

**PA`IA-HA`IKU
COMMUNITY PLAN
(1995)**

Maui County Council

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PART I

INTRODUCTION TO THE PA`IA-HA`IKU COMMUNITY PLAN

A. Purpose of the Pa`ia-Ha`iku Community Plan

The Pa`ia-Ha`iku Community Plan, one of nine (9) community plans for Maui County, reflects current and anticipated conditions in the Pa`ia-Ha`iku region and advances planning goals, objectives, policies and implementation considerations to guide decision making in the region through the year 2010. The Pa`ia-Ha`iku 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 the Pa`ia-Ha`iku area, in order to enhance the region's overall living environment.

The Maui County General Plan, first adopted in 1980 and updated in 1991, sets forth goals, directions and strategies for meeting the long-term social, economic, environmental and land use needs of the County. Similarly, the Pa`ia-Ha`iku Community Plan, first adopted by ordinance in 1983, was updated in 1992-93.

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").

Exhibit "A"

County Planning Hierarchy

Mutually supporting goals, objectives, policies and implementing actions contained in the Hawaii State Plan, State Functional Plans, Maui County General Plan and the Pa`ia-Ha`iku Community Plan provide for optimum planning effectiveness and benefits for the residents of the Pa`ia-Ha`iku 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, the capital improvements program, and the County budgeting process.

C. The 1992 Community Plan Update

The update process was driven by the work of the Pa`ia-Ha`iku Citizens Advisory Committee (CAC). This 13-member panel met a total of 21 times during a 225-day deliberation process to identify, formulate and recommend appropriate revisions to the Pa`ia-Ha`iku Community Plan. The CAC carefully reviewed the 1983 version of the Community Plan, reshaping the plan to create a viable document which will serve the Pa`ia-Ha`iku region through the turn of the century.

The update process incorporated technical studies and assessments. The results of these four 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 and future vacant and undeveloped lands (by community plan land use designation) 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), and their limits and opportunities in high-growth community plan regions.

Following the 225-day CAC process, the CAC's recommendations were submitted to the Planning Department. The Planning Department prepared the revised Community Plan, based on the work of the CAC. The revised Community Plan was forwarded to the Maui Planning Commission for public hearing and review, and then sent 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

1. General Description of Region and Existing Community Plan Boundary

The Pa`ia-Ha`iku Community Plan is located along the north shore of Maui between the urban center of Kahului and the rural enclave of Hana. Beginning at the Wailuku-Makawao District Boundary at Kaukaulua, follow in a mauka direction and continue along Kailua Gulch to the Old Hamakua Ditch located just mauka the 800' contour, then follow ditch in a northeasterly direction beyond Reservoir 16 to its intersection with Wailoa Ditch. Follow Wailoa Ditch easterly across Kamole Weir to Maliko Gulch, thence follow centerline of gulch mauka to Kahakapao Gulch. Continue mauka along centerline of Kahakapao Gulch to the 5200' contour then mauka in a straight line to Puu Nianiau at VABM 6849, the northernmost point of Haleakala National Park. Follow the park boundary in a southeasterly direction to a point beyond Hosmer Grove where the park boundary and Waikamoi Stream intersect, then follow stream in a makai direction to the Makawao-Hana District Boundary. Follow the district boundary west to a sharp turn to the northeast, then continue to follow the district boundary as it becomes 'O'opuola Stream. Follow the stream makai to its confluence at Makaiwa Bay, then follow the shoreline northwesterly to the point of beginning at Kaukaulua.

The planning region encompasses an area of approximately 17,300 acres that includes tax map key zone 2, sections 5 through 9. The planning district is characterized by the following sub-regions: Pa`ia (the area west of Maliko Gulch) and Ha`iku (the area east of Maliko Gulch). A major population center is Pa`ia in the northwest corner of the region, which includes the communities of Lower Pa`ia, Upper Pa`ia and Ku`au. A secondary center is located a few miles to the southeast in the communities of Ha`iku, Pa`uwela and Kuiaha. Elsewhere in the region, scattered rural settlements dot the landscape above high sea cliffs and deep gulches. (See Exhibit "C").

Exhibit C

As a primary urban center of the region, Pa`ia is in close proximity to the island's major employment centers of Wailuku-Kahului, South Maui and West Maui. However, unlike these urban communities, Pa`ia retains a "small town" scale and character. The commercial town core is situated around the intersection of Hana Highway and Baldwin Avenue. Existing residential development is generally concentrated around the commercial core, between Pa`ia Town and Ku`au, and along Baldwin Avenue to Skill Village above the Pa`ia Mill. Over the past ten years, windsurfing has grown into a major sport, adding to other traditional activities in this North Shore area. The primary agricultural activity is sugar cane cultivation. There is available public infrastructure (i.e., public sewage treatment system, roadways, water) to service urban development in this particular area. The region had a resident population of 3,732 in 1970, 5,277 in 1980, and 7,788 persons in 1990.

Ha`iku is more rural in character with small urban nodes at Kuiaha, Ha`iku and Pa`uwela to service residents in the outlying rural and agricultural areas. Over the past ten years, most of the residential growth in this area is a result of new subdivisions developed on agricultural lands. Light industrial activities have also grown and now occupy several renovated facilities that were once pineapple canneries. Agricultural activities include pineapple cultivation, nursery operations, and diversified agriculture. The public infrastructure in the Ha`iku area is more limited--i.e., there is no municipal sewage treatment system and roadways are typically rural collectors.

2. Historical and Environmental Context of the Region

The Pa`ia-Ha`iku planning region encompasses a major portion of the traditional Hawaiian political district known as Hamakualoa, and the *makai* (seaward) portion of the district of Hamakuapoko. There are two *ahupua`a* within the makai portion of Hamakuapoko: Hali`imaile and Hamakuapoko. Within the Hamakualoa District, there are 27 known *ahupua`a*. Many of the place names used today in the Pa`ia-Ha`iku region are actually the traditional *ahupua`a* names, given to these areas centuries ago.

The coastal zone of Hamakuapoko is characterized by sandy beaches, shoreline reef formations, and low dune lands with a few relatively low rocky cliffs and points. The lower area is characterized by gentle slopes, loam soil, and a few ephemeral stream drainages. Hamakuapoko is mentioned in Hawaiian legends as a place where the *ali`i* came to surf and enjoy water sports. The Hamakuapoko coast is important today as a world-renown surfing and windsurfing area. However, this tradition was well established prior to western contact. As such, the area has traditional cultural significance which both transcends and enhances its importance as a modern recreational resource.

During the 1840s, large-scale cane cultivation was introduced into the Hamakuapoko area by T. S. Alexander and H. P. Baldwin. Labor forces were imported from various nations to work in the cane fields, and each ethnic or national group was established in a separate "camp" or village. Early maps of the Hamakuapoko area show these camps and villages scattered throughout the cane lands. Some were named for their inhabitants, others were simply given numbers. Upper Pa`ia was subdivided into five villages, including the Hawaiian-Spanish Village, Store Village, Nashiwa Village, School Village, and Orpheum Village. The various camps, mills, and cane fields were all connected with a network of rail lines, which were in use until after World War II. The labor camp communities disappeared with the railroads; homes were moved into the towns, and the villages were plowed under and planted in cane.

Based on the patterning of known sites in Hamakuapoko, it can be said that the coastal zone has a high potential of containing significant buried cultural deposits, and significant cultural features, such as human burials.

The district of Hamakualoa encompasses the shoreline between Maliko Gulch and `O`opuola Gulch, just east of Kailua. The coastal area is divided into 26 land divisions, some of which are quite narrow. Most of these *ahupua`a* extend from the shoreline to approximately the 1200 foot elevation. The shoreline area of Hamakualoa is predominantly high, with rocky cliffs, and small cobble beaches at the mouths of the gulches.

Four perennial streams were recorded for Hamakualoa by Stearns in 1939. These included Kuiaha Stream, Honopou Stream, Ho`olawa Stream, and Na`ili`iliha`ele Stream. Other streams that may have been perennial during the 18th and 19th centuries include Kailua Stream, Manawai`iao Stream, Papalua Stream, and Halehaku Stream. The relative abundance of surface water in Hamakualoa made the district quite suitable for irrigation taro farming.

The importance of the Hamakualoa District in Hawaiian oral history is indicated by the number of references to landings, battles, and visits conducted here by various *ali`i nui* (high chiefs). Hamakualoa was also the location of numerous *heiau*, reflecting the presence of both locally and regionally powerful chiefs, as well as a sizable population to provide labor for the building of the structures.

During the 19th century, the tops of the ridges between the many gulches were cleared and planted in pineapple and sugar cane. Two sugar mills were in operation in the Huelo area, and a mill was located at Ha`iku, on the *makai* side of Pu`u-o-`Umi (Ha`iku Hill). Pineapple canneries were later

constructed at Pa`uwela and Ha`iku. A commercial landing was built at Ho`olawa, primarily for transporting milled sugar to Honolulu. During the 1880s the Pacific Navigation Company ran three trips each week between Honolulu and Ha`iku, bringing 100 tons of sugar per week to Honolulu. As soon as the railroad line from Kahului to Ha`iku was completed, commercial transportation by water from this area ceased. Remains of the sugar mills and canneries are still present, as are numerous irrigation ditches, flumes, and tunnels, constructed by the East Maui Irrigation Company.

B. Identification of Major Problems and Opportunities of the Region

This description of key problems and opportunities, formulated by the 1992 Citizens Advisory Committee, provides the underlying basis for the planning goals, objectives and policies which are described in Part III.

1. Problems

RECREATION. The public park facilities in the region are inadequate and in need of expansion and improvements. Existing public beach parks are well utilized and not adequate to meet the public demand for passive and active recreational pursuits. Over the years, the improvement and expansion of park facilities in the region have not kept pace with resident population growth in the region, let alone the numbers of tourists and residents from all over the island who are attracted to the ocean and surf conditions of the North Shore, such as Hookipa Park.

LAND USE. The inadequacies of existing zoning and development standards are major issues in the region. For example, requirements for street lighting, and curb, gutter and road widening improvements not only detract from the more informal character of the rural community but are "overkill" in areas that experience relatively low traffic volumes, due to the low density nature of development. Furthermore, urban-like development standards change the character and charm of rural areas and traditional neighborhoods like Pa`ia Town and the villages of Kuiaha and Ha`iku. Similarly, these urban standards place severe restrictions on economic revitalization, in terms of the reconstruction or adaptive reuse of historic structures and the redevelopment of properties in older towns or neighborhoods.

Furthermore, current zoning standards for agricultural lands permit "country estates" and not bona fide farming, due to the two-acre minimum lot size provisions and lack of control over the subdivision of prime or productive agricultural lands. These two-acre agricultural subdivisions have also led to growth-related problems based on increased demands on infrastructure and

other public services. Under the current system, two-acre subdivisions can occur anywhere in the Agricultural District rather than in areas which are deemed suitable for this level of development.

Inadequate implementation and enforcement of the Pa`ia-Ha`iku Community Plan was identified as another issue in the region. Moreover, current regulations contain "loopholes" and ways to circumvent the public review process for major projects. The use of variance procedures has been cited as a problem in several instances.

Finally, the Interim Zoning Ordinance that applies to the small towns or villages in the region discourages expansion, adaptive reuse or redevelopment of existing commercial properties, due to the "existing non-conforming use" provisions and a time-consuming change in the zoning process.

HOUSING. A lack of affordable housing in the region affects a broad cross section of residents, including special needs (i.e., elderly, single parent families, gap group, etc.), and opportunities for the subdivision of family lands for rural residential use are minimal. The housing shortage is exacerbated by the conversion of residential dwellings to short-term rentals which, in turn, negatively affects the character of traditional neighborhoods in the region.

DRAINAGE. There are existing drainage problems in the region, and concerns that the design of new drainage improvements are inadequate, in terms of protecting downslope properties and the quality of offshore waters.

WATER USE ALLOCATION. The development of new ground water sources in Ha`iku to service the Central Maui area of Wailuku-Kahului and Kihei-Makena raises a concern over the allocation of water resources to these other regions if and when the present and future needs of the Pa`ia-Ha`iku area are not met.

TRAFFIC. During peak hours, traffic is heavily congested in Pa`ia Town, notably around the Hana Highway and Baldwin Avenue intersection. This condition is aggravated by the lack of adequate off-street parking in the town and the lack of an alternate roadway to divert traffic along Hana Highway and Baldwin Avenue. Traffic congestion and safety concerns are also generated by the heavy use of Hookipa Park, especially during windsurfing events, and the inherent inadequacies of the existing park facility.

2. Opportunities

- a. Preserve shoreline open space vistas and expand opportunities for public park uses.
- b. Preserve significant archaeological and cultural resources in the region.
- c. Protect and maintain a rural character distinct from the city-like form of other urban communities on Maui by incorporating a small town or village development, such as the neotraditional form of town planning with an emphasis on defined growth limits and mixed uses, organized and designed for pedestrian and bicycle mobility and comfort.
- d. Accommodate future housing needs.
- e. Expand opportunities for diversified agriculture, "rural light industry," "cottage-scale" businesses and other small-scale, owner-operated businesses.
- f. Protect the integrity of productive or prime agricultural lands in the region.

C. Interregional Issues

During deliberations over possible amendments to the Pa`ia-Ha`iku Community Plan, several issues were considered which affect other regions. This section discusses these issues which need interregional, island-wide or County-wide comprehensive policy analyses and formulation.

1. Water use allocation. There is concern over the development of new ground water sources in Ha`iku and the allocation of this resource to service other regions of the island, namely Wailuku-Kahului and Kihei-Makena, and how this relates to the future needs of the Pa`ia-Ha`iku area.
2. Future alternate roadway. There is an immediate need for an alternate roadway to alleviate congestion in Pa`ia Town and the new proposed residential community at Pa`ia School. This would be subject to consultation with the State Department of Transportation and County Department of Public Works and Waste Management.

PART III

POLICY RECOMMENDATIONS, IMPLEMENTING ACTIONS AND STANDARDS FOR THE PA`IA-HA`IKU REGION

A. Intended Effects of the Pa`ia-Ha`iku Community Plan

Policy recommendations contained herein express the long-term visions for the Pa`ia-Ha`iku community. They will be used to formulate and prioritize programs and strategies for each of the planning categories, to set parameters for decision making, and most importantly, to establish a long-range land use pattern for the region.

The Pa`ia-Ha`iku Community Plan will play a key role in directing the physical and economic growth and stabilization for the Pa`ia-Ha`iku region. Accordingly, the population of Pa`ia-Ha`iku 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 useful benchmarks for conceptualizing growth in a region, and are useful in measuring the effectiveness of the community plan and its strategies to direct and manage growth. The forecasts used in preparation of the Pa`ia-Ha`iku Community Plan indicate a projected population of approximately 9,902 to 10,379 residents over the next 20 years and shall guide decision-making and future land use and community development needs to the year 2010. This translates into approximately 856 to 1,059 additional housing units.

The policy recommendations of the Pa`ia-Ha`iku Community Plan are anticipated to have a direct effect on the sequence and pattern of growth in the region. The plan seeks to pattern future growth and development in a manner reflective of the rural and small town or village character of the region. Future residential expansion is directed to Pa`ia Town and the former settlement area of Upper Pa`ia which maintained a thriving plantation village community up to mid-1900. In Ha`iku, expansion of lands for rural residential development is designated in areas close to existing villages and settlements, and the need for affordable resident housing is underscored. The Pa`ia-Ha`iku Community Plan emphasizes the preservation of scenic vistas and shoreline resources, and the expansion of public recreational opportunities. The plan also intends to protect and recognize the region's historic, archaeological and cultural resources.

B. Goals, Objectives, Policies and Implementing Actions

Policy recommendations for the Pa`ia-Ha`iku Community Plan region have been developed to guide decision making in a number of subject areas having community-wide impact. 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 accomplish the desired goal.

LAND USE

Goal

A well-planned community that preserves the region's small town ambiance and rural character, coastal scenic vistas, and extensive agricultural land use, and accommodates the future needs of residents at a sustainable rate of growth and in harmony with the region's natural environment, marine resources, and traditional uses of the shoreline and mauka lands.

Objectives and Policies

1. Protect the marine environment and quality of the offshore waters.
2. Preserve important scenic vistas and shoreline resources of the region.
3. Prohibit hotel/resort development within the region.
4. Ensure that appropriate lands are available to support the region's current and future agricultural industries, including sugar, pineapple, diversified agriculture, and aquaculture.
5. Identify prime or productive agricultural lands, and develop appropriate regulations for their protection.
6. When appropriate, incorporate low-rise town or village forms of development, such as the neotraditional town, with defined growth limits and a village core of mixed public, residential and commercial uses, organized and designed to enhance pedestrian and bicycle access as an alternative to linear forms of development, which are characteristic of more urban areas.
7. Provide for a range of residential lot sizes in appropriate areas.

8. Define urban and rural growth limits and densities for the region by determining the needed space to accommodate projected growth, designating the required land using the land use map, and supporting needed development in these areas.
9. Maintain and expand areas desirable for public recreational uses.
10. Discourage approvals of Special Permits in State Agricultural and Rural Districts unless: (a) necessary to serve the immediate community in remote areas; (b) supportive of agricultural uses; or (c) needed for the use or distribution of locally produced products and services that otherwise do not adversely affect the environment, surrounding agricultural uses, or public safety.
11. For the outlying areas such as Ha`iku with existing Urban or Rural Land Use classifications, consideration for expansion of the State Land Use District Boundary should be made on a case by case basis for limited residential development in accordance with the following criteria:
 - a. That the proposed change is contiguous with the Urban or Rural District and compatible with the existing character of the surrounding area;
 - b. That adequate public services and facilities are available or can be provided at reasonable cost to the petitioner; and
 - c. That the proposed land use amendment shall have no significant adverse effects upon agricultural, natural, environmental, recreational, scenic, historic, or other resources of the area.
12. Designate the following areas for park use:
 - a. Baldwin Park to "Small Park" in Pa`ia;
 - b. Hookipa Park expansion including land around the existing park for immediate development, as well as the realignment of Hana Highway (Note that mauka lands shall be a park reserve which would allow existing agricultural cultivation to continue until the future park expansion);
 - c. Kaulahao Beach ("Blue Tile Beach");

- d. Near Pa`uwela Road and mauka of the Ha`iku School and existing residential developments; and
 - e. Mauka of 4th Division Marine Park for an active park area and Kauhikoa Hill for a passive recreational/scenic area.
13. Limit visitor accommodations to owner-occupied "bed and breakfast" establishments that are residential in both scale and character. Any proposed "bed and breakfasts" should not be situated near the shoreline so as to avoid the proliferation of this use and subsequent changes in the character of the region's coast.
 14. Limit and manage windsurfing meets at Hookipa in order to better accommodate traditional uses, such as fishing and surfing, and maintain other public recreational uses of the area.
 15. Avoid development of flood prone areas, stream channels and gulches due to safety concerns, open space relief, and visual separation. Drainage channels should be regularly maintained by appropriate agencies.
 16. Require Special Use Permits for public/quasi-public uses in the State Rural District.
 17. Upon any closure of the Paia Mill, the Mill's Heavy Industrial land use designation shall be evaluated by the Department of Planning to determine whether it is appropriate for such designation to be retained, and the Department shall transmit a report and recommendation to the Council for action as appropriate.

Implementing Actions

1. Review, amend and adopt, as appropriate, zoning ordinances to carry out the intent of the land use categories identified in the Pa`ia-Ha`iku Community Plan, including, but not limited to, a Rural Light Industrial zoning classification.
2. Adopt rules requiring Special Use Permits for public and quasi-public uses in the State Rural District.
3. Establish varying minimum lot sizes and subdivision standards to reflect different kinds of proposed uses and activities, thereby, preventing the improper use of agricultural and rural areas. Moreover, ensure that minimum two-acre lot subdivisions intended for "gentleman estates" are limited to areas that (a) have adequate

public services and infrastructure, and (b) would not significantly detract from the agricultural, rural, open space, scenic and environmental qualities of the region.

4. Establish and enforce regulations for "bed and breakfast" establishments conducted by owner occupants within single-family residential dwellings to ensure that they will be situated in appropriate areas and not adversely affect the surrounding neighborhood. The regulations should include, but not be limited to, criteria related to location, size of operation, off-street parking, and other appropriate mitigative measures.
5. Improve standards and procedures to protect scenic vistas and shoreline resources of the region.
6. Designate areas for agricultural parks suitable for diversified agriculture and aquaculture.
7. Develop and implement a directed and managed growth plan and strategies to guide and coordinate future development consistent with the provision and availability of public infrastructure.

ENVIRONMENT

Goal

The preservation and protection of the natural environment, marine resources and scenic vistas to maintain the rural and natural ambiance and character of the region.

Objectives and Policies

1. Preserve and protect scenic vistas along Hana Highway.
2. Preserve and protect unique natural areas with significant conservation value, including, but not limited to, the native rain forest at Waikamoi.
3. Encourage and support the establishment of native forest and vegetation.
4. Preserve the shoreline sand dune formations throughout the planning region. These topographic features are a significant element of the natural setting and should be protected from any actions which would detract from their scenic, cultural or ecological value.

5. Establish a system of temporary shoreline closures to fishing, alternating various segments of the coast, to minimize depletion and allow the resources to regenerate.
6. Protect the quality of surface and groundwater resources.
7. Protect all wetland resources. Such resources provide open space and habitat for plant and animal life in the aquatic environment. Ensure that the development of new water sources does not adversely affect in-stream flows.
8. Protect and maintain the quality of the nearshore and offshore waters and marine environment. Ensure that storm water run-off and siltation from proposed development will not adversely affect the marine environment and nearshore and offshore water quality. Open culverts which empty directly into nearshore waters should be avoided.
9. Encourage the construction of natural grass-lined drainage channels, as opposed to concrete channels, and the installation of siltation basins.
10. Effectively control agricultural run-off.
11. Promote greater awareness and opportunities for recycling and sound conservation practices.

CULTURAL RESOURCES

Goal

Identification, protection, preservation, enhancement and appropriate use of cultural resources, cultural practices and historic sites that provide a sense of history and define a sense of place for the Pa`ia-Ha`iku region.

Objectives and Policies

1. Encourage and protect traditional mauka and makai accesses, cultural practices and rural lifestyles. Protect traditional hunting, fishing and gathering.
2. Prevent the desecration of ancient and historic burial sites.

3. Identify, protect, preserve, and, where appropriate, restore significant archaeological and cultural sites and resources unique to the State of Hawaii and Island of Maui.
4. Foster an awareness of the diversity and importance of cultural resources and of the history of Pa`ia-Ha`iku. Promote distinct cultural resources as an identifying characteristic of the region.
5. Recognize and respect family ancestral ties to certain sites.
6. Encourage community stewardship of historic sites.
7. Encourage the development of "cultural parks" for visitation and education.
8. Encourage cultural and educational programs to perpetuate Hawaiian and other ethnic heritages.
9. Encourage the ongoing state and national register nomination process, by government and private property owners, to increase awareness and protection of sites and districts.
10. Encourage the restoration and traditional use of taro patches, and the re-establishment of breadfruit groves.
11. Recognize and respect the importance of various ethnic representations in the cultural site identification process.

Implementing Actions

1. Update the County Cultural Resource Management Plan to further identify specific and significant cultural resources in the region and provide strategies for preservation and enhancement. Include a cross section of residents familiar with the various ethnic histories of the region to advise the Cultural Resources Commission in the designation and management of significant cultural resources.
2. Require development projects to identify all archaeological and cultural sites and resources, including traditional accesses, located within or adjacent to the project area as part of initial project studies. Further require that all proposed activity include appropriate measures such as site avoidance, buffer areas and interpretation, to mitigate potential adverse impacts on cultural resources. Establish standards and procedures to be followed during the subdivision, special management area permit, or change in zoning application

stage to ensure adequate review of lands involving archaeologically and culturally sensitive sites.

3. Implement a historic or cultural district overlay ordinance to provide protection for areas of significant archaeological, historical and cultural resources. Areas which should be considered for designation include the following:
 - a. Pa`ia Town
 - b. Ho`olawa Bay, Huelo
 - c. Kuiaha Bay, Ha`iku
 - d. Halehaku Bay, Pilale
 - e. Honopou Valley, Peahi (coastal valley area)
 - f. Kaupakulua Gulch (coastal valley area)
 - g. Hanawana Landing, Huelo/Kailua
4. Investigate the creation of a "cultural park" at Ho`olawa Bay and other important sites in the region.
5. Flag for preservation the following general site types and areas:
 - a. Ancient Trails/Old government roads
 - b. Fishponds
 - c. Landings
 - d. Nearshore marine cultural resources
 - e. Stream valley areas
 - (1) habitation complexes (shoreline and interior)
 - (2) lo`i and `auwai
 - (3) terraces
 - f. Significant native vegetation zones
 - g. Plantation ditch systems
 - h. Religious structures (shrines, churches and heiaus)
 - i. Old bridges
 - j. Plantation camps
 - k. Plantation era structures and homes
 - l. Petroglyphs
 - m. Burials
6. Initiate and adopt, under the auspices of the Department of Planning, a mauka/makai access dedication ordinance pursuant to Chapter 46, H.R.S. and acquire accesses through purchase, dedication, condemnation, or land exchange.

7. Formulate and adopt rural and historic district roadway standards to promote the maintenance of historic landscapes and streetscapes in character with the region.
8. Designate the location of former camps and communities through a historical marker program.
9. Implement a community curatorship program, and site reconstruction and interpretation project at Nakalele Point (west of Ho`okipa).
10. Require archaeological field checks before issuance of building and grading permits for properties located in gulches or other areas which could hold archaeological resources.
11. Recommend to the Arborist Committee for consideration as "Exceptional Trees," all trees, or groves of trees, that have significant historic or cultural value, represent an important community resource, or are exceptional by reason of age, rarity, location, size or aesthetic quality.

ECONOMIC ACTIVITY

Goal

A stable economy that complements the rural character of the region and provides opportunities for economic diversification and community needs.

Objectives and Policies

1. Maintain agriculture as the primary economic activity. Enhance opportunities for the cultivation and processing of local agricultural products and encourage the establishment of agricultural parks and support services (i.e., co-op facilities for distribution, marketing and sales) to enhance diversified agricultural activities.
2. Establish opportunities for rural light industrial uses as a secondary economic activity consistent with the rural character of the region. This would include uses which are related to the agricultural base, light industries which are oriented to servicing the surrounding community, and small skilled-craft operations.
3. Provide for neighborhood-scale commercial services within or in close proximity to residential areas to accommodate the needs of residents.

4. Consider "bed and breakfast" establishments as transient visitor facilities, provided that these are conducted by owner-occupants within a single-family residential dwelling and approved for such use.
5. Encourage the establishment of a farmers' market at an appropriate site in the Pa`ia and Ha`iku areas.

Implementing Actions

1. Encourage the State Department of Agriculture to draft or propose a master plan to promote diversified agriculture by expanding agricultural programs, identifying the specific uses of those agricultural lands, and locating a site(s) for an agricultural park.
2. Update the County's socio-economic database to provide an on-going basis for evaluating socio-economic issues and conditions in the Pa`ia-Ha`iku Community Plan region.

HOUSING

Goal

A sufficient supply and choice of attractive housing accommodations with emphasis on affordable housing for a broad cross section of residents.

Objectives and Policies

1. Meet the 20-year housing needs of the planning region. Provide sufficient land area for residential development only in appropriate areas near public facilities in order to discourage land speculation, and provide for predictable, efficient land use and development patterns in the region.
2. Expand the inventory of affordable housing. Provide a variety of affordable housing opportunities, including improved lots and self-help projects, and provide for special needs, including the elderly, single-parent families and the disabled. Encourage public sector projects, government programs, public/private joint efforts, and other assistance programs to reduce costs and increase the availability of affordable and gap-group housing projects.
3. Reduce residential home energy and water consumption.
4. Secure lands for future low-cost residential development by government or private nonprofit corporations.

5. Credit the donation of improved residential land to the State or County government towards affordable housing requirements by private developers.
6. Institute measures to prevent speculation in government-assisted or subsidized affordable housing projects.
7. Plan, design and construct off-site public infrastructure improvements (i.e., water, recreation, roads, sewer, drainage and solid waste) in anticipation of residential developments defined in the Community Plan and consistent with a directed and managed growth plan or strategy.
8. Require a mix of affordable and market-priced housing in all major residential projects, unless the project is to be developed exclusively as an affordable housing project.
9. Ensure that community parks are developed before major new development projects are allowed to occur.
10. Support efforts to develop housing for the elderly, the homeless and the working poor.

Implementing Actions

1. Develop a comprehensive plan for housing assistance programs which coordinates all available public and private financial resources and incorporates appropriate regulatory measures.
2. Establish a housing rehabilitation program, including loans, grants and/or technical assistance and community outreach.
3. Adopt standards for housing design and construction to reduce energy and water consumption.
4. Encourage efforts to provide shelter for Maui's homeless, and low-cost rental housing for its working poor.
5. Propose and define growth limits around existing urbanized areas to accommodate residential development while directing growth in an organized manner.

TOWN DESIGN

Goal

Attractive rural town development in keeping with the existing scale, form and character of settlement areas in the region.

Objectives and Policies

1. Incorporate design standards, including, but not limited to, lighting, building and roadway design, appropriate for rural communities. In Agricultural and Rural Districts, excessive roadway standards and street lighting requirements should be discouraged.
2. Establish in designated areas a neotraditional village form of development with defined growth limits and a core of low-rise mixed public, residential and commercial uses organized and designed to enhance pedestrian and bicycle access.
3. Limit building heights to two (2) stories or thirty (30) feet above grade throughout the region, with any exceptions being subject to design review by the County.
4. Follow the established design standards for the commercial use areas of Pa`ia Town and Ha`iku based on the following guidelines:
 - a. Visually maintain and enhance the low-density town character.
 - b. Require that future development be compatible with the desired scale and rural character.
 - c. Maintain the ambiance of Pa`ia and Ha`iku Towns.

Design improvements should be undertaken in a coordinated and ongoing fashion so as to ensure compatibility of future development projects with the desired character. Road improvements for drainage, lighting, and safety should be coordinated with the maintenance of the existing rural, informal streetscape which exemplifies the character of Pa`ia and Ha`iku Towns. For example, urban roadway standards which require excessive street widths detract from a rural character and should be discouraged.

5. Save and incorporate healthy, mature trees in the landscape planting plans of subdivisions, roads or any other construction or development.

6. Incorporate the principles of xeriscaping in all future landscape planting.
7. Use "native plants" for landscape planting in all public projects to the extent practicable.
8. Ensure that all future subdivisions, construction projects, and developments comply with the Maui County Planting Plan.
9. Encourage neighborhood communities and citizen groups to upgrade streets and parks in accordance with the Maui County Planting Plan.
10. Enhance existing public rights-of-way and parks with appropriate trees, turfgrass and groundcovers.

Implementing Actions

1. Revise subdivision standards, including, but not limited to, roadways and street lighting, for rural areas such as Pa`ia-Ha`iku to maintain a rural character and appearance. In Agricultural and Rural Districts, excessive roadway standards and street lighting requirements should be discouraged.
2. Encourage landscape buffering along the makai side of the proposed Alternate Road and along the makai and mauka edges of the sugar mill area in a manner that does not detract from scenic vistas.

PHYSICAL INFRASTRUCTURE

Transportation

Goal

Transportation systems that facilitate the safe and efficient movement of people, produce and goods within and outside the region.

Objectives and Policies

1. Strongly encourage the coordinated efforts of all appropriate County, State and Federal agencies to plan, fund and construct an alternate route around Pa`ia Town.
2. Establish a regional network of bikeways and pedestrian paths. This should include providing adequate space to accommodate bicycle

traffic throughout the Pa`ia Town area, including along Baldwin Avenue from Pa`ia to Makawao.

3. Encourage convenient pedestrian and bicycle access between residences and neighborhood commercial areas, parks and public facilities, in order to minimize use of the automobile within residential communities.
4. Require off-street parking as a part of new commercial development in Lower Pa`ia.
5. Realign Hana Highway in the vicinity of Hookipa Park to provide an area for park expansion.
6. Discourage heavy truck traffic through Pa`ia Town.

Implementing Actions

1. Plan, fund and construct an alternative roadway mauka of Pa`ia Town.
2. Prepare or update a roadway and drainage master plan for the Pa`ia-Ha`iku area and incorporate appropriate road standards for rural areas.
3. Incorporate a regional pedestrian and bikeway plan as a functional element of the Community Plan.
4. Acquire sites for public parking within Pa`ia Town.
5. Adopt an in-lieu parking ordinance that allows the payment of fees for the development of public parking in other nearby locations, in lieu of the construction of required off-street parking as part of a commercial project proposed on a small lot.
6. Undertake more frequent resurfacing and repair, and widening of road shoulders in dangerous sections, in order to improve road conditions.
7. Provide a stop sign on Ha`iku Road at its intersection with West Kuiaha Road, so that West Kuiaha Road becomes a through street.
8. Construct sidewalks with landscaping in the commercial areas of Pa`ia and Ha`iku, so as to retain their existing characters.

Water

Goal

An adequate supply of potable and irrigation water to meet the needs of the region.

Objectives and Policies

1. Increase water storage capacity with a reserve for drought periods.
2. Ensure that adequate water capacity is available for domestic and agricultural needs of the region.
3. Ensure that the development of new water sources does not adversely affect in-stream flows.
4. Continue the conversion to drip irrigation in sugar cane fields, provided that the practice complies with soil conservation standards.
5. Improve the existing potable water distribution system and develop new potable water sources prior to further expansion of the State Urban District boundary or major subdivision of land in the State Agricultural or Rural Districts.
6. Ensure adequate supply of groundwater to residents of the region before water is transported to other regions of the island.

Implementing Actions

1. Prepare or update a water improvement master plan for the Pa`ia-Ha`iku region to be incorporated as a functional component of the Community Plan.
2. Update the County's Water Use and Development Plan and estimated water use for the Pa`ia-Ha`iku region based on the adopted Community Plan and include a reserve capacity for drought conditions.
3. Develop a comprehensive agricultural water system, including the use of recycled water and a dual water system for domestic and irrigation uses.
4. Provide incentives for water conservation practices.

Liquid and Solid Waste

Goal

Efficient, safe and environmentally sound systems for the disposal, recycling and reuse of liquid and solid wastes.

Objectives and Policies

1. Connect urban residential communities to the County's wastewater treatment system.
2. Reduce the disposal of solid wastes in the landfills through expanded source reduction, reuse and recycling programs and the provision of convenient drop-off facilities.

Implementing Actions

1. Develop and implement a comprehensive waste management and recycling program for the region.
2. Extend the service area of the sewer system to include new major urban residential communities delineated in the Community Plan.

Drainage

Goal

Improvements to the storm drain system which provide for a high standard in preventing flooding and property damage while not adversely affecting the marine environment and nearshore and offshore water quality.

Objectives and Policies

1. Ensure that storm water run-off and siltation from proposed development will not adversely affect the marine environment and nearshore and offshore water quality. Open culverts which empty directly into nearshore waters should be avoided.
2. Encourage the construction of natural grass-lined drainage channels, as opposed to concrete channels, and installation of siltation basins.
3. Encourage the incorporation of drainageways into open space, pedestrianway and bikeway networks.

4. Effectively control storm water run-off in new urban, rural or agricultural subdivisions and developments, so as to avoid net increase in storm water run-off where practicable.

Implementing Actions

1. Review County drainage standards as they relate to rural and agricultural areas.
2. Maintain drainageways, swales and spillways.

Energy

Goal

Greater self-sufficiency in the need for non-renewable energy and more efficiency in use of energy resources.

Objectives and Policies

1. Promote energy efficiency as the energy resource of first choice and increase the energy efficiency in all sectors of the community.
2. Promote environmentally and culturally sensitive use of renewable resources such as biomass, solar, wind, and hydroelectric energy in all sectors of the community.
3. Support the establishment of an alternate fuels distribution infrastructure.
4. Utilize renewable energy for water pumping and other energy services which can take advantage of intermittent energy resources.
5. Support the development of communication infrastructure and promote telecommuting to minimize travel.
6. Support energy-efficient building design and site development practices.
7. Promote energy conservation and awareness programs.
8. Limit requirements for street lighting in agricultural and rural communities.

9. Increase the energy security of community "lifeline" facilities and improve energy emergency response capabilities.

Implementing Actions

1. Develop incentives and requirements for energy-efficient new building design, existing building retrofit, and site development practices through various approaches, including modifications to building, zoning, and subdivision codes.
2. Develop and adopt an integrated energy functional plan for the County of Maui that includes, but is not limited to, strategies for energy conservation, reuse of treated wastewater, recycling, reduction in the use of fossil fuels, public education and awareness, and other strategies and actions related to transportation and utilities, housing, environment, urban design and economic activity.
3. Develop, compile and disseminate information on new energy technologies, policies, and programs that may prove helpful to the community's economy and environment.
4. Initiate an integrated County energy resource planning program.
5. Use energy efficient street lights and develop appropriate street lighting standards for agricultural and rural areas.
6. Identify energy-saving measures for all community buildings and facilities.

SOCIAL INFRASTRUCTURE

Recreation and Open Space

Goal

Quality recreational facilities to meet the present and future needs of residents of all ages and physical ability with emphasis on securing shorefront lands.

Objectives and Policies

1. Develop a system of bicycle and pedestrian accesses along the shoreline, where practicable.

2. Secure shorefront lands with scenic and recreational value potential, especially those identified on the Land Use Map.
3. Develop adequate park land for active and passive recreational uses.
4. Improve maintenance and provide more facilities at existing recreation areas, including the old Maui High School.
5. Improve small boat launching facilities at Maliko Bay to accommodate non-commercial boating needs for Central Maui, Upcountry and North Shore residents. "Commercial" in this context refers to charter boat operations or "boats for hire."
6. Encourage preservation of rodeo arenas at Maliko and Ulumalu.
7. Support the expansion of youth recreation programs, including team sports, archery, and tennis.

Implementing Actions

1. Adopt a mauka/makai access dedication ordinance pursuant to Chapter 46, H.R.S., and acquire accesses through purchase, dedication, condemnation or land exchange.
2. Implement a program to acquire shorefront sites for future parks and lands for new and expanded parks, consistent with the Community Plan Land Use Map. The program should focus on the following areas:
 - a. Develop a regional beach park between Baldwin Park and "Small Park".
 - b. Establish a community park near the Ha`iku School on Pa`uwela Road, as identified on the Land Use Map.
 - c. Expand Hookipa Park and establish parks at Maliko Bay, Kaulahao and Pa`uwela Point.
 - d. Expand camping opportunities in the region in attractive areas such as Hookipa Park.
 - e. Develop a gymnasium for the Ha`iku region.
 - f. Develop an active recreational park on lands immediately mauka of the 4th Marine Division Park and preserve Kauhikoa

Hill for passive recreational use and for its significant scenic qualities.

3. Provide youth recreation programs, including team sports, archery, and tennis.
4. Revise standards in the Park Dedication Ordinance to increase the quantity and quality of parks generated by new developments. Strategies which should be explored include increasing park assessment provisions, various cash vs. land dedication options, and provision of active vs. passive recreation parks. The analysis should recognize the importance of on-site recreational facilities as well as the need for parks at the neighborhood, community and regional level.

Education

Goal

Quality education that meets the needs of residents and provides a solid foundation for self-understanding and enrichment, and future educational and employment opportunities.

Objectives and Policies

1. Provide permanent school facilities within the region as needed. Avoid the use of portable structures when permanent facilities are warranted.
2. Support the construction of covered school walkways and bus shelters.
3. Provide a community library in the Pa`ia-Ha`iku region.

Health and Public Safety

Goal

A sense of security for all residents and visitors, and aid in the protection of life and property.

Objectives and Policies

1. Improve fire protection capabilities in the Ha`iku area and ensure adequate water pressure for fire protection, particularly in urban and rural areas.

2. Expand surveillance of beach park areas.

Implementing Actions

1. Provide a fire station or sub-station in Ha`iku in the vicinity of Ha`iku Elementary School and near Hana Highway.
2. Provide more police patrols, especially in beach park areas.

GOVERNMENT

Goal

Government that demonstrates the highest standards of fairness and is responsive to the needs of the community, fiscally responsible and prudent, effective in planning and implementing programs to accommodate anticipated growth, fair and equitable in taxation, strict in the implementation of the Community Plan, and managed efficiently to provide coordinated and timely responses and the delivery of necessary services and programs to the public.

Objectives and Policies

1. Coordinate, direct and manage future development, and provide for necessary public services and infrastructure in a more effective and timely fashion.
2. Establish a real property tax system that is fair and equitable to homeowners and takes into account the ability to pay.
3. Inspire and preserve trust and confidence in the integrity of government.
4. Continue to investigate and pursue ways to streamline the permit process through means such as consolidated public hearings and concurrent processing of applications.
5. Continue to investigate and pursue ways to expedite the review and approval process for projects which will result in public benefit by various methods such as "fast-tracking" and the assignment of permit expeditors.
6. Utilize the County's budgeting process as a means to carry out the policies and priorities of the Community Plan.

7. Utilize the County's real property tax assessment function as both a means to carry out the policies and priorities of the Community Plan and a mechanism for monitoring and updating the Community Plan.
8. Support a program of incentives, rebates or credits for voluntary energy conservation and the installation of related improvements, such as solar heating, photovoltaic electrical systems and low flow fixtures.
9. Determine whether applications for government action within the region are in conformance with the goals, objectives and policies of the Community Plan, as well as the land use map, prior to decision making.
10. Require that actions taken by public officials, boards or commissions of the County of Maui be in compliance with the goals, objectives and policies of the Community Plan.

Implementing Actions

1. Revise building, subdivision and roadway standards appropriate for rural areas to maintain its character, and reduce costs of development.
2. Formulate and implement a directed and managed growth program, consistent with the adopted community plans.
3. Continue to fund and operate mobile/satellite government facilities.

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 town design objectives and policies and the Land Use Map.

1. Land Use Standards

All zoning applications and/or proposed land uses and developments shall be consistent with the Land Use Map and Objectives and Policies of the Pa`ia-Ha`iku Community Plan.

2. Project District Standards

The implementation procedure for several areas within the planning region is to utilize the project district development approach. This provides for a flexible and creative planning approach rather than specific land use designations. This planning approach establishes continuity in land uses and designs while providing for orderly growth of the community, as well as comprehensive and concurrent provision of infrastructural facilities and systems.

Because of the variety of conditions and constraints related to the different project districts, each project district will be implemented through a separate ordinance. Each project district ordinance will specify the permitted uses, densities, design guidelines and other information necessary to attain each project district's objective and the objectives of the Pa`ia-Ha`iku Community Plan.

PROJECT DISTRICT 1 (Pa`ia School Community) 80 acres

This residential community in the area adjacent to Pa`ia School and the Holy Rosary Church will provide up to 330 residential units of various types for a range of consumer groups, including, without limitation, affordable housing for all income levels in the "affordable" range, in accordance with all applicable State and County requirements. This should include the sale of some "self help" lots. A neighborhood commercial center of up to 2 acres will be permitted within the project district and adjacent residential areas. Amenities within the project district shall include a minimum five acre active park and a greenbelt along Baldwin Avenue. Park and open space areas shall be located so as to preserve existing view corridors from Pa`ia School to the ocean and West Maui.

Spatial allocations and permitted number of residential units within the project district shall consist of the following:

Park, open space, buffer zone	7 acres
Residential use	71 acres
Neighborhood commercial use	2 acres
Residential units based on average net density of 4.65 units per acre	330 units

3. Hamakuapoko Community. Designate approximately 90 acres for future Rural (R) expansion with the provision that a 10-acre park be

located within this area and that approximately 10 acres of State-owned land be designated Single Family Residential (SF) for the development of affordable housing. The existing school site would remain as Public/Quasi Public (P). The area was historically a residential settlement and the site of the old Maui High School that was closed in the 1970's. Current access is available along Holomua Road to Hana Highway. The proposed plan revisions contemplate a future Alternative Roadway connecting the Hamakuapoko community to Baldwin Avenue near the other planned residential area of the Paia School Community.

4. Town Design

- a. Limit building heights to two (2) stories or thirty (30) feet above grade throughout the region, with any exceptions being subject to design review by the County.
- b. Follow the Pa`ia-Ha`iku Design Guidelines adopted by the Planning Commission for the commercial use areas of Pa`ia Town and Ha`iku based on the following guidelines:
 - (1) Visually maintain and enhance the low-density town character;
 - (2) Require that future development be compatible with the desired scale and rural character; and
 - (3) Maintain the ambiance of Pa`ia and Ha`iku Towns.
- c. Require off-street parking as a part of new commercial development.

5. Subdivisions

Environmental Design

Lot configurations, roadways and subdivision improvements shall be designed to respect existing landforms, coastal and aquatic resources, biological resources and cultural/historic resources to the greatest extent possible.

Socio-Economic Considerations

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

Improvements

County urban subdivision standards shall not apply to the Pa`ia-Ha`iku region, except in areas where deemed appropriate, in regards to the following improvements:

Curbs, gutters, and sidewalks shall not be required;
Street lighting shall not be required; and
Pavement width shall not exceed twenty (20) feet.

6. Landscape Planting

- a. Save and incorporate healthy, mature trees in the landscape planting plans of subdivisions, roads or any other construction or development.
- b. Incorporate the principles of xeriscaping in future landscape planting.
- c. Use "native plants" for landscape planting in all public projects to the extent practicable.
- d. Ensure that all future subdivisions, construction projects and developments comply with the Maui County Planting Plan.

7. Roadway Standards

- a. Roadways shall have a minimum pavement width of sixteen (16) feet, and shoulder width of two (2) 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.
- b. Roadways (excluding Hana Highway, Baldwin Avenue and Ha`iku/Kokomo Roads) shall have a maximum width of twenty (20) feet of pavement except in residential areas where on-street parking is desired, or around tight turns and blind corners.
- c. County-standard curbs, gutters, and sidewalks shall not be required in the Pa`ia-Ha`iku district except in high density areas such as multi-family development. Grassed shoulders and swales shall be allowed without curbs. Where sidewalks are provided, they shall be separated from roadways by a

minimum 2-foot-wide planting strip along residential streets, and a minimum 4-foot-wide planting strip along highways.

8. Cultural Resources

- a. Ensure that site identification and interpretation is not damaging to any sites.
- b. Recognize the importance of buffer areas to enhance and protect sites.
- c. Recognize and respect family ancestral ties to certain sites.
- d. Recognize areas of historic vegetation and significant native vegetation zones as cultural resources.
- e. Include ethnic representation in the site identification process for cultural resources.

9. Environmental Aspects

- a. Development of flood prone areas (unless appropriate flood safety measures are implemented), stream channels and open culverts into nearshore waters should be avoided for purposes of safety, open space relief and visual separation. Drainage channels should be maintained regularly by appropriate agencies.
- b. Preserve the shoreline sand dune formations throughout the planning region. These topographic features are significant elements of the natural setting and should be protected from any actions which would detract from their scenic value.
- c. Ensure that storm water run-off and soil erosion from proposed developments will not adversely affect the marine environment and nearshore water quality.
- d. Development of rural areas along West Kuiaha Road shall be restricted to lot sizes of one-acre or larger to avoid possible contamination of the existing water resources within the area.

PART IV

IMPLEMENTATION CONSIDERATIONS

To facilitate the implementation of the Pa`ia-Ha`iku Community Plan, the implementing actions shall be reviewed and incorporated by County and State agencies in their planning, programming and budgeting processes. In this regard, respective County agencies shall review and incorporate applicable implementing actions, as well as the broader statements of goals, objectives and policies contained in the Pa`ia-Ha`iku Community Plan, as follows.

1. Annual budget requests shall address requirements identified by implementing actions contained in the Pa`ia-Ha`iku Community Plan.
2. Capital improvements programming undertaken by each agency shall incorporate, as appropriate, specific projects listed in the Pa`ia-Ha`iku Community Plan.
3. Priority assignments to capital improvement projects shall consider implementing actions contained in the Pa`ia-Ha`iku Community Plan.
4. Agency master plans shall address project, program and policy actions advanced in the Pa`ia-Ha`iku Community Plan.
5. Agency program and policy formulation processes shall consider, and where appropriate, incorporate implementing actions set forth in the Pa`ia-Ha`iku 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 Pa`ia-Ha`iku 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

Pa`ia-Ha`iku Community Plan Region Implementation Responsibilities		
DEPARTMENT: Department of Planning		
Action Category	Implementing Action	Planning Category
Program	1. Review, amend and adopt, as appropriate, zoning ordinances, including but not limited to a Rural Light Industrial zoning classification.	Land Use
	2. Develop and implement a directed and managed growth plan and strategies to guide and coordinate future development with the availability of public infrastructure.	Land Use
	3. Update the County's socio-economic database.	Economic Activity
	4. Prepare a report describing the status of general and community plan implementation.	Government
Policy	1. Require development projects to identify all archaeological and cultural sites and resources, including traditional accesses, located within or adjacent to the project area as part of initial project studies.	Cultural Resources
	2. Expand the Community Plan boundary a minimum of 1,000 feet above the selected roadway alignment.	Transportation and Utilities
	3. Provide incentives to promote the use of alternative energy sources.	Energy
Project	1. Adopt rules requiring Special Use Permits for public and quasi-public uses in the State Rural District.	Land Use
	2. Establish varying minimum lot sizes to reflect different kinds of agricultural and rural activities, and to control the rate and location of Agricultural subdivisions.	Land Use
	3. Establish and enforce regulations for "bed and breakfast" establishments conducted by owner occupants within single-family residential dwellings.	Land Use
	4. Improve standards and procedures to protect scenic vistas and shoreline resources of the region.	Land Use
	5. Under the auspices of the Department of Planning, initiate and adopt a mauka/makai access dedication ordinance pursuant to Chapter 46, H.R.S. and acquire accesses through purchase, dedication, condemnation, or land exchange.	Cultural Resources
	6. Update the County Cultural Resource Management Plan.	Cultural Resources
	7. Implement a historic or cultural district overlay ordinance.	Cultural Resources
	8. Formulate and adopt rural and historic district roadway standards.	Cultural Resources

Pa`ia-Ha`iku Community Plan Region Implementation Responsibilities		
DEPARTMENT: Department of Planning (con't.)		
Action Category	Implementing Action	Planning Category
Project (con't.)	9. Recommend to the Arborist Committee for consideration as "Exceptional Trees," all trees, or groves of trees, that have significant historic or cultural value, represent an important community resource, or are exceptional by reason of age, rarity, location, size or aesthetic quality.	Cultural Resources
	10. Revise subdivision standards for rural areas such as Pa`ia-Ha`iku to maintain a rural character and appearance.	Town Design
	11. Adopt an in-lieu parking ordinance.	Transportation
	12. Prepare or update a roadway and drainage master plan for the Pa`ia Ha`iku area and incorporate appropriate road standards for rural areas.	Transportation
	13. Incorporate a regional pedestrian and bikeway plan as a functional element of the Community Plan.	Transportation
	14. Develop and implement a comprehensive waste management and recycling plan for the region.	Liquid and Solid Waste
	15. Review County drainage standards as it relates to rural and agricultural areas.	Drainage
	16. Develop and adopt an integrated energy functional plan for the County of Maui.	Energy
	17. Develop, compile and disseminate information on new energy technologies, policies, and programs that may prove helpful to the community's economy and environment.	Energy
	18. Identify energy-saving measures for all community buildings and facilities.	Energy
	19. Adopt a mauka/makai access dedication ordinance pursuant to Chapter 46, H.R.S., and acquire accesses through purchase, dedication, condemnation or land exchange.	Recreation and Open Space
20. Revise standards in the Park Dedication ordinance to increase the quantity and quality of parks generated by new developments.	Recreation and Open Space	
DEPARTMENT: Department of Parks and Recreation		
Action Category	Implementing Action	Planning Category
Program	1. Provide youth recreation programs, including team sports, archery, and tennis.	Social Infrastructure
Project	1. Investigate the creation of a "cultural park" at Ho`olawa Bay and other important sites in the region.	Cultural Resources
	2. Designate the location of former camps and communities through a historical marker program.	Cultural Resources

Pa`ia-Ha`iku Community Plan Region Implementation Responsibilities		
DEPARTMENT: Department of Parks and Recreation (con't.)		
Action Category	Implementing Action	Planning Category
Project (con't.)	3. Implement a community curatorship program, and site reconstruction and interpretation project at Nakalele Point (west of Ho`okipa).	Cultural Resources
	4. Implement a program to acquire shorefront sites for future parks and lands for new and expanded parks.	Social Infrastructure
DEPARTMENT: Department of Public Works and Waste Management		
Action Category	Implementing Action	Planning Category
Program	1. Maintain drainage ways, swales and spillways.	Drainage
	2. Undertake more frequent resurfacing and repair, and widening of road shoulders in dangerous sections, in order to improve road conditions.	Transportation
	3. Construct sidewalks with landscaping in the commercial areas of Pa`ia and Ha`iku, so as to retain their existing characters.	Physical Infrastructure
Policy	1. Require archaeological field checks before issuance of building and grading permits for properties located in gulches.	Cultural Resources
Project	1. Provide a stop sign on Ha`iku Road at its intersection with West Kuiaha Road, so that West Kuiaha Road becomes a through street.	Transportation
	2. Extend the service area of the sewer system to include new major urban residential communities delineated in the Community Plan.	Liquid and Solid Waste
	3. Adopt standards and regulations for the use of solar heating, low flush toilets and other conservation fixtures in new building construction.	Energy
	4. Adopt standards for housing design and construction to reduce energy and water consumption.	Housing
	5. Revise building, subdivision and roadway standards appropriate for rural areas to maintain its character, and reduce costs of development.	Government
DEPARTMENT: Office of the Mayor		
Action Category	Implementing Action	Planning Category
Program	1. Continue to fund and operate mobile/satellite government facilities.	Government
	2. Establish a mechanism to facilitate community interaction with government, such as a community liaison program.	Government

Pa`ia-Ha`iku Community Plan Region Implementation Responsibilities		
DEPARTMENT: Office of the Mayor (con't.)		
Action Category	Implementing Action	Planning Category
Project	1. Designate areas for agricultural parks suitable for diversified agriculture and aquaculture.	Land Use
	2. Formulate and adopt an agricultural master plan to promote diversified agriculture.	Economic Activity
	3. Acquire sites for public parking within Pa`ia Town.	Transportation
DEPARTMENT: Department of Housing and Human Concerns		
Action Category	Implementing Action	Planning Category
Program	1. Develop a comprehensive plan for housing assistance programs which coordinates all available public and private financial resources and incorporates appropriate regulatory measures.	Housing
	2. Establish a housing rehabilitation program, including loans, grants and/or technical assistance and community outreach.	Housing
Policy	1. Encourage efforts to provide shelter for Maui's homeless and low cost rental housing for its working poor.	Housing
Project	1. Provide a fire station or sub-station in Ha`iku in the vicinity of Ha`iku Elementary School and near Hana Highway.	Health and Public Safety
DEPARTMENT: Department of Water Supply		
Action Category	Implementing Action	Planning Category
Policy	1. Provide incentives for water conservation practices.	Water
Project	1. Prepare or update a water improvement master plan for the Pa`ia-Ha`iku region to be incorporated as a functional component of the Community Plan.	Water
	2. Update the County's Water Use and Development Plan and estimated water use for the Pa`ia-Ha`iku region based on the adopted Community Plan and include a reserve capacity for drought conditions.	Water
	3. Develop a comprehensive agricultural water system plan, including the potential use of recycled water and the feasibility of a dual water system for domestic and irrigation uses.	Water

**Pa`ia-Ha`iku Community Plan Region
Implementation Responsibilities**

DEPARTMENT: Department of Police		
Action Category	Implementing Action	Planning Category
Project	1. Provide more police patrols, especially in beach park areas.	Health and Public Safety
DEPARTMENT: State Department of Transportation (DOT)		
Action Category	Implementing Action	Planning Category
Program	1. Undertake more frequent resurfacing and repair, and widening of road shoulders in dangerous sections, in order to improve road conditions.	Transportation
Project	2. Provide landscape buffering along the makai side of the proposed Alternate Road and along the makai and mauka edges of the sugar mill area and in a manner that does not detract from scenic vistas.	Town Design

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 (AG)

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 H.R.S., as amended.

Rural (R)

This use is to protect and preserve areas consisting of small farms and low density single-family residential lots. It is intended that, at minimum, the requirements of Chapter 205 H.R.S., 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 (BMF)

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.

Rural Light Industrial (RLI)

This would include uses which are related to the agricultural base, light industries which are oriented to servicing the surrounding community, and small skilled-craft operations which would be consistent with a rural lifestyle.

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 allowed 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, shoreline buffer areas, landscape buffers, drainageways, view planes, flood plains, anti-tsunami areas. Other appropriate urban and non-urban uses may be allowed on a permit basis.

PC:COMPLANS:paia4

Proposed Revision to the Pa`ia-Ha`iku Community Plan Land Use Map

Amend. No.	Current Designation	Approx Acre	CAC Recommendations	Department of Planning Proposed Plan Revisions	Maui Planning Commission Recommendations	Planning Committee Recommendations	Affected Properties
1	OS	22.5	The CAC proposed that 28 acres from Baldwin Park to Little Park be designated for a regional park. This included the lime kiln site.	Department concurs but excludes the lime kiln site to remain as OS so the owner could build a residence.	Concurs with the Department's recommendation but designate the lime kiln site as Single Family.	Voted to concur with Planning Department. Lime kiln to be designated OS, provided that "owner could build a residence" be deleted.	TMK: 2-5-5: por 17
2	AG	5.25	The CAC proposed an area on the west side of Baldwin Ave, mauka of existing businesses be designated as Bus/Comm to be kept in character of existing Pa`ia town. This area should include an area for a post office.	Department concurs.	Voted unanimously in favor by the Commission.	Voted to concur with CAC. But for clarification, 3.75 acres designated as Public/Quasi Public, and 1.5 acres designated as Business/Commercial.	TMK: 2-5-5: por 18
3	OS	12.42	The CAC wanted 11 acres at Kaulahao Beach as a park and the remainder to stay as OS to protect burials in the dune.	Department concurs and recognizes an opportunity for a beach park.	Felt that as a park, the site would be inundated by outsiders and voted 7-1 to keep as OS.	Voted to designate 4.4 acres as Park, and remaining acreage as AG.	TMK: 2-6-9: 2
4	Heavy Industry	approx 20	The CAC recommended to redesignate the entire Pa`ia mill site from Heavy Industry to AG. This is to prevent the proliferation of noxious and potentially dangerous uses near SF residential should mill operations discontinue. This designation would not restrict any mill operations.	The Planning Department supports this recommendation to prevent new heavy industrial uses being introduced next to housing without the opportunity for public, agency, Planning Commission and Council input.	The Commission voted to inform Council that they could not reach a decision as there was a 4 to 4 vote on this revision.	Motion to designate Mill as AG disapproved by lack of a second. Thus mill retains existing Heavy Industrial designation.	TMK: 2-5-5: por 18 TMK: 2-5-5: por 19 TMK: 2-5-5: por 20
5	AG	55	The CAC voted to defer decision on this matter to the Makawao-Pukalani-Kula CAC as they felt it more affected the Upcountry area than the Pa`ia-Ha`iku region.	The Planning Department concurs that this revision be deferred to the Upcountry CAC.	The Commission voted unanimously in favor of designating the area as SF but also thought that the Makawao-Pukalani-Kula CAC should consider this revision.	Voted to defer action until consideration of the M-P-K Plan.	TMK: 2-5-3: por 10

Proposed Revision to the Pa`ia-Ha`iku Community Plan Land Use Map

Amend. No.	Current Designation	Approx Acre	CAC Recommendations	Department of Planning Proposed Plan Revisions	Maui Planning Commission Recommendations	Planning Committee Recommendations	Affected Properties
6	P	2	The CAC did not comment on this proposal.	The Department did not comment on this proposal.	The Commission did not comment on this proposal.	Voted to recommend that the property be designated Single Family to identify existing use.	TMK: 2-6-4: 1
7	P	1.647	The CAC did not comment on this proposal.	The Department did not comment on this proposal.	The Commission did not comment on this proposal.	Voted to recommend that certain properties (Paia Community Center, Paia Montokuji Church & Wastewater Pump #4) be designated Public/Quasi Public and Park to identify existing uses.	TMK: 2-6-05: 105
8	P	N/A	The CAC did not comment on this proposal.	The Department did not comment on this proposal.	The Commission did not comment on this proposal.	Voted to recommend that certain properties be designated Single-Family to identify existing uses.	TMK: 2-6-05: 10 TMK: 2-6-05: 11 TMK: 2-6-05: 12
9	AG	122	The CAC did not comment on this proposal.	The Planning Department proposes that Kauhikoa Hill (Giggle Hill) be redesignated as park to preserve this amenity and landmark for the area's residents. The Parks Department is currently in negotiations for a portion of this property.	The Commission voted unanimously in favor of this revision.	Voted to recommend that the land area be reduced to 102 acres to correctly identify the boundaries of the park as agreed to by the Department of Parks and Recreation.	TMK: 2-7-2: por 4

Proposed Revision to the Pa`ia-Ha`iku Community Plan Land Use Map							
Amend. No.	Current Designation	Approx Acre	CAC Recommendations	Department of Planning Proposed Plan Revisions	Maui Planning Commission Recommendations	Planning Committee Recommendations	Affected Properties
10	Various		The CAC did not comment on this proposal.	The Department did not comment on this proposal.	The Commission did not comment on this proposal.	Voted to recommend that the designation be Public to property designate the Haiku Post Office, Hawaiian Telephone, the Mormon Church, a burial lot, and the Jehova Witness Church. Also, redesignate a former service station site to Single-Family and an existing Store to Business.	Public/Quasi Public: TMK: 2-7-19:por 45 TMK: 2-7-20 :10 TMK: 2-7-19: 40 TMK: 2-7-11: 6 TMK: 2-7-33: 4 Single-Family: TMK: 2-7-09: 71 Business/ Commercial TMK: 2-7-09: 27

PC:COMPLANS:paiamtx2