot buffer and one row of rural uses on the mauka side to protect existing ag operations.	The Planning Department concurs, but recommends mitigative measures be specified at the time of zoning.	2-3-09: 30, 31, 32	The Planning Commission concurs with the Department's recommendation.	<i>SF designation approved by Committee on Mar. 7, provided that there is an appropriate buffer and one row of rural uses on the mauka side to protect existing ag operations.</i>	Concur with CAC, Department and Commission.
14 Pukalani makai	State AG Comm. Plan AG	AG	50 236 poss. units	The CAC recommends that approximately 50 acres makai of existing Pukalani be redesignated from AG to SF for residential expansion.	The Planning Department concurs with this recommendation.	2-3-09:07	The Planning Commission concurs with the CAC's and Department's recommendation.	<i>SF designation approved by Committee on Feb. 21.</i>	Concur with CAC, Department and Commission.
15 Dowling project 'Kulamalu'	State Urban Comm. Plan SF	R-2	43	The CAC recommended to designate an approximately 43 acre area at the mauka end of the proposed Pukalani Terrace expansion area for a combination of Business (20 acres), PK (13 acres), P/QP (4.7 acres), and Multi-Family (MF) for use as senior citizen housing (5 acres).	The Planning Department concurs with this recommendation.	2-3-08: 5(por.)	The Planning Commission concurs with the CAC's and Department's recommendation.	<i>Revised configuration of Business/Commercial (20.1 acres), PK (15.01 acres and 5.36 acres), P/QP (5.11 acres) and MF (5.02 acres) approved by Committee on May 16, with text to recommend Country Town Business zoning for Business/Commercial area.</i> <i>(see Amendment No. 50 for related designation)</i>	Concur with CAC, Department and Commission.

Amendment No.	Current State & Comm. Plan Designation	Current Zoning	Apprx Acres & Units *	CAC Recommendation	Planning Department Recommendation	TMK Number	Planning Commission Recommendation	Planning Committee/ Council Decision	Comments
16 Maui Island Real Estate office	State Urban Comm. Plan SF	R-2	.38	A parcel located on the makai corner of Kilakila Place and Haleakala Highway was requested to be redesignated as Business. The CAC voted this down as it was felt that it would further encroach on the residential area.	The Department also does not support this proposal because: (a) it would continue to promote an undesirable strip commercial land use pattern; (b) it would encroach into the residential area; and (c) the existing office can continue to operate under a CUP. If zoning were established, there would be little control of the business uses of the property.	2-3-10:41	The Planning Commission concurs with the CAC's and Department's recommendation.	<i>Business/Commercial designation with restriction of daylight and "low impact" operations approved by Committee on Mar. 19.</i>	
17 Holei Lane	State Urban Comm. Plan SF	R-2	.70	This is a proposal made to the Planning Department after the CAC was disbanded.	Request for commercial at Holei Lane and Haleakala Highway. This proposal is not supported as it also would further promote a strip commercial land use pattern.	2-3-44:15	The Planning Commission concurs with the Department's recommendation.	<i>SF designation retained by Committee on Jan. 16.</i>	Concur with Department and Commission.
Kula									
18 Kekaulike School	State AG Comm. Plan AG	Special Use Permit	50	The CAC voted to show the Kekaulike High School site as P/QP.	The Planning Department concurs with this recommendation.	2-3-07: 1(por.)	The Planning Commission concurs with the CAC's and Department's recommendation.	<i>P/QP designation approved by Committee on Jan. 16.</i>	Concur with CAC, Department and Commission.

Amendment No.	Current State & Comm. Plan Designation	Current Zoning	Apprx Acres & Units *	CAC Recommendation	Planning Department Recommendation	TMK Number	Planning Commission Recommendation	Planning Committee/ Council Decision	Comments
19 Haleakala Ranch-200 acres	State AG Comm. Plan AG	AG	200 462 poss. units	The CAC voted to redesignate 200 acres directly north of the Kula Kai subdivision from AG to Rural for the purposes of expanding low density residential uses.	The Planning Department concurs with this recommendation.	2-3-4:13(por.)	The Planning Commission voted to retain the existing AG designation due to concerns for water availability to agriculture, Hawaiian Homes and abundance of existing developable lands.	<i>AG designation retained by Council on July 3.</i>	Concur with Commission.
20 Haleakala Ranch- 200 acres-park	State AG Comm. Plan Rural ----- State Rural Comm. Plan Rural	Interim	70	The CAC recommended to redesignate the area between Kula Highway and Lower Kula Road as PK for the purposes of accommodating the new residents from the new 200 acres of just mauka and to maintain an open space corridor along Kula Highway.	The Planning Department recommend that this area be redesignated as AG to preserve the open space and conform to the state AG district. Park dedications for the 200 acre rural expansion area be determined at the time of zoning.	2-3-08: 13, 14, 15 ----- 2-3-03:44(por.)	The Planning Commission concurs with the Department's recommendation.	<i>AG designation approved by Council on July 3.</i>	Concur with Department and Commission.
21 Fong family parcel	State AG Comm. Plan AG	AG	11.6 26 poss. units	This proposal was made after the CAC was disbanded.	The Planning Department recommends the redesignation of 11.6 acres from AG to Rural. This property is adjacent to existing rural uses.	2-2-20:101	The Planning Commission voted to retain the existing AG designation because of concerns for water and roadway conditions on Copp Road.	<i>AG designation retained by Committee on Mar. 7.</i>	Concur with Commission.

Amendment No.	Current State & Comm. Plan Designation	Current Zoning	Apprx Acres & Units *	CAC Recommendation	Planning Department Recommendation	TMK Number	Planning Commission Recommendation	Planning Committee/ Council Decision	Comments
22 Von Tempsky family-upper Kula	State AG Comm. Plan AG	AG	72 195 poss. units	The CAC recommends of approximately 72 acres near Waiakoa and mauka of the highway from AG to a combination of SF (15 acres), Rural (54 acres) and PK (3 acres) for the purposes of accommodating future housing and providing either a new park or expansion of the existing park for future residents.	The Planning Department concurs but recommends the park requirements would be better examined when an application for zoning is submitted.	2-3-01:23(por.)	The Planning Commission concurs with the Department's recommendation.	<i>CAC recommendation approved by Committee on Feb. 21.</i>	Concur with CAC, Department and Commission.

Amendment No.	Current State & Comm. Plan Designation	Current Zoning	Apprx Acres & Units *	CAC Recommendation	Planning Department Recommendation	TMK Number	Planning Commission Recommendation	Planning Committee/ Council Decision	Comments
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<p>23 Von Tempsky family- lower Kula</p>	<p>State AG Comm. Plan AG</p>	<p>AG</p>	<p>145 288 poss. units</p>	<p>The CAC recommended to redesignate 145 acres makai of Kula Highway from AG to a combination of 15 acres for LI uses in support of the Ag industry; 125 acres to Rural with a mix of ½ to two acre and larger parcels; and a P/QP parcel (5 acres) to be made available for long term lease or donation. These designation changes are recommended only in conjunction with the establishment of an agricultural park to be established either in long term lease or in fee.</p>	<p>The Planning Department does not support this recommendation since the site: (a) is not contiguous with other residential uses bringing an urban pattern into an unurbanized area thus promoting sprawl; (b) the proposed residential development would likely connect between the proposed Kihei-Upcountry highway with significant impacts to the area's rural character; (c) the proposed agricultural light industrial can already be accomplished through a Special Use Permit; (d) any Light Industrial uses other than for agriculture would be better placed near the primary population centers of Pukalani and Makawao. It should be noted that the owner can already subdivide into 2 acre parcels. The Department supports the establishment of an agricultural park.</p>	<p>2-3-02: 3(por.)</p>	<p>The Planning Commission voted to designate 15 acres for LI for uses solely in support of, and related to the Agricultural industry.</p> <p>The Planning Commission did not support the redesignation of 125 acres of rural citing concerns for water availability for existing agriculture and Hawaiian Homes.</p>	<p><i>CAC recommendation approved by Committee on Feb. 21.</i></p>	<p>Concur with CAC.</p>
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Amendment No.	Current State & Comm. Plan Designation	Current Zoning	Apprx Acres & Units *	CAC Recommendation	Planning Department Recommendation	TMK Number	Planning Commission Recommendation	Planning Committee/ Council Decision	Comments
24 Kula Fire Station	State AG Comm. Plan AG	AG	10	The CAC recommended to show the new park and fire station adjacent to Kula school as a combination of Park and P/QP on the land use map.	The Planning Department concurs with this recommendation.	2-2-14:01	The Planning Commission concurs with the CAC's and Department's recommendation.	<i>P/QP designation approved by Committee on Jan. 16.</i>	Concur with CAC, Department and Commission.
25 Keokea	State Rural Comm. Plan AG	Interim	5 11 poss. units	The CAC recommended to redesignate a five acre parcel in Keokea from AG to Rural so the owner can subdivide into two lots (one of them would be smaller than two acres).	The Planning Department concurs with this recommendation.	2-2-03:57	The Planning Commission concurs with the CAC's and Department's recommendation.	<i>Rural designation approved by Committee on Jan. 16.</i>	Concur with CAC, Department and Commission.
26 Upcountry Highway junction at Hali'imaile	N/A	N/A	N/A	The CAC recommended to show the terminus of the proposed Kihei to Upcountry Highway in the vicinity of Hali'imaile junction.	The Planning Department concurs with this recommendation.	N/A	The Planning Commission concurs with the CAC's and Department's recommendation.	<i>Item filed by Committee on Feb. 21.</i>	

Amendment No.	Current State & Comm. Plan Designation	Current Zoning	Apprx Acres & Units *	CAC Recommendation	Planning Department Recommendation	TMK Number	Planning Commission Recommendation	Planning Committee/ Council Decision	Comments
27 Upcountry Highway spur for Hawaiian Homes	N/A	N/A	N/A	The CAC recommended to show a spur road from the Kihei to Upcountry Highway terminating near the telephone exchange near Kekaulike to accommodate access to the Hawaiian Homelands project.	While recognizing the need and supporting access to the Hawaiian Homes project, the Planning Department recommends against through access from the proposed Kihei-Upcountry highway due to the significant growth inducing impacts and thus changing the rural character of the region	N/A	The Planning Commission concurs with the Department's recommendation.	<i>Item filed by Committee on Feb. 21.</i>	Concur with Department and Commission.
28 Upcountry Highway access	N/A	N/A	N/A	The CAC recommended that an access corridor from the makai side of the Pukalani Terrace expansion area project to the proposed Kihei to Upcountry Road be shown to help alleviate traffic impacts generated by the proposed housing.	The Planning Department concurs with this recommendation.	N/A	The Planning Commission concurs with the CAC's and Department's recommendation.	<i>Item filed by Committee on Feb. 21.</i>	

Amendment No.	Current State & Comm. Plan Designation	Current Zoning	Apprx Acres & Units *	CAC Recommendation	Planning Department Recommendation	TMK Number	Planning Commission Recommendation	Planning Committee/ Council Decision	Comments
29 Haleakala Ranch-200 acres-access road	N/A	N/A	N/A	That a direct connector road between the proposed 200 acre rural expansion area and Kula Highway be provided to both accommodate traffic generated by the development and to maintain old Lower Kula Road's rural character.	The Planning Department concurs with this recommendation.	N/A	Since the Planning Commission voted against the redesignation of 200 acres for Rural residential development, they saw no need for this roadway and did not support it.	<i>Commission recommendation (no need for road) approved by Council on July 3.</i>	Concur with Commission.
30 Makena to Ulupalakua road	N/A	N/A	N/A	The CAC recommends that any proposal for the re-establishment of the Makena to Ulupalakua road be not shown on the land use map.	Department concurs with this recommendation. No change to the land use map would occur with this recommendation but notes a policy statement in the plan.	N/A	The Planning Commission concurs with the CAC's and Department's recommendation.	<i>CAC recommendation approved by Committee on Jan. 16.</i>	Concur with CAC, Department and Commission.
31 Bikeways	N/A	N/A	N/A	The CAC recommended that designated bikeways be shown on the map.	The Planning Department concurs with this recommendation.	N/A	The Planning Commission concurs with the CAC's and Department's recommendation.	<i>CAC recommendation approved by Committee on Jan. 16, to include language for horse trails.</i>	Concur with CAC, Department and Commission.

Amendment No.	Current State & Comm. Plan Designation	Current Zoning	Apprx Acres & Units *	CAC Recommendation	Planning Department Recommendation	TMK Number	Planning Commission Recommendation	Planning Committee/ Council Decision	Comments
Proposals submitted after Planning Department's transmittal to Planning Commission									
32 Silva parcel in Olinda	State AG Comm. Plan AG	AG	2 4 poss. units	The CAC considered this proposal but did not support a Rural designation on the land use map as it would set a poor precedent in the Olinda area. Instead, they were supportive of Ms. Silva's circumstances and recommended that appropriate governmental agencies give favorable consideration to her request.	The Planning Department did not consider this proposal as a part of its revisions to the community plan.	2-4-13:161	The Planning Commission did not support a request by Ms. Rita Silva to redesignate her property up Olinda Road to Rural so she could subdivide. The Commission notes that this would be not compatible with the surrounding area.	<i>AG designation retained by Committee on Jan. 16</i>	Concur with CAC, Department and Commission.
33 DePonte parcel in Hawaiian Homes	State AG Comm. Plan AG	AG	3.75 8 poss. units	The CAC did not consider this proposal (proposed after the CAC process).	The Planning Department did not consider this proposal as a part of its revisions to the community plan.	2-2-5:08	The Planning Commission did not support a request by Mr. Douglas DePonte to redesignate his property to Rural. He notes that this property is surrounded by Hawaiian Homelands at Waiohuli which will be subdivided into 1-acre parcels.	<i>Rural designation, with one-acre lots, approved by Committee on Jan. 16.</i>	

Amendment No.	Current State & Comm. Plan Designation	Current Zoning	Apprx Acres & Units *	CAC Recommendation	Planning Department Recommendation	TMK Number	Planning Commission Recommendation	Planning Committee/ Council Decision	Comments
34 Ellis project	State Urban Comm. Plan Rural	Interim	55 259 poss. units	The CAC did not consider this proposal (proposed after the CAC process).	The Planning Department did not consider this proposal	2-3-23: 03, 04 and 06-52	The Planning Commission supported a request by Mr. Bill Ellis to redesignate 55 acres to SF, noting that the project is in the State Urban district and already has BVA approval for 10,000 sq. ft. lots and a restriction of no ohana units.	<i>Rural designation retained by Committee on Feb. 21.</i>	
35 Gomes/ Phillips request	State AG Comm. Plan AG	AG	45 212 poss. units	The CAC did not consider this proposal (proposed after the CAC process).	The Planning Department did not consider this proposal.	2-3-32: 2, 3 and 5-16	The Planning Commission supported a request to redesignate an area above existing Pukalani from AG to SF since it is nearly surrounded by urban uses.	<i>Rural designation, with one-half acre lots, approved by Committee on Mar. 7.</i>	
36 Kula Lodge	State Urban Comm. Plan PD	PD	3.76	A proposal was made to the CAC to increase the size of the lodge units from 500 to 850 sq. ft. and increase the size of the commercial area from 8900 to 16,000 sq. ft. The CAC only supported the increase in unit size.	The Planning Department did not include this in its recommendations since a Community Plan amendment application had been previously submitted.	2-3-22:87	The Planning Commission voted to not make any changes to the Community Plan language and that the applicant should proceed with the community plan amendment process.	<i>Applicant's request approved by Committee as separate item on Mar. 7.</i>	Concur with Commission.

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Proposals submitted after Planning Department's transmittal to Planning Committee									
37a Onaka parcel	State Urban Comm. Plan SF	R-2	2	The CAC did not consider this proposal.	The Planning Department did not consider this proposal.	2-3-10:09	The Planning Commission did not consider this proposal.	<i>SF designation retained by Committee on Jan. 16.</i>	Owner requested redesignation from SF to Business/ Commercial.
37b Sullivan parcel	State Urban Comm. Plan Business/ Commercial	R-2	1.41	The CAC did not consider this proposal (proposed by Planning Chair).	The Planning Department did not consider this proposal.	2-3-10:10	The Planning Commission did not consider this proposal.	<i>SF designation approved by Committee on Jan. 16.</i>	Chair recommended redesignation to control commercial development along Haleakala Highway.
38 Keaumiki parcel	State AG Comm. Plan AG	AG	3	The CAC did not consider this proposal.	The Planning Department did not consider this proposal.	2-3-07:08	The Planning Commission did not consider this proposal.	<i>AG designation retained by Committee on Feb. 21.</i>	Owner requested redesignation from SF to Business/ Commercial. Parcel is located within the "Pukalani Triangle."
39 Kula Post Office	State AG Comm. Plan AG	AG	1	The CAC did not consider this proposal (proposed by Planning Chair).	The Planning Department did not consider this proposal.	2-3-02:01	The Planning Commission did not consider this proposal.	<i>P/QP designation approved by Committee on Jan. 16.</i>	Chair recommended redesignation to recognize existing use.
40 Tam parcel next to Kula Hardware	State Rural Comm. Plan AG	Interim	.75	The CAC did not consider this proposal.	The Planning Department did not consider this proposal.	2-3-62:02	The Planning Commission did not consider this proposal.	<i>Business/Commercial designation approved by Committee on Jan. 16, with text to recommend access onto Lower Kula Road.</i>	Owner requested redesignation from AG to Business/ Commercial.
41 Lu and Krause parcels (behind Rice Park)	State Rural Comm. Plan AG	Interim	3.29 and 2.4	The CAC did not consider this proposal.	The Planning Department did not consider this proposal.	2-2-19: 05 and 06	The Planning Commission did not consider this proposal.	<i>Rural designation approved by Committee on Jan. 16.</i>	Owner requested redesignation from AG to Rural to conform to the State Rural district.

42 Ulupalakua Ranch	State AG Comm. Plan AG	AG	5.6	The CAC did not consider this proposal.	The Planning Department did not consider this proposal.	2-1-08:01 (por.) and 2-1-09:01 (por.)	The Planning Commission did not consider this proposal.	<i>Business/Commercial designation approved by Committee on Jan. 16, with text to recommend Country Town Business zoning.</i>	Owner requested redesignation from AG to Business/ Commercial to recognize existing use.
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Amendment No.	Current State & Comm. Plan Designation	Current Zoning	Approx Acres & Units *	CAC Recommendation	Planning Department Recommendation	TMK Number	Planning Commission Recommendation	Planning Committee/ Council Decision	Comments
43 ML&P Bypass and Haleakala Highway	State AG Comm. Plan AG	AG	11 51 poss. units	The CAC did not consider this proposal.	The Planning Department did not consider this proposal.	2-3-09:08 (por.)	The Planning Commission did not consider this proposal.	<i>SF designation approved by Committee on Feb. 21.</i>	Owner requested redesignation from AG to SF for employee housing.
44 A&B Hali`imaile	State AG Comm. Plan AG	AG	55 212 poss. units	The MPK CAC did not consider this proposal. The Paia-Haiku CAC voted to defer this to the MPK region.	The Planning Department concurred with the Paia-Haiku CAC, and therefore has not considered this proposal.	2-5-03:10 (por.)	The Commission voted unanimously in favor of designating the area SF (45 acres SF and 10 acres PK) but also thought the MPK CAC should consider this revision.	<i>SF and Park designations approved by Committee on Feb. 21.</i>	Concur with Commission.
45 Jesus is Alive Church	State AG Comm. Plan SF	Interim	9	The CAC did not consider this proposal.	The Planning Department did not consider this proposal.	2-3-09:13 (por.)	The Planning Commission did not consider this proposal.	<i>P/QP designation approved by Committee on Feb. 21.</i>	Owner requested redesignation from SF to P/QP for new church site.
46 Pukalani Undevelop. Bus/Comm	State Urban Comm. Plan Business/ Commercial	Res.	N/A	The CAC did not consider this proposal (proposed by Planning Chair).	The Planning Department did not consider this proposal.	2-3-17:22 2-3-24: 10, 17 and 29 2-3-44: 27, 29, 37, 38, 48 and 72	The Planning Commission did not consider this proposal.	<i>SF designation for parcels along Haleakala Highway approved by Committee on April 1. (parcels 2-3-17:22 and 2-3-24: 10, 17 and 29).</i>	Chair recommended discussion on redesignating to SF all undeveloped and residentially-zoned parcels in Pukalani with Business/ Commercial Community Plan designation.
47 Sugimura/Schmidt-Koller	State Rural Comm. Plan AG	Interim	2.54	The CAC did not consider this proposal.	The Planning Department did not consider this proposal.	2-3-37: 23 and 24	The Planning Commission did not consider this proposal.	<i>Rural designation for five adjacent parcels (#21-25, 6.65 acres) approved by Committee on May 16.</i>	Owners requested redesignation from AG to Rural to conform to the State Rural district.

Amendment No.	Current State & Comm. Plan Designation	Current Zoning	Apprx Acres & Units *	CAC Recommendation	Planning Department Recommendation	TMK Number	Planning Commission Recommendation	Planning Committee/ Council Decision	Comments
48 Pasture land above Pookela Church	State AG Comm. Plan SF	Interim	13.11 61 poss. units	The CAC did not consider this proposal.	The Planning Department recommended redesignating the remaining undeveloped parcels above Makawao Town from SF to AG.	2-4-08: 04 and 34	The Planning Commission did not consider this proposal.	<i>AG designation approved by Council on July 3.</i> <i>(see Amendment No. 3 for related designation)</i>	Concur with Department.
49 Hali'imaile Comm.	State Urban Comm. Plan LI	Interim	2	The CAC did not consider this proposal.	The Planning Department recommended adding two more Business/Commercial acres in Hali'imaile.	2-5-03:18 (por.)	The Planning Commission did not consider this proposal.	<i>Business/Commercial designation approved by Council on July 3.</i> <i>(see Amendment No. 10 for related designation)</i>	Concur with Department.
50 Dowling project 'Kulamalu'/ Kamehameha Schools	State Urban Comm. Plan SF	R-2	94.52 446 poss. units	The CAC did not consider this proposal.	The Planning Department recommended redesignating the proposed Kamehameha School site from SF to P/QP.	2-3-08:05 (por.)	The Planning Commission did not consider this proposal.	<i>P/QP designation approved by Council on July 3.</i> <i>(see Amendment No. 15 for related designation)</i>	Concur with Department.
51 Rural Kula/ Crater Road	State Rural Comm. Plan Rural	Interim	259 598 poss. units	The CAC did not consider this proposal.	The Planning Department recommended that a block of 116 Rural parcels in Upper Kula in the Crater Road area be restricted to one-acre lots with one house per lot.	2-3-13: 1-5, 11, 13-23, 25-45, 49-52, 54-58, 60, 64-68, 70, 74-84 and 86; 2-3-20: 1, 5, 6, 14, 15, 17-19, and 54-65; 2-3-21: 28 and 10-13; 2-3-38: 1-5, 15, 18-26, 34 and 35; 2-3-40: 22 and 26.	The Planning Commission did not consider this proposal.	<i>Rural designation, with one house/one-acre lots, approved by Council on July 3.</i>	Concur with Department, reducing possible units to 259.

** Unit calculations were determined by the Planning Department's formula used in the document entitled "Housing and Population Analysis for the Makawao-Pukalani-Kula Community Plan." The average Rural density is 2.31 units/acre. The average Single Family density is 4.27 units/acre for R-2 and 5.17 units/acre for R-3, with an overall average Single Family density of 4.72 units/acre. This formula was used to determine the number of possible units which could be developed if an applicant's request for a residential designation was approved.*