

# PAUKŪKALO-WAI`EHU KOU



JUNE 2010





**WAI'EHU KOU/PAUKŪKALO**

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Kaulana H.R. Park  
Chairman  
Hawaiian Homes Commission

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Alapaki Nahale'a (East Hawai'i)  
Henry K. Tancayo (Moloka'i)

Anita S. Wong  
Deputy to the Chairman

Robert J. Hall  
Executive Assistant

DEPARTMENT OF HAWAIIAN HOME LANDS  
91-5420 Kapolei Parkway  
Kapolei, Hawai'i 96707

[www.hawaii.gov/dhhl](http://www.hawaii.gov/dhhl)

Chairman's Office  
Telephone: (808) 620-9501  
Facsimile: (808) 620-9529

Mailing Address:  
P.O. Box 1879  
Honolulu, Hawai'i 96805

Planning Office  
Telephone: (808) 586-3836  
Facsimile: (808) 586-3843

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# I. Introduction

## Introduction

The mission of the Department of Hawaiian Home Lands (DHHL) is to effectively manage the Hawaiian Home Lands Trust and to develop and deliver lands to native Hawaiians. To accomplish this, DHHL works in partnership with government agencies, private landowners, non-profit organizations, homestead associations, and other community groups. Regional plans provide the means to solidify visions and partnerships that are essential to effectively manage Hawaiian Home Lands trust lands for the betterment of native Hawaiian beneficiaries.

This regional plan is one of twenty (20) regional plans that DHHL is developing statewide. Paukūkalo and Wai'ehu Kou is one of the three (3) regions on Maui that have been selected for regional planning. In these regional plans, DHHL takes on a leadership role in the region, working to strengthen the growth of the area, developing partnerships to leverage diverse resources and capital investment; and fostering beneficiary participation in determining the future direction of the homestead community. The regional plans provide the Department and the affected homestead community opportunities to assess land use development factors, identify issues and opportunities, and identify the region's top priority projects slated for implementation within the next three (3) years.

## What are Regional Plans?

Regional Plans are part of DHHL's 3-tiered Planning System (see Figure 1). At

tier one is the General Plan which articulates long-range Goals and Objectives for the Department. At the second tier, there are Program Plans that are statewide in focus, covering specific topic areas such as the Native Hawaiian Housing Plan and a Native Hawaiian Development Program Plan. Also at this second tier are the Department's Island Plans that identify the Department's Land Use Designations per island which function similar to the counties' land use zones. The regional plans are located at the third tier in the Department's planning system which focuses at the community/regional level. The regional plans apply the goals, policies, and land use designations to specific geographic regions. The regional plans are a means to:

- Identify data - people, lands, and infrastructure of homestead communities and the surrounding region;
- Identify what DHHL and other landowners are planning to do;
- Provide the primary mechanism for beneficiary input in the development of their homestead communities;
- Identify issues and potential projects; and
- Identify Priority Projects determined by the Department and homestead community.

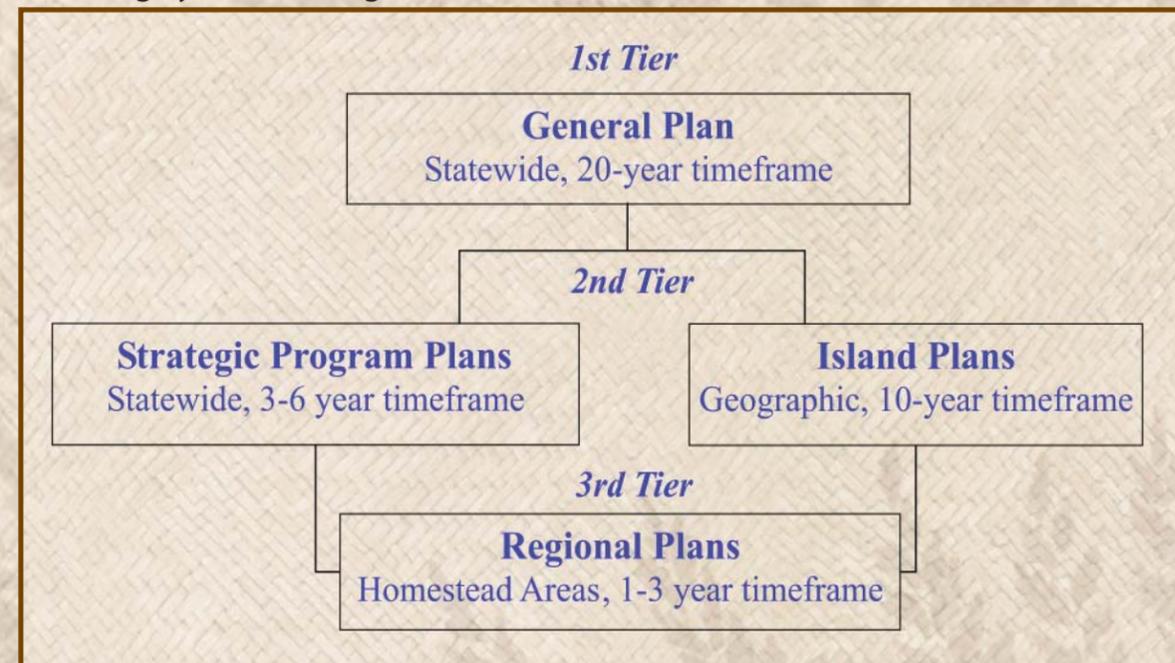


Figure 1: DHHL's Planning System



# Regional Plan Goals and Process

## How are Regional Plans Developed?

The regional plans are developed in conjunction with lessees of the region, as well as regional stakeholders (landowners, agencies, other organizations) in a series of planning meetings as illustrated in Figure 2. During these meetings, issues and opportunities that should be addressed in the regional plan are identified and a list of potential projects is developed to address those issues and opportunities. From this list, lessees determine by consensus, their top five (5) priority projects that are written up with project details, budget estimates, and other pertinent project planning information. Draft regional plans are then subject to the approval of the Hawaiian Homes Commission, which means that the Commission and Department officially support the priorities identified in the regional plan.

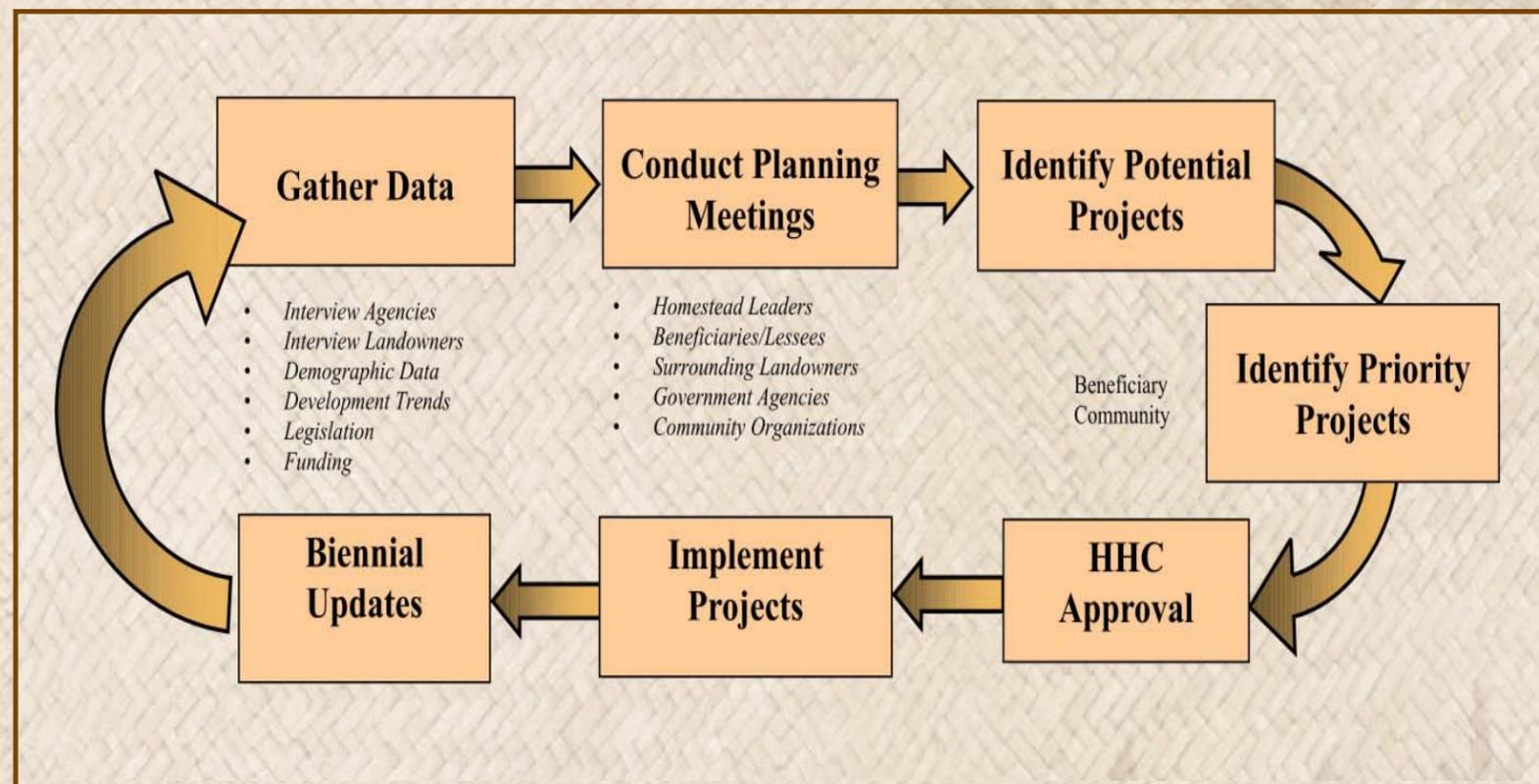


Figure 2: The Regional Plan Development and Update Process

Upon approval, the homestead community, the Department, and other development partners can seek necessary funding and pursue the implementation of the Priority Projects. The Priority Projects are a key component of aligning support and providing focus to efforts to develop the region. Finally, since DHHL knows that regional development is a dynamic process with constantly changing opportunities and emerging issues, regular regional plan updates are built into the planning process. In this way, regional plans are updated as needed, which generally have amounted to biennial updates (one update every two years), in order to keep abreast of changing conditions and new opportunities.

## How are Regional Plans Used?

As a compilation of existing plans and proposed projects for the region, the regional plan helps to coordinate the orderly development of regional infrastructure improvements. With the addition of lessee input in the process, the regional plans become a powerful tool to focus energies and efforts, align interests, and secure funding for the top priorities identified in the regional plan. In this way, regional plans have become a critical tool to unify and support the beneficiary community.



# I. Introduction



Wai'ehu Kou III Ground  
Breaking Ceremony



Paukūkalo Homestead  
Multi-Service Complex

DHHL is working in partnership with other government agencies, the private sector, and community organizations to develop its lands and improve community life. DHHL believes that partnerships are an effective way to leverage resources and capital investments, mitigate undesirable impacts of development, coordinate area growth, reduce risks in large scale community projects, and create broad community benefits.

These partnerships allow for better prioritization and coordination of infrastructure improvements and the development of regional public and residential facilities. This coordination helps individual organizations achieve their goals while bringing long term benefits to the community and region.

DHHL brings to these partnerships:

- Land for development in strategic locations
- Potential use of tax-exempt financing
- Access to legislative appropriations
- Access to federal funding such as HUD, USDA, SBA
- Flexibility in the application of development standards, zoning, and design
- Cultural understanding and resources

DHHL has participated in a number of successful partnerships. A few of these are highlighted here.



# DHHL Partnering Benefits and Examples

## **PUBLIC FACILITIES PARTNERSHIPS**

DHHL participated in a number of partnerships involving public facilities and community resources. The most notable partnerships brought together Hawaiian agencies and non-profit organizations into a multi-service complex where a broad range of programs are housed to serve the public. Such multi-service complexes have been built on Hawaiian Home Lands in partnership with Kamehameha Schools, Queen Liliu'okalani Children's Center, Alu Like, Papa Ola Lōkahi, the Office of Hawaiian Affairs, Hawaiian community organizations, and the counties.

These multi-service complexes are housing preschools, offices, meeting facilities, health clinics, and activity centers. For example, the Paukūkalo homestead on Maui is served by a County park on DHHL land next to a community hall, the DHHL district office, the Hawaiian Community Assets' homeownership counseling center, and a Kamehameha preschool.

Through a series of management partnerships with DLNR and the Nature Conservancy, unique ecosystems and historic sites are being protected. Examples include the Hakalau Forest Reserve, the 'Āina Hou Management Area, the Pala'au and Mo'omomi preserves, the Kalaupapa peninsula, and the Kamāoa-Pu'u'eo National Historic District where koa forests, endangered plants and animals, and native species are being protected for future generations.

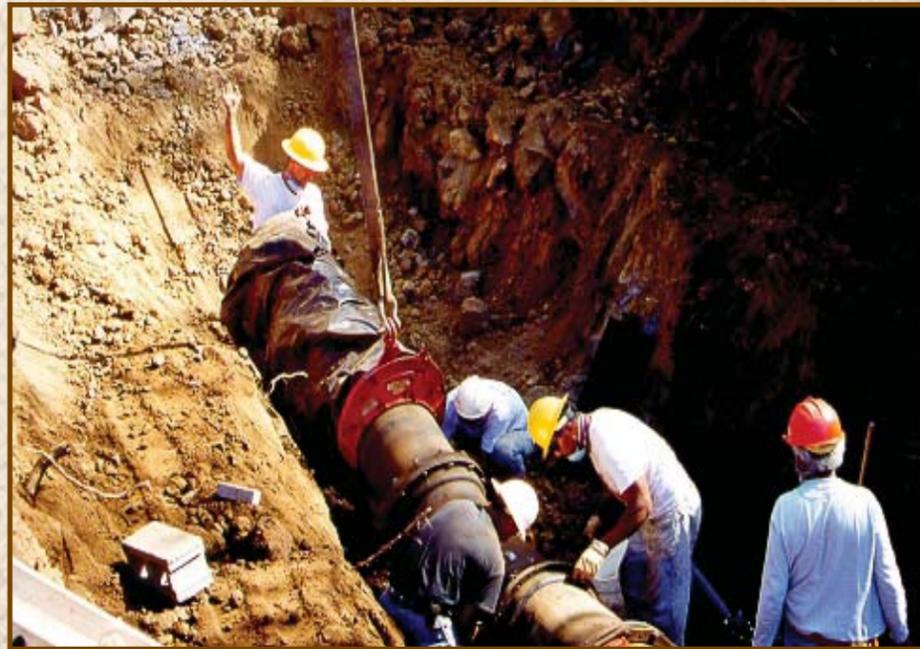
## **INFRASTRUCTURE PARTNERSHIPS**

DHHL has partnered with county governments and utility providers on infrastructure improvements that benefit the entire community. DHHL has participated in water-system development with the counties by providing funding, land easements, and access to federal and state programs. Examples include the extension of the Lower Kula Water System on Maui, the Waimea Irrigation System and the Makuu Water System on Hawaii, and the Wahiwa-Waipahu water system on Oahu.

DHHL has also provided numerous easements over its lands to electrical, water, telephone, and cable companies to service both homestead areas and the general public.

## **RESIDENTIAL PARTNERSHIPS**

Through partnerships, DHHL has reduced the cost of homes to low-income beneficiaries. DHHL has done this by sharing in the cost of infrastructure, helping to secure tax credits, and using self-help methods of construction. Partnerships in Kapolei resulted in 70 rent-to-own units constructed by Mark Development using low-income tax credits and 45 self-help homes constructed with Menehune Development and Honolulu Habitat for Humanity. In these types of partnerships, DHHL provides the land, secures federal grants, and provides access to, or assistance in, acquiring tax credits, subsidies, or other financing.



Lower Kula Potable Waterline



## II. Homestead Highlights



Paukūkalo Homesteads  
Association  
Olinda Aiwahi  
President



Waiehu Kou III  
Homesteads Association  
Roy Oliveira  
President



Waiehu Kou IV  
Homesteads Association  
Leonard Kahuhu  
President



Jared Aiwahi



M. Pualani Basbas



Roy Keau and  
Olinda Aiwahi



Luana Kolohia



Lettitia Maika



Kanoë Medeiros



Daniel Ornellas



Kalani Tassil



# Community Stakeholders

Wai`ehu Kou  
Community  
Homestead  
Association  
David Hong  
President

Wai`ehu Kou Phase II  
Homesteaders  
Association  
Lisa Kahae  
President

Wai`ehu Kou III  
Community  
Association  
Roy Oliveira  
President

Wai`ehu Kou IV  
Community  
Association  
Leonard Kahuhu  
President

Paukūkalo  
Homesteaders  
Association  
Olinda Aiwohi  
President

FEDERAL AGENCY

Ranae Ganske-Cerizo,  
Soil Conservationist

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Patricia Hamamoto, Superintendent  
Bruce Anderson,  
Complex Area Superintendent  
Leila Hayashida, Principal  
Chiyome Fukino, M.D., Director  
Alec Wong, P.E., Chief  
Patti Kitkowski, Acting Program Chief

Laura Thielen, Chairperson  
Puaalaokalani Aiu, Ph.D, Administrator

Maui/Lana`i Islands Burial Council

Brennon Morioka, Director  
Fred Cajigal, District Engineer  
Katherine Kealoha, Director  
Clyde Nāmu`o, Administrator  
Mary Lou Kobayashi, Administrator

Natural Resources Conservation Service  
U.S. Department of Agriculture

Department of Agriculture  
Department of Education  
Department of Education  
Waihe`e Elementary School  
Department of Health  
Department of Health, Clean Water Branch  
Department of Health, Maui District  
Environmental Health Office  
Department of Land and Natural Resources  
Department of Land and Natural Resources,  
State Historic Preservation Division  
Department of Land and Natural Resources,  
State Historic Preservation Division  
Department of Transportation  
Department of Transportation  
Office Of Environmental Quality Control  
Office of Hawaiian Affairs  
Office of Planning

COUNTY OF MAUI AGENCIES

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Gen Iinuma, Administrator  
Jeffrey Murray, Chief  
Lori Tsuhako, Director  
Tamara Horcajo, Director  
Aoki, Director  
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Milton Arakawa, Director  
Cheryl Okuma, Esq. Director  
Donald Medeiros, Director  
Jeffrey Eng, Director

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Everett Dowling, President/CEO  
Sterling Kim, President  
Stanford Carr, President  
Blossom Feiteira, Maui Director  
Kehau Filimoeatu, Maui Director  
Dee Jay Mailer, CEO  
Sandy Baz, Executive Director  
Carol Reimann, Executive Director  
William Mitchell, M.D., President  
Patty Nishiyama  
Iris Mountcastle

Office of Economic Development  
Maui Civil Defense Agency  
Department of Fire and Public Safety  
Department of Housing and Human Concerns  
Department of Parks and Recreation Kathleen  
Department of Planning  
Police Department  
Department of Public Works  
Department of Environmental Management  
County Department of Transportation  
Department of Water Supply

Hawaiian Telcom  
Maui Electric Company, Ltd.  
American Medical Response  
Dowling Company, Inc.  
Hale Mua Properties, LLC  
Hawaii Land and Farming Company, Inc.  
Ho`ouluai  
Hui Kako`o Aina Ho`opulapula  
Hui Kako`o Aina Ho`opulapula  
Kamehameha Schools  
Maui Economic Opportunity  
Maui Hotel and Lodging Association  
Maui Medical Group  
Na Kupuna O Maui  
Queen Liliuokalani Children Center,  
Maui Unit  
Waihe`e Community Association

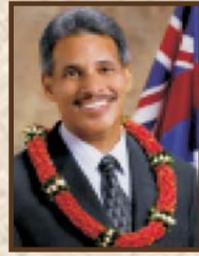
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## II. Homestead Highlights



Linda Lingle  
Governor



Duke Aiona  
Lt. Governor



Daniel K. Inouye  
U.S. Senator



Daniel K. Akaka  
U.S. Senator



Mazie Hirono  
U.S. House of Representatives  
Congressional District 2



Kaulana H.R. Park  
Hawaiian Homes Commission  
Chairman



Perry Artates  
Maui Commissioner



Shan Tsutsui  
State Senate  
District 4



Angus McKelvey  
State House of Representatives  
District 10



Boyd Mossman  
OHA Trustee



Charmaine Tavares  
Maui County Mayor



Danny Mateo, Chair  
Maui County Council  
Moloka'i



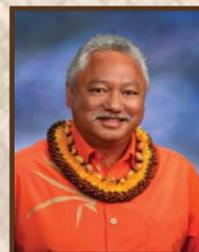
Michael Molina, Vice Chair  
Maui County Council  
Makawao-Paia-Haiku



Gladys Baisa  
Maui County Council  
Upcountry



Jo Anne Johnson  
Maui County Council  
West Maui



Solomon Kaho'ohalahala  
Maui County Council  
Lana'i



Bill Medeiros  
Maui County Council  
East Maui



Wayne Nishiki  
Maui County Council  
South Maui



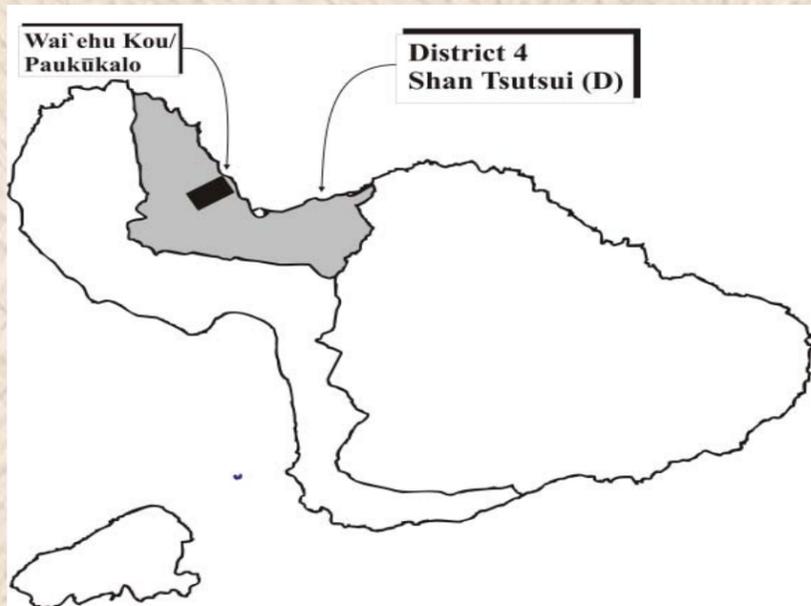
Joseph Pontanilla  
Maui County Council  
Kahului



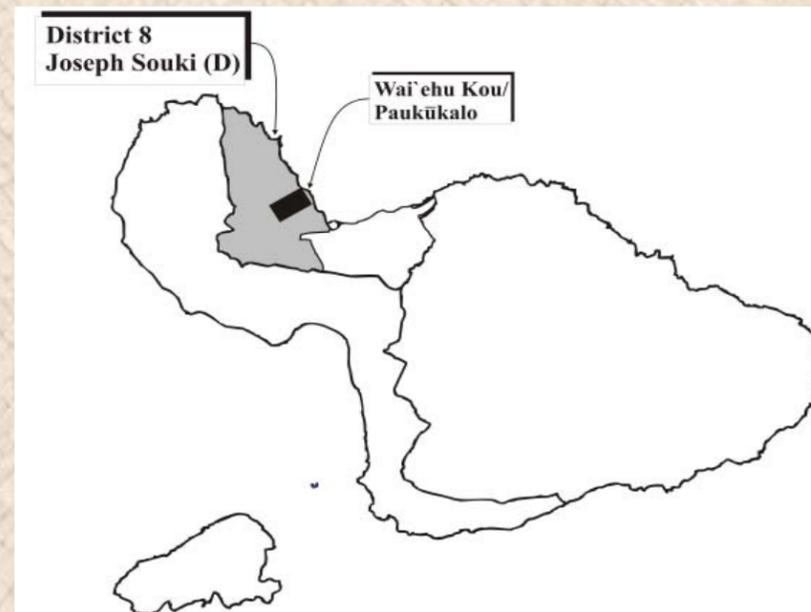
Michael Victorino  
Maui County Council  
Wailuku-Waihe'e-Waikapu



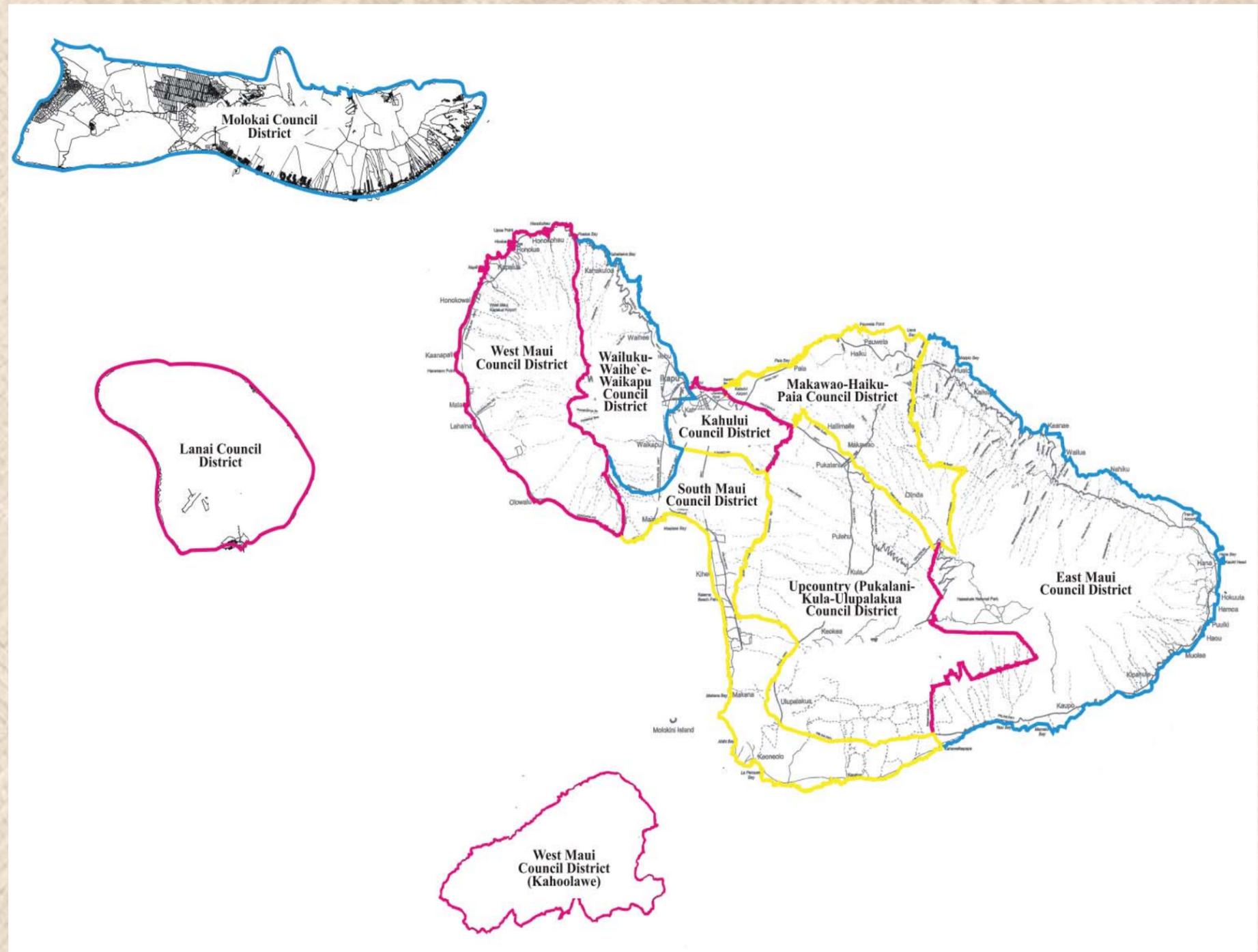
# Elected Officials and Political Boundaries



State Senatorial Districts



State House of Representatives Districts



Maui County Council Districts



### III. Regional Land and Development



Native Hawaiian fisherman.  
Photograph by Alonzo Gartley, 1900-1910.  
Courtesy of Bishop Museum



Waihe'e Sugar Mill, 1890.  
Courtesy of Bishop Museum



View of Waihe'e area.  
Courtesy of Bishop Museum

#### Pre-contact - Early 1800's

During the pre-contact and early contact periods, the Wai`ehu and Waihe`e regions were centers of political power and as such, consisted of a substantial population. There were about 18 heiau in Waihe`e and the area from Waihe`e to Wailuku Valley consisted of extensive wet-taro farm terraces (lo`i kalo) and irrigation systems (auwai).

All four (4) phases of Wai`ehu Kou fall within the Wai`ehu Ahupua`a. The boundary of the Wai`ehu Ahupua`a ran from the cliff of Kapulehua to A'alaloa. Portions of Waihe`e, near the sea, are said to have belonged to ali`i. Lands to the north and west fall within the Waihe`e Ahupua`a. The area of Waipukua in Waihe`e served as a place of refuge and pardon. The gentle breeze and calm sea were excellent operating conditions for fishermen who launched their canoes off the shore. Fish was plentiful and there were often battles over distribution of food.

In 1831, the earliest census on Maui was taken by Protestant missionaries. Populations of 355 persons in Wai`ehu and 827 persons in Waihe`e Valley were recorded. The population was substantial enough to warrant the establishment of the Waihe`e Protestant church, where about 100 to 300 Hawaiians attended. The church still stands today and is listed on the National Register of Historic Places (National Park Service).

#### Mid-1800s

During the Great Mahele, large parcels at Wai`ehu, including Ahikuli (the present project area), Wai`ehu and Wai`ehu 2 were awarded to William Lunalilo, the future king of Hawaii. The Ahupua`a of Waihe`e was awarded to Victoria Kamamalu, sister of Alexander Liholiho (King Kamehameha IV) and Lot Kamehameha (King Kamehameha V).

In 1850, Kuleana awards for individual parcels within the ahupua`a were granted to tenants, native Hawaiians, naturalized foreigners, and non-Hawaiians born on the island or long-term resident foreigners who could prove occupancy on parcels prior to 1845. About 84 claimants were awarded land in the Wai`ehu Ahupua`a. About 139 individual parcels were awarded from the Waihe`e Ahupua`a. In Waihe`e particularly, some awarded parcels consisted of as many as 47 lo`i kalo.

In 1862, land in Waihe`e Valley was purchased by T.H. Hobron for sugar cane cultivation. Soon thereafter, the Waihe`e Plantation was founded. At that time, the majority of the workers were native Hawaiian, most of whom lived in huts. Waihe`e School opened in 1879 to accommodate the growing plantation community.

#### Late 1800's to Present

The Waihe`e Sugar Company prospered until 1894, then the Waihe`e, Wailuku and Waikapu plantations were purchased by the Wailuku Sugar Company. By the late 19th century, the area came to be known as Wai`ehu Kou. There was intense sugar cultivation for the next 80 years. Then, the land was cleared for open fields and macadamia nut orchards. The agricultural fields in the Wai`ehu Kou area are now fallow. There are several graveyards in the area, including those families of Hawaiian, Chinese and Korean ancestry.

The Paukūkalo subdivision, DHHL's first and oldest homestead community on Maui, was built in the 1960s. Paukūkalo is a single-family urban community encompassing approximately 61.0 acres, with 10,000 square foot lots and an estimated residential unit count of 182 single-family units. Paukūkalo is located south of Wai`ehu Kou, on the outskirts of Wailuku.

Wai`ehu Kou is a single-family urban community encompassing approximately 126.7 acres, with an estimated residential unit count of 364 single-family units. The Wai`ehu Kou project is was developed in four (4) phases, beginning in 1993, with the completion of Phase I. The project site is located west of the Wai`ehu Golf Course and east of Kahekili Highway. All four (4) phases are now complete.



# Cultural and Natural Resources

## Climate

- The Wailuku region experiences mild and uniform temperatures year-round, moderate humidity, and a relatively consistent Northeasterly tradewind.
- Waihe`e Valley receives approximately 30 inches of rainfall per year, on average.

## Ahupua`a

In old Hawaii, land was divided into different sections known as Ahupua`a. Wai`ehu Kou and Paukūkalo homesteads are located in the Wai`ehu and Wailuku Ahupua`a, respectively. Ideally, each ahupua`a was self sufficient, running mauka to makai, from the mountain out to the ocean. The cultural significance of these divisions is noteworthy, as the settlement system of traditional Hawaiian life was tied intimately to the land. Hunting, gathering, cultivation, and habitation took place within three (3) zones categorizing the ahupua`a: the Mauka Zone, the Agricultural Zone, and the Coastal Zone. Planting of yams, sweet potato, sugar cane, taro, and other foods took place in the Agricultural Zone, where gradual slopes of land allowed terraces to be constructed to facilitate irrigation. The Coastal Zone and low-lying areas were where most of the kauhale, group of houses, were found, as well as temples (heiau), fishing shrines (ko`a), and fishponds (loko i`a).

## Geology

- The Wailuku region is part of the West Maui Mountains, which was formed from a much eroded shield volcano. The mountains are also known as "Mauna Kahalewai", which is Hawaiian for "House of Water", and "Hale Mahina", which is Hawaiian for "House of the Moon". Pu`u Kukui is the highest peak of this mountain range and is also considered one of the wettest spots on earth.

## Soils

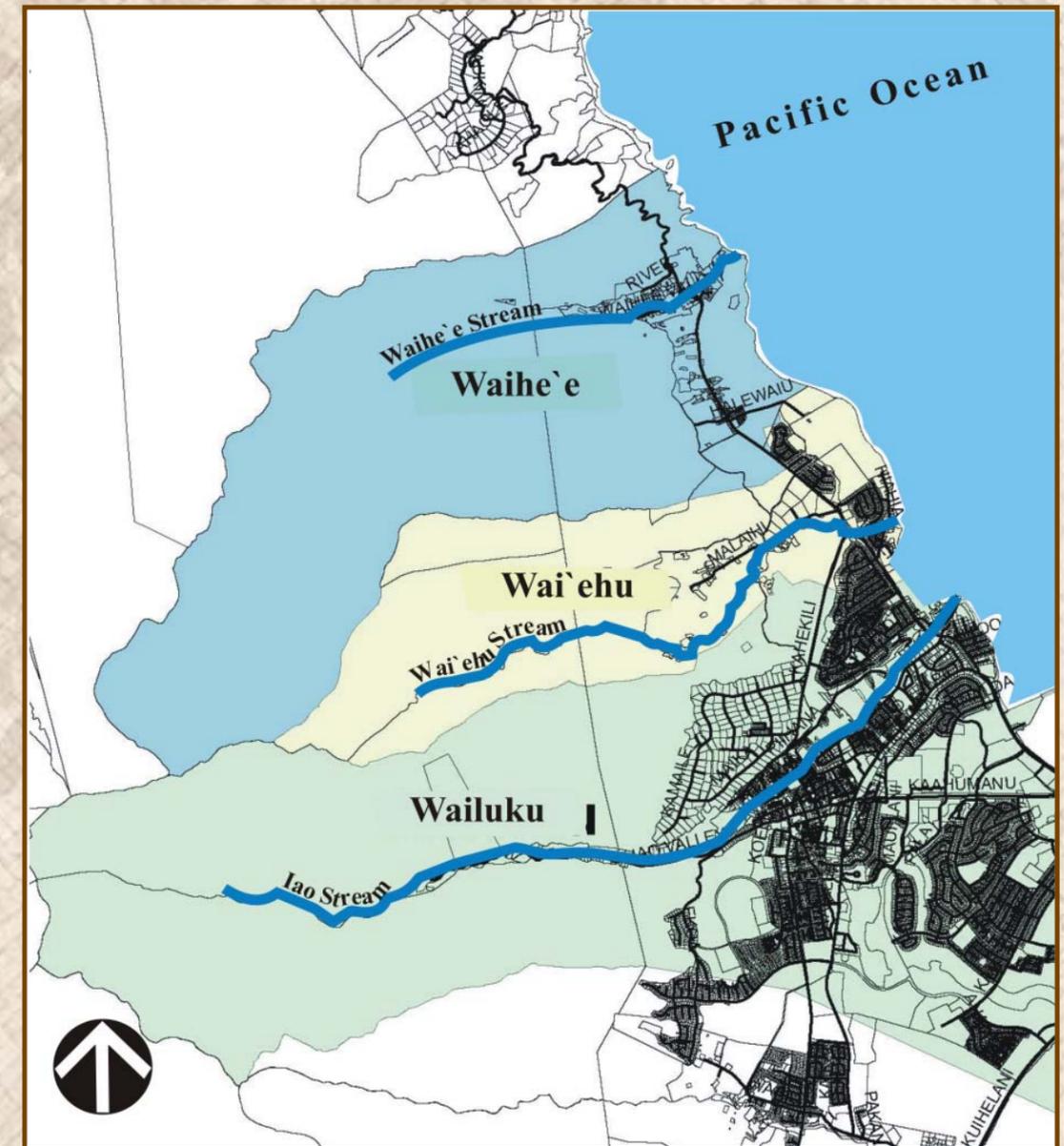
- Soils in the Wailuku area belong to the Pulehu-Ewa-Jaucus association, distinguished by its well drained and excessively drained, medium textured, moderately fine textured, and coarse-textured soils found on alluvial fans and in basins.

## Vegetation

Lands underlying the Wailuku and Wai`ehu region were formerly utilized for a variety of agricultural uses. Sugar cane crops were cultivated in the Wailuku-Kahului and Wai`ehu regions for over 100 years, while macadamia nut orchards were grown in the Wai`ehu area beginning in the 1980's for 20 years.

## Water Resources

- The Wailuku region was historically served by Na Wai Eha, which translates to "The Four Waters" made up of Lao Stream, Waihe`e Stream, Wai`ehu Stream and Waikapu Stream, located in the neighboring ahupua`a Waikapu. The Wai`ehu Kou and Paukūkalo regions were served by the Lao Stream and the Wai`ehu Stream which run adjacent to the lands. This area was said to be the most expansive area of continuous kalo (taro) pond-field agriculture in the Hawaiian Islands.
- The Wai`ehu Stream is a perennial stream with substantial aquatic resources. The stream valley is considered culturally significant and the stream itself is associated with taro cultivation.
- The Lao Stream is also a perennial stream with substantial aquatic resources and has been associated with taro cultivation in its upper reaches. Rated an outstanding stream by the State of Hawaii, Lao Stream offers recreational activities such as hiking, fishing, swimming, parklands, nature study, and scenic views.

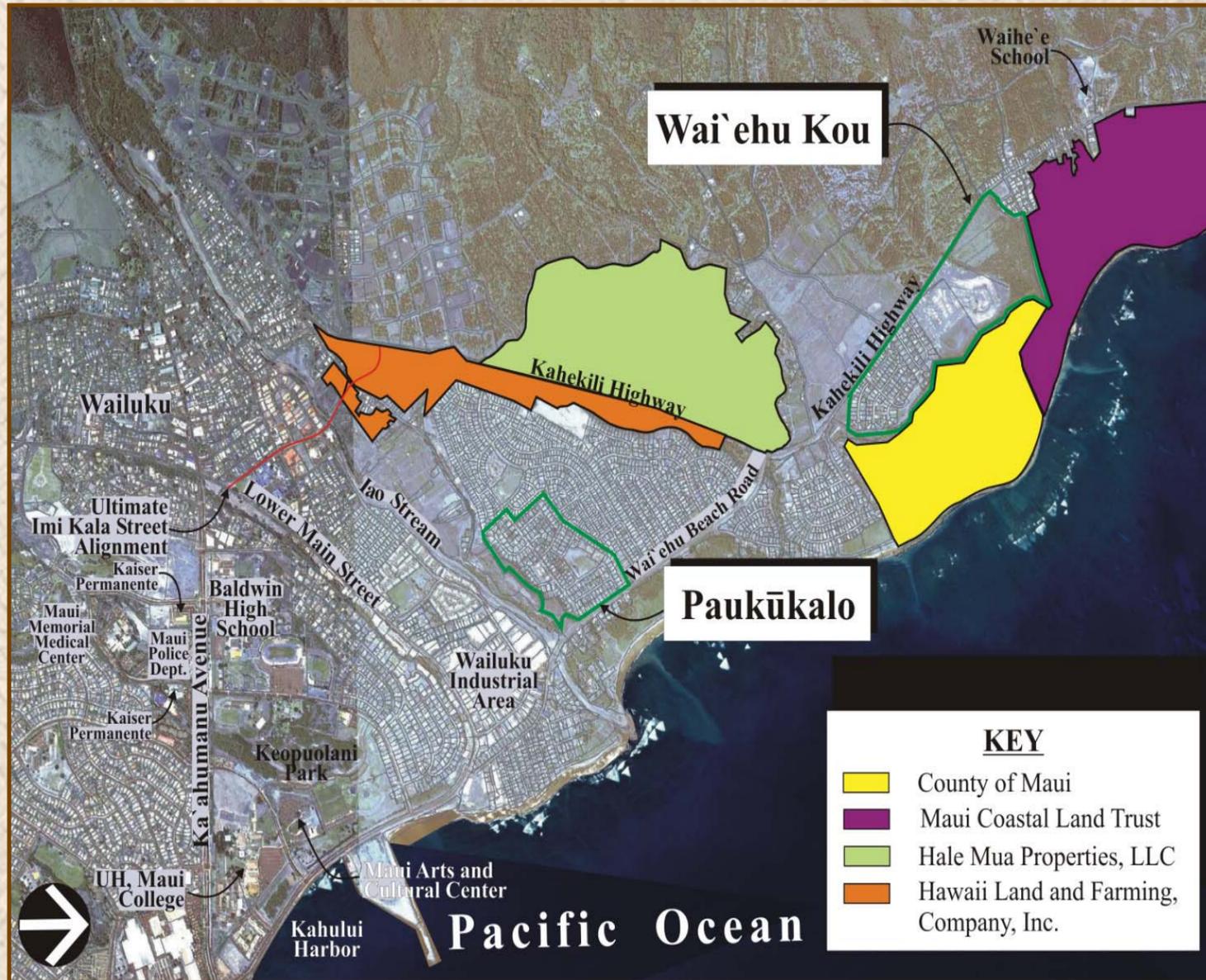


Ahupua`a Map for Wai`ehu and Wailuku



# III. Regional Land and Development

## MAJOR LAND OWNERS



- The County of Maui owns approximately 133 acres directly adjacent to Wai'ehu Kou Phases I to IV as the Wai'ehu Municipal Golf Course. It is the only publicly owned and operated golf course on the island.
- Maui Coastal Land Trust owns and manages approximately 277 acres of land called the Waihe'e Refuge to the northeast of the Wai'ehu Kou homestead. Maui Coastal Land Trust is a non-profit 501(c) (3) organization, whose mission is to protect and preserve important coastal lands for present and future generations. Ecological and archaeological preservation activities as well as educational and recreational activities are planned for the Waihe'e Refuge.
- Hale Mua Properties, LLC received County and State approvals for the construction of 466 affordable and market homes on a 238-acre parcel of land located southwest of the Wai'ehu Kou homestead. In order to proceed with construction of the homes, infrastructure improvements including water, wastewater and drainage are needed.
- Hawaii Land and Farming Company, Inc. received approvals for the Piihana Residential project, also located southwest of the Wai'ehu Kou homestead. The Piihana Residential project is approximately 79 acres in size and was approved for 390 units, of which 50 percent are required to be priced in the affordable range.



## Paukūkalo

The Paukūkalo subdivision, DHHL's first and oldest homestead community on Maui, was built in the 1960s.

- Paukūkalo is a single-family urban community encompassing approximately 61.0 acres, with 10,000 square foot lots and an estimated residential unit count of 182 single-family units.
- The project site is located south of Wai`ehu Kou, on the outskirts of Wailuku.
- The parcel is fully built; however, there is a 1.77 acre parcel in the area that DHHL received from the State. Additionally, residential development on existing properties could be expanded to accommodate ohana units, if infrastructure in the area is upgraded.

## Wai`ehu Kou

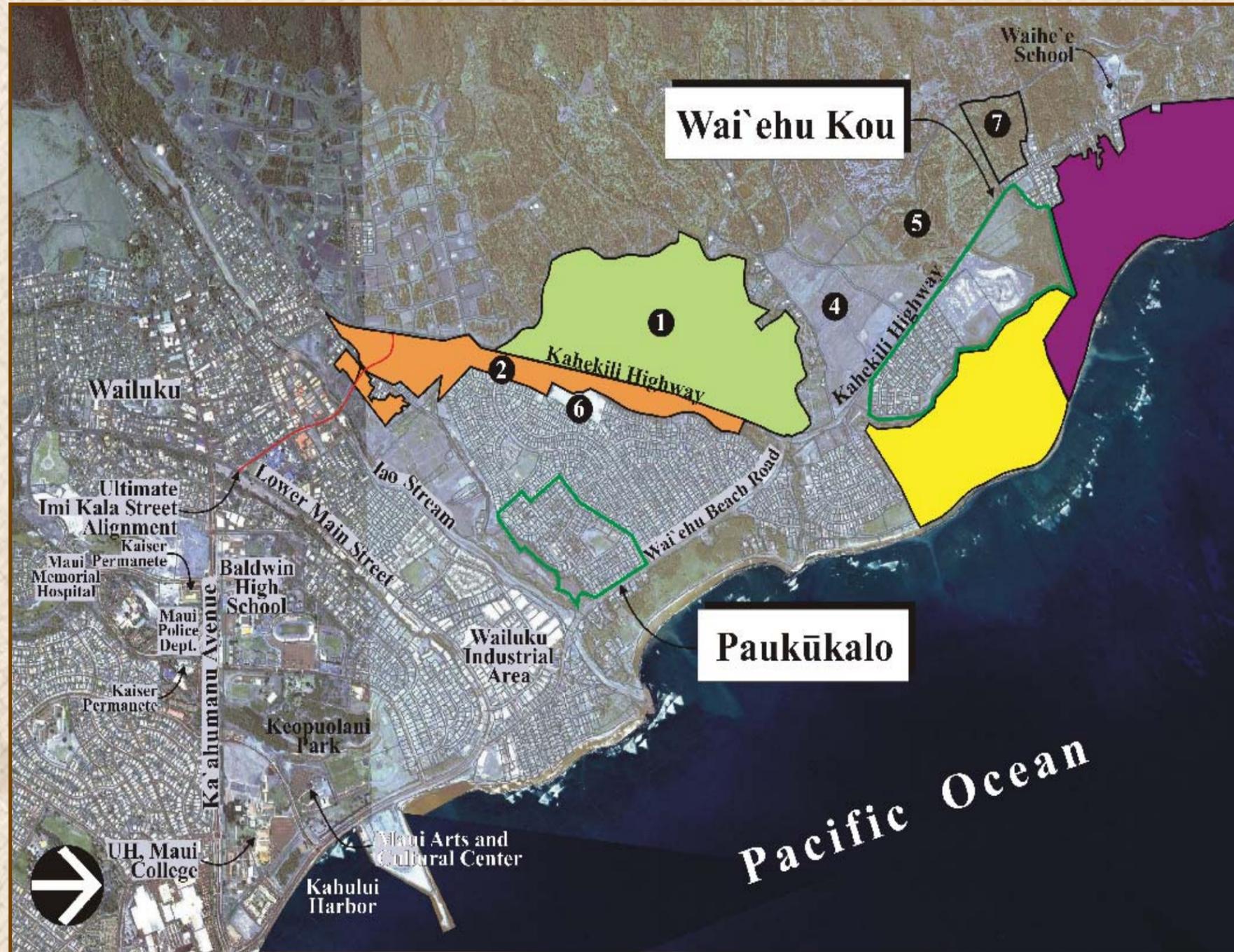
The Wai`ehu Kou subdivision has been developed in four (4) phases.

- The first phase was completed in 1993, with 40 improved lots. The Phase I project allowed lessees to build their own homes over time and also included a 3-acre park.
- Wai`ehu Kou Phase II was developed as a master-planned community, offering 110 house/lot packages. Phase II was completed in 2001 and is located south of Phase I.
- Phase III of Wai`ehu Kou broke ground in late 2003 and provides for 77 house/lot packages and 38 improved lots with an owner/builder option. As of 2007, the 77 house/lot packages have been completed. Phase III is located north of the Phase I subdivision.
- Wai`ehu Kou Phase IV broke ground in late 2006 and was completed in 2008. Similar to Phases II and III, Phase IV includes 86 house/lot packages. The Phase IV project area abuts the Waihe`e Ball Field.



### III. Regional Land and Development

#### DEVELOPMENT PROJECTS MAP



#### HOUSING PROJECTS

- ① Hale Mua
- ② Pi'ihana Residential Project
- ④ Malaihi Mauka
- ⑤ Waihe'e Mauka
- ⑥ Wai'ehu Mauka
- ⑦ Na Mala O Waihe'e



# Development Project Characteristics

## HOUSING PROJECTS

- 1 Hale Mua by Hale Mua Properties, LLC**
  - 238 acres
  - 466 units (including large lots); 51 percent affordable
  - Status: 201G-118, HRS application approved by Maui County Council; District Boundary Amendment approved by State Land Use Commission
  - Exp Comp: Unknown
- 2 Piihana Residential Project by Hawaii Land and Farming Company, Inc.**
  - 79.2 acres
  - 390 units; 50 percent affordable
  - Status: Land entitlements secured; pending determination of off-site improvement costs
  - Exp Comp: Unknown
- 3 Wailuku Country Estates**
  - Approximately 370 acres
  - 184 lots
  - Status: Subdivision improvements completed
- 4 Malaihi Mauka by Koolau Cattle Company, LLC**
  - 70 acres
  - 10 lots
  - Status: Subdivision completed
- 5 Waihe'e Mauka by Betsill Bros.**
  - 113 acres
  - 6 lots
  - Status: Subdivision application pending
  - Exp Comp: Unknown

## HOUSING PROJECTS (continued)

- 6 Waihe'e Mauka by Lokahi Pacific**
  - 9 acres
  - 58 affordable condo units, 42 affordable rental units, and 6 market price single family lots
  - Status: Environmental Assessment completed, and Section 201H Application processes pending
- 7 Na Mala O Waihe'e by KSD Hawai'i**
  - 27+ acres
  - 7 lots
  - Proposed housing development
  - Status: Undergoing planning process

## PUBLIC/QUASI-PUBLIC FACILITIES

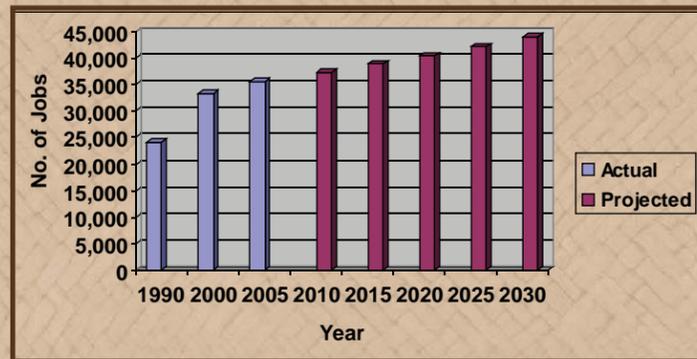
- 8. School Development by State of Hawaii, Department of Education and private developers**
  - Cost to be determined
  - Status: Future school site to be identified and acquired; planning and design to follow
  - Exp Comp: Unknown
- 9. Free Church of Tonga**
  - 9.96 acres
  - Proposed church facility, social hall, residences for church officials, a kava house, and a day care center
  - Status: In fundraising and planning process

## INFRASTRUCTURE

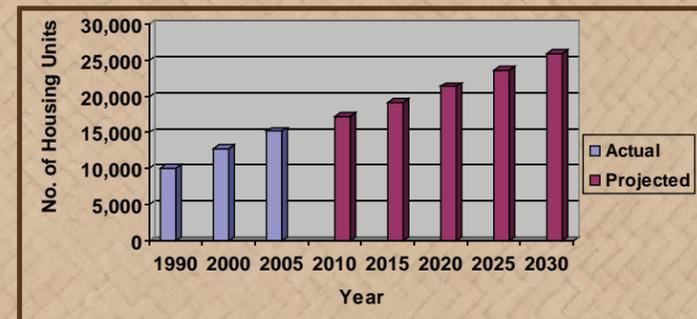
- 10. 'Imi Kālā Street Extension**
  - Construction of 'Imi Kālā Street (Phase I) from Kahekili Highway to existing portion of 'Imi Kālā Street in Millyard Subdivision by Hale Mua Properties, LLC
  - Future extension (Phase II) between Mill Street and Lower Main Street by others
  - Cost to be determined for Mill Street to Lower Main Street
  - Status: Phase I pending design and construction financing and commencement of Hale Mua project; and Phase II pending cost sharing agreement for Mill Street portion
  - Exp Comp: Unknown
- 11. Wastewater Improvements by County of Maui**
  - Upgrade existing pump stations that serve Wai'e hu Kou
  - Cost to be determined through preliminary design
  - Status: Preliminary discussions held with Department of Environmental Management; Hawaiian Homes Force Main Replacement in Paukūkalo planned in 2010 Capital Improvements Program.
  - Exp Comp: Unknown
- 12. Water Source and Storage Development by County of Maui**
  - Various options include a surface water treatment plant on new wells for water source.
  - Cost to be determined
  - Status: Pending planning and preliminary engineering work
  - Exp Comp: To be determined



# III. Regional Land and Development



Wailuku-Kahului Jobs



Wailuku-Kahului Housing

## INCOME

- Median family income for the island of Maui: \$75,400 (2009)

## HOUSING

- Housing demand of 9,800 total units estimated by year 2020 for Wailuku-Kahului

MEDIAN PRICE OF CONDOMINIUMS IN WAILUKU-KAHULUI (March 2010)	
Central Maui	\$117,000

MEDIAN PRICE OF SINGLE-FAMILY HOMES IN WAILUKU-KAHULUI (March 2010)	
Central Maui	\$442,000

- Planned affordable housing projects include Hale Mua Subdivision (238 affordable single-family units) and Maui Lani Project District (915 affordable multi-family and single-family units) Pi'ihana Project District (390 units, 50 percent affordable) and Wai'ehu Mauka (100 affordable multi-family units) (further described on page 14 of this plan)
- Current residential master planned communities under construction: Kehalani Project District by Hawaii Land and Farming Company, Inc. and Towne Development of Hawaii, Inc. (total 1,500 units to be developed) and Maui Lani Project District developed by Maui Lani Partners, LLC (3,300 total units to be developed)

## NEW PUBLIC SCHOOLS

- Pomaikai Elementary School (grades K to 5) located in the Maui Lani Project District, Kahului, opened July 2007
- Wailuku II Elementary School (grades K to 5) is planned for a 10-acre parcel in the Kehalani Ohia Subdivision. School will have capacity for 550 students and is anticipated to open in 2012.

## PROPOSED LIGHT INDUSTRIAL PROJECTS

- Planned light industrial projects include Maui Business Park Phase II (179 acres); Central Maui Baseyard Expansion (3 acres); and Maui Lani Village Mixed Use District (47 acres).
- DHHL is proposing the development of a commercial/light industrial subdivision for their 80-acre parcel in Pu'unene. The parcel has road frontage on Mokulele Highway and is located near other existing operations such as the drag strip, the Maui Humane Society and the National Guard facility.

## PROPOSED HOTEL PROJECTS

- Planned hotel projects include a new 136-room wing at Maui Beach Hotel and a new 140-room Kahului Airport Hotel.

## ROADWAY SYSTEM UPGRADES

- 'Imi Kālā Street Extension from Kahekili Highway to Eha Street (at the Millyard Subdivision) to be implemented in connection with the Hale Mua Subdivision project; Phase II of 'Imi Kālā Street Extension from Mill Street to Lower Main Street to be completed in the future by others
- Waiale Road Extension from Kuikahi Drive to Waiko Road was implemented with Spencer Homes Waikapu Affordable Subdivision. The proposed extension of Waiale Road to Honoapiilani Highway at the Old Quarry Road is currently in the Environmental Assessment process.

## KAHULUI AIRPORT UPGRADES

- New airline fuel facility planned, pending construction.
- New airport access road approved, undergoing the construction planning phase.

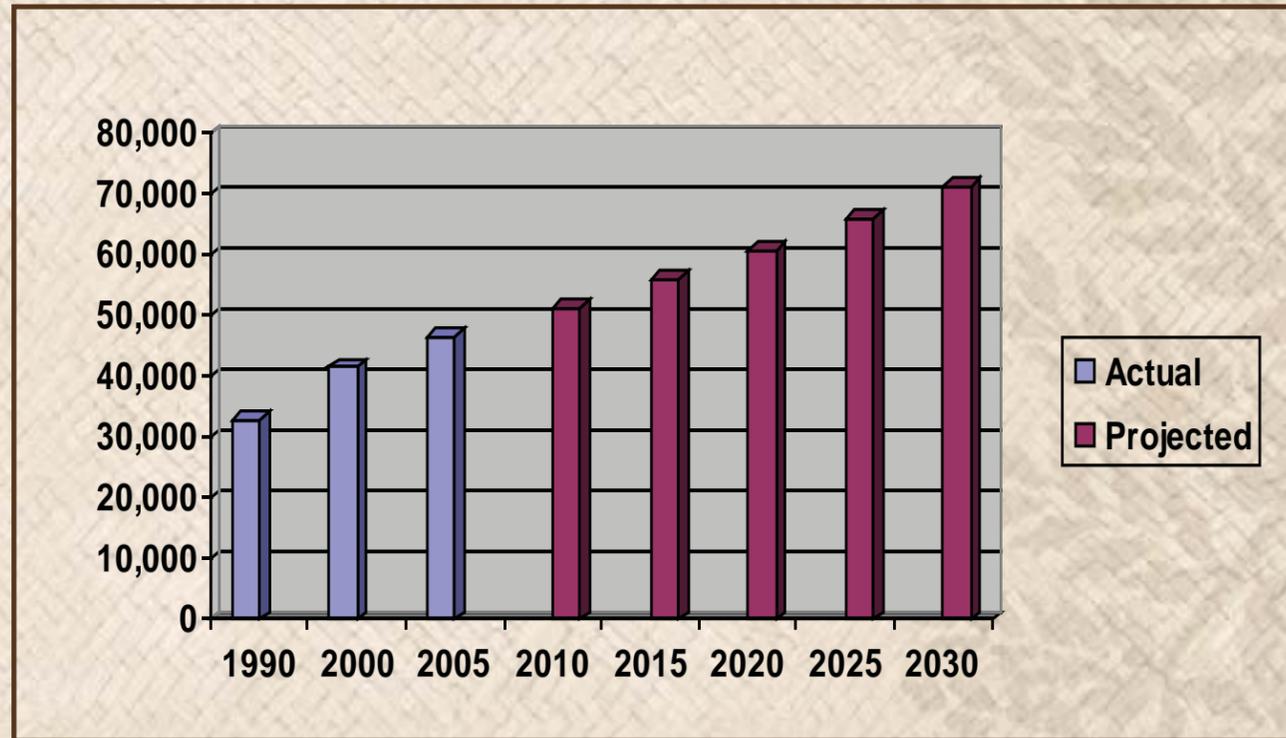
## AGRICULTURE

- Wailuku Agribusiness Company, Inc. (WACI) is no longer in agricultural production business. Portions of lands sold by WACI to others are retained in agricultural use (e.g., via lease to HC&S). Other WACI lands now planned for agricultural subdivision purposes (e.g., Wailuku Country Estates; Malaihi Mauka Subdivision; Waihe'e Mauka Subdivision).
- HC&S continues to cultivate 37,000 acres of sugar cane in Central Maui.



# Regional Development Characteristics, Trends and Demographics

Wailuku Population



The table at the right provides a “snapshot” of the Waihe’e – Waikapu community, an area which includes Wai`ehu Kou and Paukūkalo homesteads, based on the 2000 Census data. The Waihe’e – Waikapu region is notable for having a few characteristics which distinguish itself from the rest of Maui County, the State, and the U.S. The median age of the Waihe’e – Waikapu region is lower than the County, State, and U.S. by about 3 years. Of greater significance is the fact that the region has a considerably large Native Hawaiian population; approximately 45.5 percent of its residents claim Native Hawaiian ancestry. It is also noted that in terms of median household income, the Waihe’e – Waikapu region was considerably higher than the County, State or U.S., with residents earning approximately \$63,236 a year.

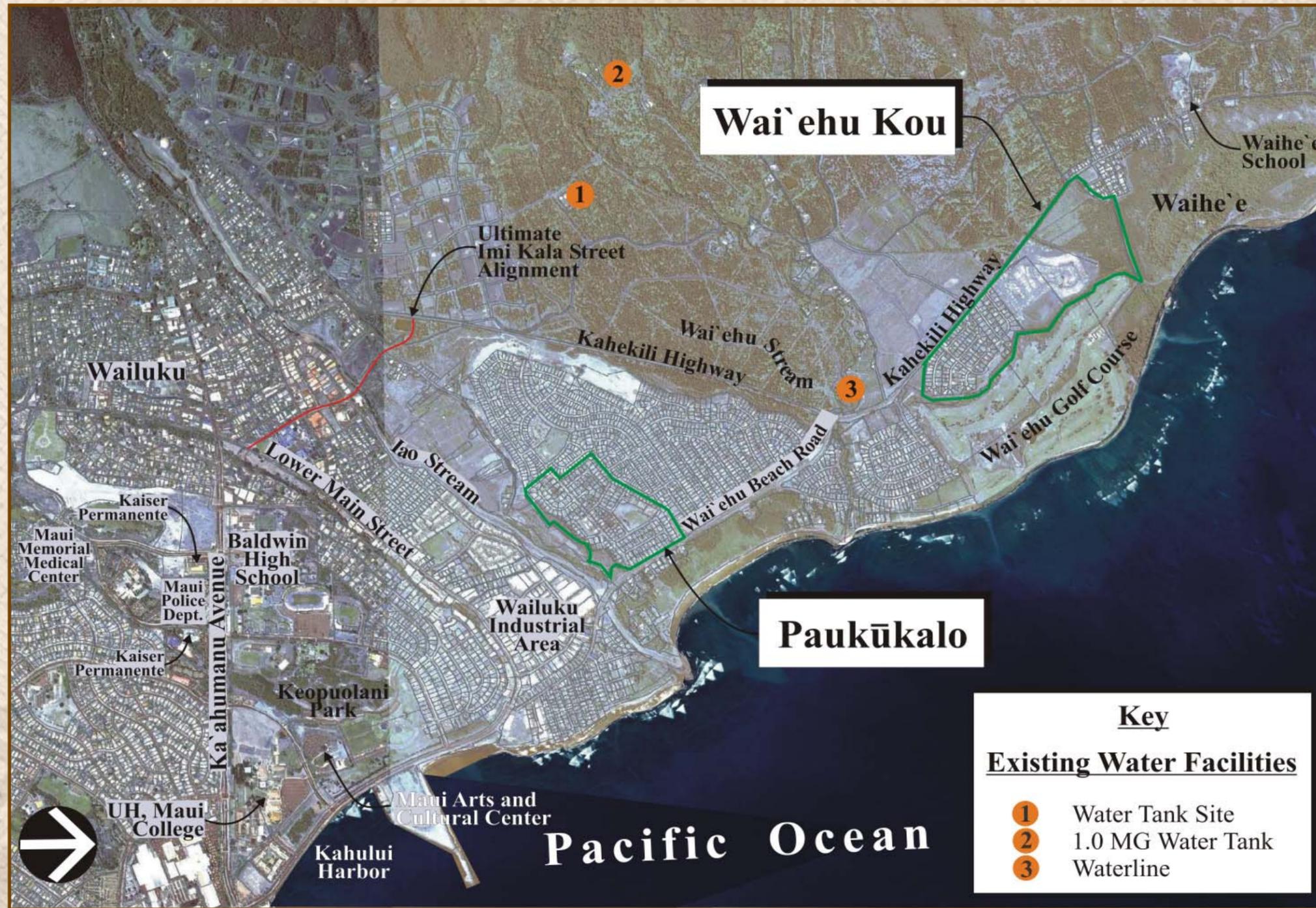
REGIONAL DEMOGRAPHICS					
<i>General Characteristics</i>					
	Waihe'e-Waikapu CDP*	Wailuku CDP*	Maui County	State	U.S.
Total Population	7,310	12,296	128,241	1,227,008	--
Median Age (Years)	32.9	38.5	36.8	36.2	35.3
Native Hawaiian Ethnicity	45.5%	11.7%	10.7%	24.3%	0.1%
Caucasian Ethnicity	45.5%	42.1%	33.9%	9.4%	75.1%
<i>Social Characteristics</i>					
High School Degree or Higher	3,466 (80.5)	7,011 (82.1%)	83.4%	84.6%	80.4%
Bachelor's Degree or Higher	825 (19.2%)	1,845 (21.6%)	22.4%	26.2%	24.4%
<i>Economic Characteristics</i>					
Median Income (Household)	\$63,236	\$45,587	\$49,489	\$49,820	\$41,994
<i>Housing Characteristics</i>					
Total Housing Units	1,433	2,070	43,563	403,572	--
Median Price-Single Family Residence+	\$432,500		\$470,276	--	--

\* Census Designated Places  
+Source: Maui County Data Book 2008, Realtors Association of Maui 2010.



# IV. Infrastructure

## WATER INFRASTRUCTURE MAP



## PROPOSED WATER IMPROVEMENTS

- Maui County, Department of Water Supply (DWS) is investigating a number of initiatives to increase source supply for the Central Maui Water System. Nearing completion, the Central Maui Water Use and Development Plan explores a number of options for potential potable water sources including North Waihe'e and Maluhia Well Systems. A draft of the plan was completed in 2009 and is currently pending review by the County Council.
- The DWS is also currently undertaking a monitoring and modeling study for the Central Maui System, including a status check on the I'ao and Waihe'e Aquifer systems, groundwater recharge and flow modeling to simulate existing conditions, assess various withdrawal scenarios and investigate additional sources of groundwater in Central Maui.
- A&B Properties, Inc., in collaboration with the DWS, proposes the Waiale Water Treatment Facility (WTF), expected to yield approximately 9 million gallons per day (mgd) sourced from the Hopoi Chute. A Final Environmental Impact Statement (EIS) was approved by the DWS and filed on April 2010.
- According to the County of Maui 6-year Capital Improvement Program (CIP) for the Wailuku-Kahului area, new source developments include the development of the I'ao and Waikapu Tank Site Wells. An exploratory well at the I'ao Tank Site was completed in 2005. That same year, DWS also completed the expansion of the I'ao Water Treatment Plant (WTP) with the addition of a third microfiltration unit, in addition to restoring the I'ao 3 million gallon (MG) storage tank.
- Drilling of the Waikapu Tank Site Well was completed in 1999. Design of the well pump installation is currently in progress, and construction is planned to commence in 2008. Development of the Waikapu Tank Site Well is intended to improve the distribution of I'ao Aquifer withdrawals.
- In calendar year 2006, two hundred fifty-three (253) water meter reservations were issued by DWS; two hundred thirty-seven (237) of these were issued to the Department of Hawaiian Homelands (DHHL) (94 percent).

## EXISTING WATER INFRASTRUCTURE

Water service to the area is provided by the County of Maui, DWS. The Department's Central Maui System supplies water to the Waihe'e, Wai'ehu and Paukūkalo areas, as well as to the areas of Wailuku, Kahului, Paia and South Maui. The majority of the Central Maui water supply is drawn from the I'ao and Waihe'e Aquifers (approximately 17 million gallons per day (MGD) and 5 MGD, respectively). This supply is supplemented by water drawn from the Kepaniwai Well, I'ao Tunnel, and the I'ao-Waikapu Ditch (approximately 3.5 MGD).

## EXISTING WATER INFRASTRUCTURE

(continued)

Effective July 21, 2003, the I'ao Aquifer was designated as a ground water management area by the State of Hawai'i, Commission on Water Resource Management (CWRM). Under this designation, no person shall make a withdrawal, diversion, impoundment, or consumptive use of ground water in the I'ao Aquifer System without a permit from the CWRM. CWRM decides how much water is available to be pumped from the I'ao Aquifer; DWS decides on the water distribution.

It is also noted that the CWRM is currently reviewing Interim Instream Flow Standards (IIFS) for the Nā Wai 'Eha (Four Streams) of the Wailuku/Waihe'e/Waikapu area. The four (4) streams included in the Nā Wai 'Eha is I'ao Stream, Waihe'e Stream, Wai'ehu Stream and Waikapu Stream. Two (2) streams are located in proximity to the Wai'ehu Kou-Paukūkalo homestead areas, I'ao Stream and Waihe'e Stream. There are existing stream diversions to utilize the water from the streams for potable and agricultural uses. A decision by the CWRM on the IIFS will determine how much water will be returned to the streams to encourage stream restoration. The beneficiaries of the Wai'ehu Kou and Paukūkalo homesteads support the efforts to restore stream flows to the Nā Wai 'Eha streams.

Water capacity for Central Maui is an extremely important issue. In reaction to the ever present threat of water shortages, according to State Land Use Commission (LUC) Docket No. A05-755, DWS will not issue reservations for water meters until new water sources are brought online.

### **1** 300,000 Gallon Water Tank

There is an existing 300,000 gallon concrete water storage tank, located southwest of the Wai'ehu Kou homestead. The tank was installed as part of the Wai'ehu Heights subdivision, located south of the Wai'ehu Kou homestead. The tank is part of the existing DWS water infrastructure.

### **2** 1.0 Million Gallon Water Tank and Waterline

There is an existing 1.0 million gallon (MG) concrete water storage tank, located further west of the 300,000 gallon tank at an elevation of approximately 490 feet. In addition, there are existing 8-inch and 12-inch waterlines installed in the Kahekili Highway fronting the Wai'ehu Kou homestead. Water infrastructure has been installed in Wai'ehu Kou Phase I, Phase II, Phase III and Phase IV.

### **3** Waterlines

There are existing 8-inch and 12-inch waterlines installed in the Kahekili Highway fronting the Wai'ehu Kou homestead. Water infrastructure has been installed in Wai'ehu Kou Phase I, Phase II, Phase III and Phase IV.





## PROPOSED DRAINAGE IMPROVEMENTS

### Hale Mua Subdivision

- 1** The proposed Hale Mua subdivision is located to the south of the Wai`ehu Kou homestead. Hale Mua is approximately 238 acres in size and involves the development of 466 improved lots, including 19 large lots. Among the proposed drainage improvements for the Hale Mua subdivision are the construction of four (4) detention ponds on the site and the replacement and upgrade of an existing 48-inch culvert located under the Kahekili Highway to three (3) 60-inch culverts to mitigate a 50 year one-hour storm.

Status: The Hale Mua project received Maui County Council approval on its 201G-118, Hawai'i Revised Statutes affordable housing application in August 2005. A Petition for a State Land Use Commission District Boundary Amendment (DBA) was approved by the Land Use Commission in February 2007. With the DBA approved, the proposed drainage improvements will be installed as part of the Hale Mua project. While the drainage improvements will not directly benefit the Wai`ehu Kou or Paukūkalo homesteads, it will assist in mitigating regional drainage impacts.

### Iao Stream Improvements

- 2** According to the Maui County Proposed Budget for Fiscal Year 2010, the six (6) year capital improvement program for the Wailuku-Kahului area includes plans for upgrades to Iao Stream between Market Street and Wai`ehu Beach Road. Designed by the Army Corps of Engineers, the project is anticipated to improve the drainage capacity of the stream. The land acquisition process is currently underway and construction is scheduled to begin in 2010.

## EXISTING DRAINAGE INFRASTRUCTURE

Wai`ehu Kou Phase I, Phase II, Phase III, and Phase IV have existing underground drainage facilities which were installed as part of the subdivision improvements. A drainage/retention basin was constructed with the Phase II project and is shared with Phase I and Phase III.

- 3** For the Wai`ehu Kou Phase III subdivision, storm water is collected by street level inlets and catch basins, which discharges into the underground storm drainage system that leads to the drainage/retention basin.
- 4** The majority of the onsite runoff for Wai`ehu Kou Phase IV is collected by an underground drainage system and routed into an onsite retention basin owned by DHHL, and also collected by a separate underground drainage system and routed into the existing drainageway located along the eastern boundary of the property. An existing culvert is located along Kahekili Highway, in the southwest corner of the Wai`ehu Kou Phase III subdivision.
- 5** The estimated existing 50-year storm runoff for the Paukūkalo Subdivision is 7.7 cubic feet per second (cfs). Some runoff from the Paukūkalo subdivision sheet flows into Paukūkalo Park, a low-lying area. The remaining runoff is collected in a grated catch basin at the low point of the park and conveyed across Wai`ehu Beach Road to the ocean.

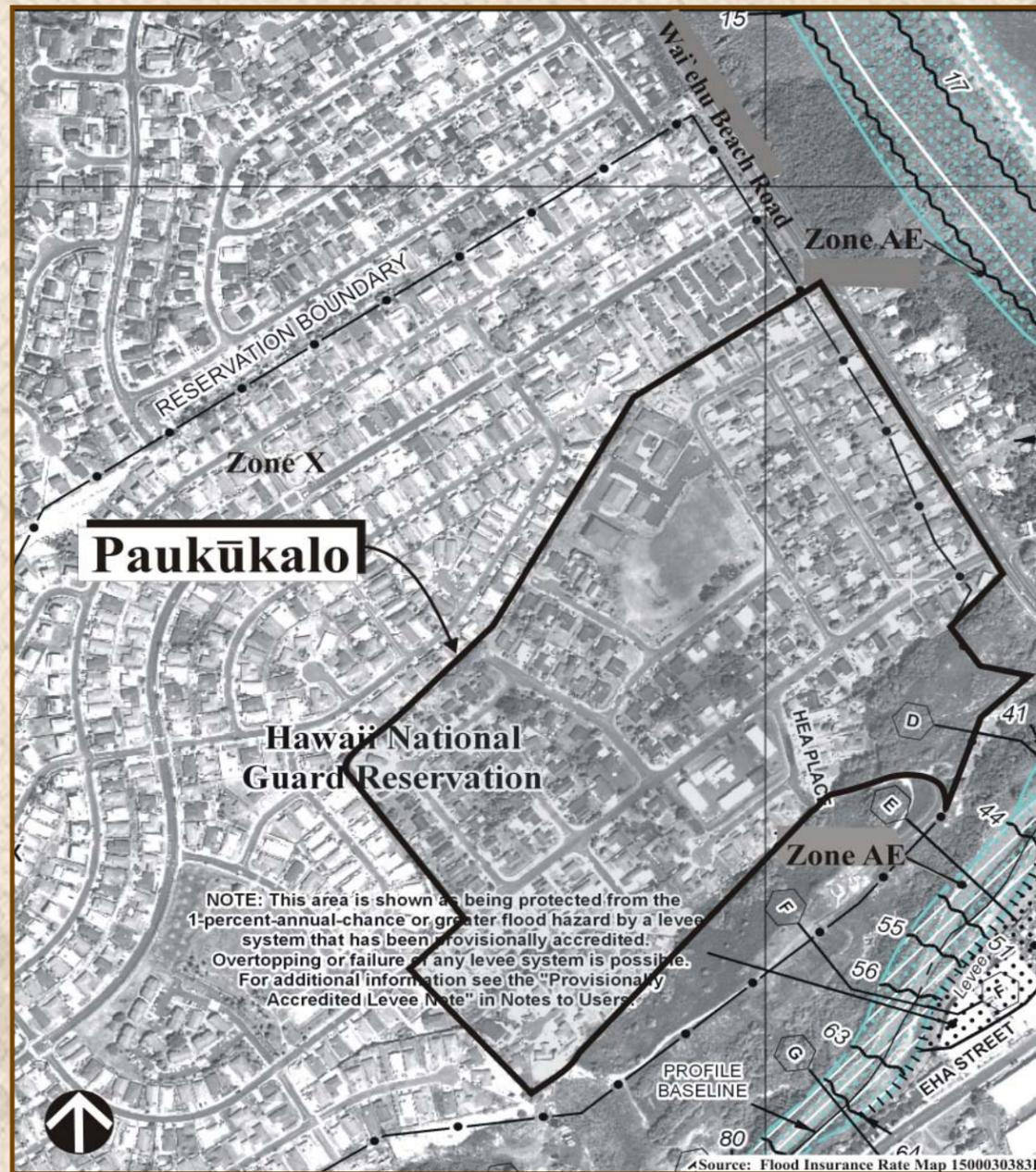
It is noted that the Wai`ehu Kou-Paukūkalo beneficiaries voted to include drainage improvements to the Paukūkalo homestead, specifically in the area of the Kalakalua Street and Kūhiō Place where there has been a history of flooding, as a Priority Project in 2010. For further details, see page 39 of this regional plan.

Some of the homes in Waiehu Kou III are located in a flood zone. As such, homeowners of the affected lots must purchase flood insurance to protect their homes. See Flood Zone Map figure for affected areas. One of the priority projects selected for 2010 included a feasibility review to utilize the drainage area in Waiehu Kou III for other purposes, while not impacting the flood hazard for neighboring residents. See pages 21-22 of this regional plan.



# IV. Infrastructure

## FLOOD ZONE MAP



PAUKŪKALO

### KEY

 Special Flood Hazard Areas Subject to Inundation by the 1% Annual Chance Flood

The 1% annual flood (100-year flood), also known as the base flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

Zone AE Base Flood Elevations determined.

Zone VE Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

 Floodway Areas in Zone AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

 Other Flood Areas

Zone X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

 Other Areas

Zone X Areas determined to be outside the 0.2% annual chance floodplain.



## FLOOD ZONE MAP

**KEY**

 Special Flood Hazard Areas Subject to Inundation by the 1% Annual Chance Flood

The 1% annual flood (100-year flood), also known as the base flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

Zone AE Base Flood Elevations determined.

Zone VE Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

 Floodway Areas in Zone AE

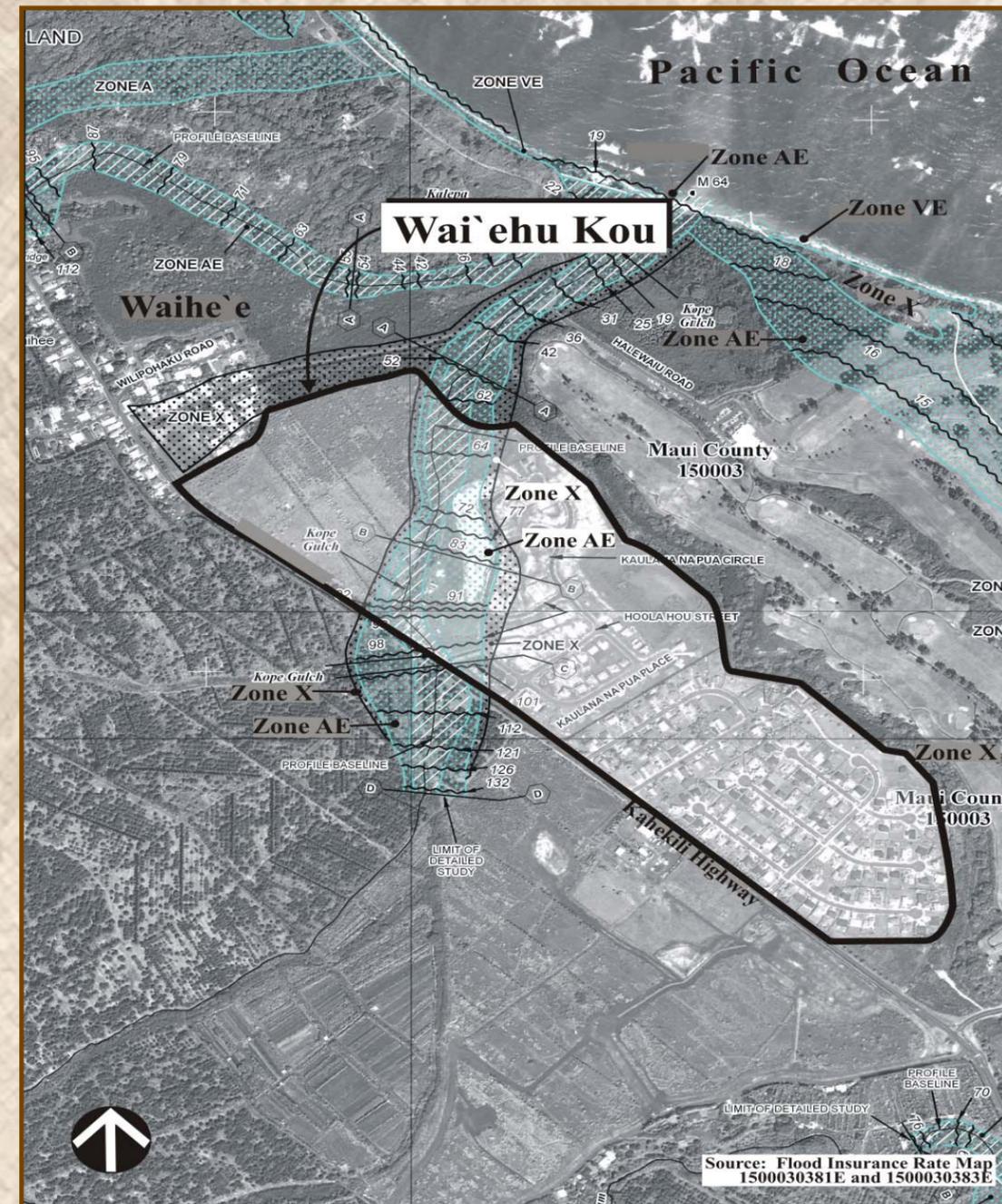
The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

 Other Flood Areas

Zone X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

 Other Areas

Zone X Areas determined to be outside the 0.2% annual chance floodplain.

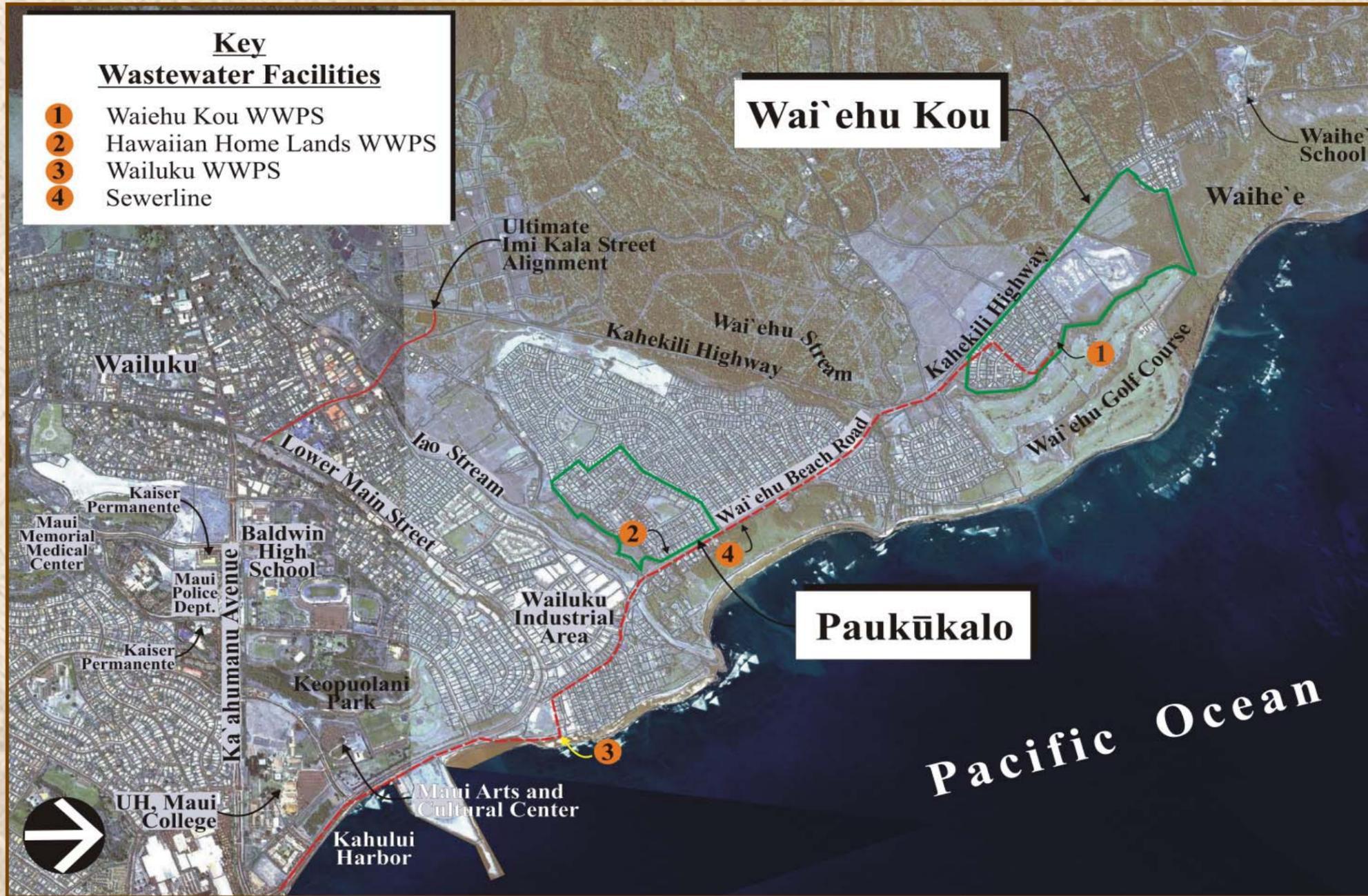


WAI'EHU KOU



# IV. Infrastructure

## WASTEWATER SYSTEM INFRASTRUCTURE MAP



## PROPOSED WASTEWATER IMPROVEMENTS

In 2006, the County of Maui completed six (6) studies of existing wastewater infrastructure systems including the Central Maui Wastewater Reclamation Facility (WWRF) Study, the Systematic Force Main Replacement Study and Schedule, the 2006 Maui County Wastewater Flow Study, and countywide pump station evaluations. The results of these studies precipitated the planning of a range of CIP replacement and rehabilitation projects. In addition, pursuant to the 1999 consent decree filed by the United States Environmental Protection Agency (EPA) along with the Hawaii State Department of Health (DOH), countywide renovations and sewer line analysis and rehabilitation projects are ongoing.

### Wailuku/Kahului WWRF Upgrade and Improvements

The Wailuku-Kahului WWRF is located adjacent to the shoreline, and as a result, the facility is vulnerable to erosion, a 100-year flood and 100-year tsunami. A 2005 study recommended that the County protect its investment by fortifying the facility and installing shoreline armoring. According to the County 6-year CIP schedule, the design and permitting process for the Wailuku-Kahului WWRF Shoreline Erosion Program began in 2008. The phased construction of the required improvements is planned for fiscal years 2011 and 2012. The design of the tsunami protection structures and modifications began in 2008 with construction slated to begin in 2010. The combined cost for these projects is approximately \$29 million 2011.

The Department of Environmental Management (DEM) will also be upgrading the facility to produce R-1 quality reclaimed water for the Wailuku-Kahului service area to be used for irrigation. The design process is to begin in 2011, with construction to follow. The total cost for the R-1 upgrade amounts to \$6 million.

In 2006, the County of Maui (DEM) reviewed a study which concluded that the electrical and solids handling equipment of the Wailuku-Kahului WWRF was at the end of its life and subject to corrosion due to its close proximity to the ocean. Preliminary designs and plans for upgrading the electrical and solids components of the facility were completed in 2006. The necessary upgrades were completed in 2007 at a cost of \$2.2 million.

## PROPOSED WASTEWATER IMPROVEMENTS

(continued)

### Wailuku Force Main Replacement

The existing 1,813 foot long, 21-inch sewer force main running along Wai`ehu Beach Road, constructed in 1972, has reached the end of its useful life. The replacement of the force main from the valve box to the wastewater reclamation facility is necessary in order to prevent the potential failure of the line and to mitigate the threat of a major sewage spill into the adjacent roads, storm drain, harbor and ocean. Designs for the replacement will be reviewed and updated in 2010, and construction is scheduled to commence in 2012.

### Wai`ehu Kou Phase I Connection to County Sewer System

Wai`ehu Kou Phase I was never connected to the County wastewater system. Future wastewater improvements will have to be considered for the Phase I subdivision.

Status: Preliminary discussion with the DEM, DHHL and the Wai`ehu Kou (Phase I) Community Homestead Association should be undertaken to determine the scope of work and cost estimates for the connection of Wai`ehu Kou Phase I to the County sewer system.

### Upgrade to Paukūkalo Wastewater Facilities

The age of the Paukūkalo subdivision and its location near the ocean has deteriorated the existing wastewater infrastructure. The 8-inch sewer force main is at capacity and would not be able to accommodate additional flow, unless the size of the line is increased. Additional ohana units or lands for development would require an upgrade of the existing sewer system.

Status: Preliminary discussions with the Paukūkalo Homesteaders' Association should be planned to determine whether or not ohana units are desired in the subdivision. Should the Homestead Association decide to pursue ohana units, discussions with the DEM will be necessary to identify the scope of improvements needed to upgrade the existing wastewater system. Should additional lands be acquired in the Paukūkalo Subdivision, the scope of the project will need to be reviewed to determine wastewater capacity needs.

## EXISTING WASTEWATER IMPROVEMENTS

Wastewater from the Wailuku region is treated at the Wailuku-Kahului Wastewater Reclamation Facility (WWRF). Effluent disposal is via eight (8) gravity injection wells. There are 15 major wastewater pump stations (WWPS) which are part of the WWRF system.

The sewerline serving the project areas begins in Wai`ehu and runs along Wai`ehu Beach Road to four (4) pump stations. The Wailuku WWPS serves the Wai`ehu and Wailuku regions and also receives flow from Paukūkalo.

Currently, the WWRF has a design capacity of 7.9 million gallons per day (MGD) average dry weather flow (ADWF), 11.9 MGD during peak dry-weather flow and 15.8 MGD peak wet weather flow.

### Wai`ehu Kou Wastewater Infrastructure

- 1 The Wai`ehu Kou IV subdivision is anticipated to generate an average daily wastewater flow of approximately 36,000 gallons per day. Wastewater will gravity flow through the subdivision and into the wastewater pump station facility located at Wai`ehu Kou, Phase II. The pump station in Phase II was upgraded by DHHL as part of the improvements for Phase IV.

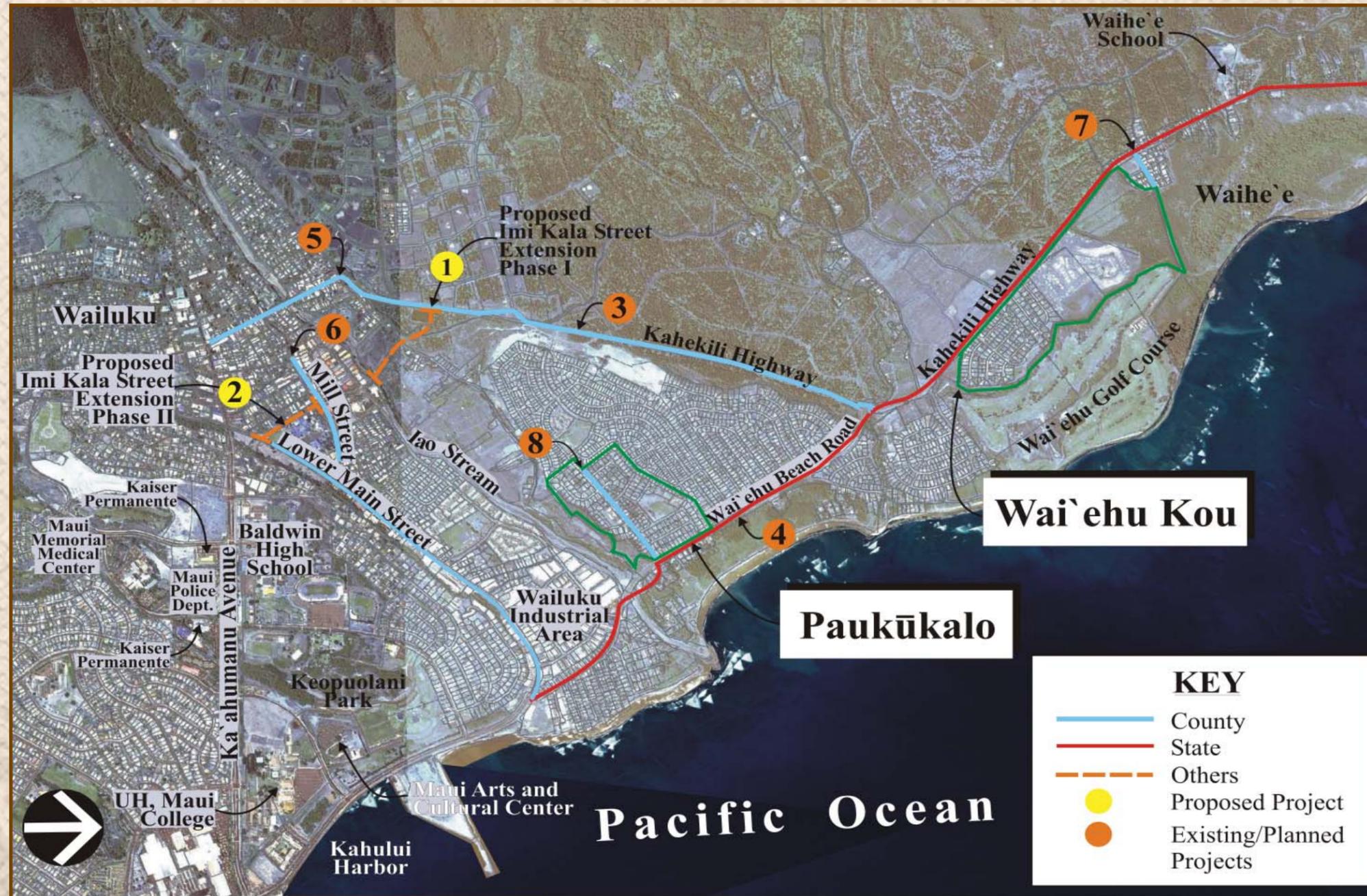
### Paukūkalo Wastewater Infrastructure

- 2 Wastewater service for the Paukūkalo area is also provided by the County of Maui. An 8-inch gravity interceptor is located near Kūhiō Place and extends to Wai`ehu Beach Road. The main collection route runs along a spine, following the coast to the WWRF. Wastewater is pumped to the Wailuku WWPS and continues on to the WWRF via the existing sewerline.



# IV. Infrastructure

## ROAD INFRASTRUCTURE MAP



## PROPOSED PROJECT

### 1 'Imi Kālā Street Extension Phase I

The proposed 'Imi Kālā Street Extension Phase I project will connect 'Imi Kālā Street (which currently terminates just after its intersection with Eha Street and Wili Pā Loop to the north) with Kahekili Highway. The proposed extension, to be constructed by Hale Mua Properties, LLC, includes the provision of a new bridge over 'Iao Stream. 'Imi Kālā Street currently terminates at its intersection with Mill Street at its southern extent. Estimated cost for the roadway extension, including the bridge crossing, is \$10 million.

Status: A petition for a District Boundary Amendment (DBA) was submitted before the State Land Use Commission by the Hale Mua project in 2005. In 2007, the petition was completed by the Commission, with the reclassified area subject to a set of conditions. Construction of Phase I of the 'Imi Kālā Street Extension is pending.

### 2 'Imi Kālā Street Extension Phase II

The proposed 'Imi Kālā Street Extension Phase II project will improve the portion of the 'Imi Kālā Street right-of-way between Mill Street and Lower Main Street. Completion of Phase II will provide an alternative route from Kahekili Highway through the Wailuku area, alleviating a potential strain on traffic flow through the intersection of Market and Mill Streets.

Status: Preliminary discussions with the County of Maui, Department of Public Works, other area developers and the land owner should be scheduled to determine the roadway alignment and scope of work for Phase II.

In addition to new roadway projects, the Wai'ehu Kou and Paukūkalo beneficiaries voted to support alternative means of transportation to alleviate traffic congestion in the area as a Priority Project for 2010. Included in the projects that the beneficiaries will seek to support are the extension of the County of Maui bus service or shuttle service to Waihe'e town and the implementation of a trail network between Wai'ehu Kou Phase I through IV. For further details, refer to page 37 of this Regional Plan.

## EXISTING/PROJECTS UNDERWAY

### 3 Kahekili Highway

The Wai'ehu Kou and Paukūkalo subdivisions are served by Kahekili Highway, a two-lane, two-way facility which begins in Wailuku Town and extends north toward Kahakuloa. The County of Maui holds jurisdiction over Kahekili Highway from Wailuku Town to the intersection with Wai'ehu Beach Road. Beyond this point Kahekili Highway becomes a State road. According to the Maui County 6-year Capital Improvement Program in the Fiscal Year 2010 Proposed Budget, there are plans to improve Kahekili Highway, providing safer driving conditions. Construction is scheduled from 2011 through 2015. Improvements include roadway resurfacing, guardrail replacement, shoulder repair, and construction of retaining walls.

### 4 Wai'ehu Beach Road

Wai'ehu Beach Road, north of the Paukūkalo site, is a two-lane, two-way State collector road that intersects Kahekili Highway at its northern terminus. The road links the Waihe'e and Wai'ehu areas with the Wailuku Industrial area. Near Paukūkalo, it has two 12-foot travel lanes, a center 10-foot, two-way turn lane and paved shoulders. According to the State Department of Transportation (DOT), there are plans to rehabilitate the 'Iao Stream Bridge along Wai'ehu Beach Road. The project is scheduled for construction in 2010.

### 5 Market Street

Market Street, southwest of the Paukūkalo site, is a two-lane, two-way County road that intersects Kahekili Highway at its northern terminus. According to the Maui County 2010 Proposed Budget, there are plans to improve Market Street from Pi'ihana Road to Wells Street, with federal funding sought after by Maui County. Construction started in 2007, to reconstruct the road, curbs, drainage and sidewalk improvements from Wells Street to Vineyard Street. The Fiscal Year 2010 budget included funding for improvements to Market Street from Kahawai Street to Mokuhau Road.

### 6 Mill Street

Mill Street is a two-lane, two-way County road which in turn, intersects Market Street, the major roadway providing north-south access through Wailuku Town. According to the Maui County 6-year Capital Improvement Program (CIP) from the 2011 Proposed Budget, plans for a new traffic signal at the 'Imi Kālā and Mill Street intersection is currently in the design and planning phase, and construction is scheduled for 2013. The project will be funded by County and Federal funds.

### 7 Halewaiū Road

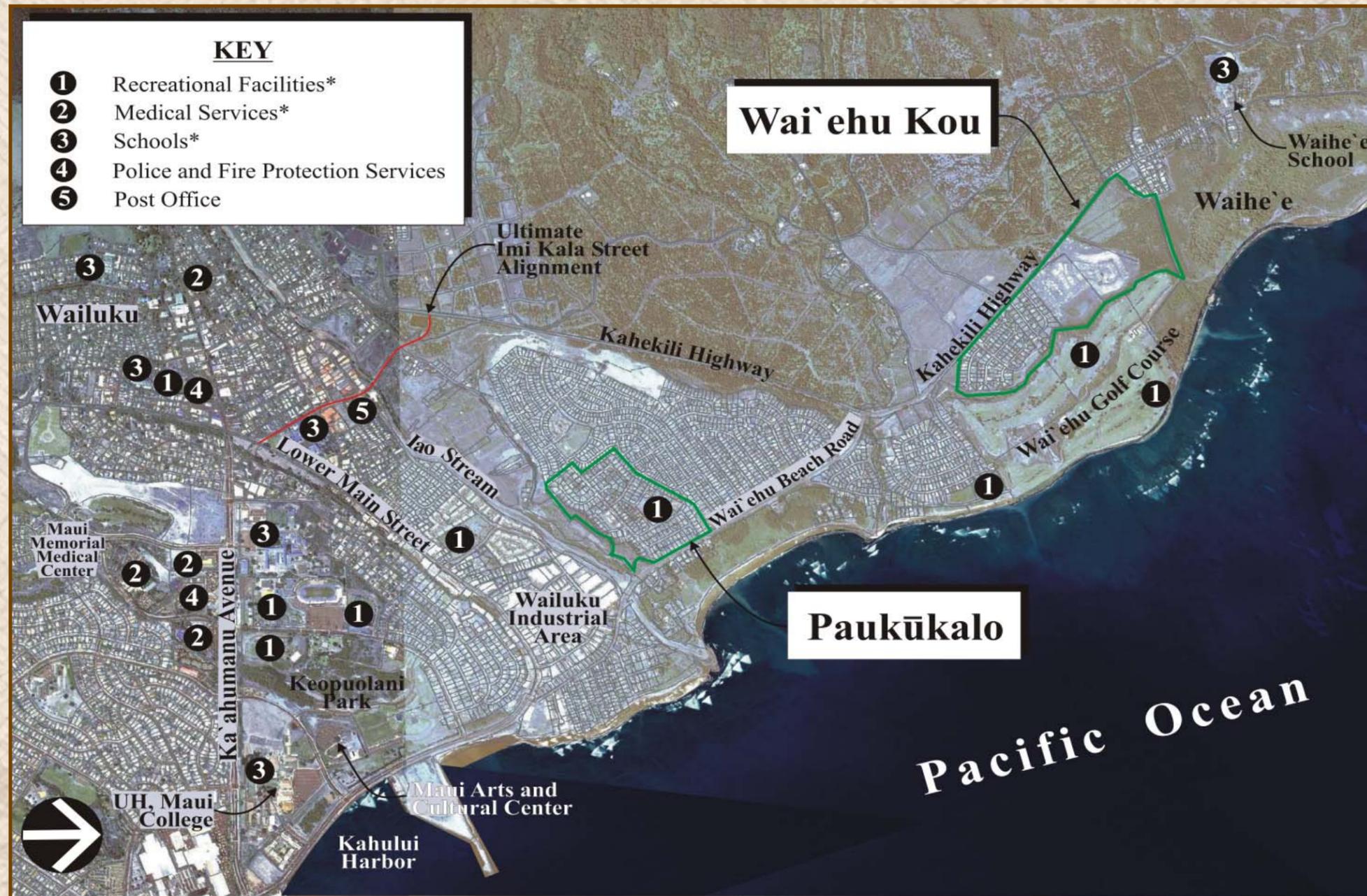
Bordering Wai'ehu Kou on the northern boundary is Halewaiū Road. This local roadway extends from Kahekili Highway to provide access to the County's Wai'ehu Golf Course and existing residences in the area. Currently there are no plans for improvements of Halewaiū Road.

### 8 Kūhiō Place

Kūhiō Place is the primary collector road within the Paukūkalo Subdivision. At the unsignalized cross-intersection with Wai'ehu Beach Road and Ka'ae Road, separate left-turn lanes are provided on Wai'ehu Beach Road. Currently there are no plans for improvements of Kūhiō Place.



# IV. Infrastructure



\* 1 Recreational Facilities - identified include Wai'ehu Golf Course, Wai'ehu Beach Park, Waihe'e Beach Park, Papohaku Park, Velma Santos Community Center, and the War Memorial Complex  
 2 Medical Service Facilities - identified include Kaiser Permanente Clinics, Maui Memorial Medical Center, and Maui Medical Group  
 3 School Facilities - identified include Waihe'e School, Wailuku Elementary School, Iao Intermediate, Baldwin High School and UH Maui College

# Regional Services and Public Facilities

## Healthcare Facilities

Located midway between Kahului and Wailuku, Maui Memorial Medical Center is the only major medical facility on Maui, providing general, acute and emergency care services. The facility recently completed a \$4.1 million dollar expansion project, opening a new 75,000 sq. ft. wing, the Kahului Tower, in October 2007. The four (4) level Kahului Tower includes a new Intensive Care Unit (ICU) and new surgical units, raising the total bed count for the hospital to 231. The existing Wailuku Tower was recently upgraded, and the Emergency Department was expanded in 2008.

Other private medical service providers in the Central Maui region include the Maui Medical Group, St. Francis Medical Center, Kaiser Permanente, Maui Clinic, and Hui No Ke Ola Pono. Kaiser Permanente recently opened a new 41,000 sq. ft. outpatient facility in Maui Lani, and are planning to upgrade the original Wailuku facility. In 2006, the majority of the St. Francis renal dialysis program was transferred to Liberty Dialysis-Hawaii, who subsequently opened the 16,000 sq. ft. Maui Dialysis Facility—also located in Maui Lani—in 2007. Notably, Hui No Ke Ola Pono is a healthcare system specializing in native Hawaiian health and healing for the Island of Maui.

## Police Facilities

Located approximately four miles south of the Wai`ehu Kou and Paukūkalo homesteads, the Wailuku Police Station is the central office of the Maui Police Department. The Wailuku Patrol, which covers Wai`ehu and Paukūkalo, includes ten (10) beats with 106 uniformed patrol officers. Based on future growth projections of the Central Maui area to the year 2020, it is anticipated that the Department will need to hire additional officers and support staff.

The 2008 Maui County Capital Improvement Program (CIP) contains plans for improvements to the Wailuku Police station, including the construction of an annex and parking facility, and renovations to the Emergency Operations Center (EOC) and Communication Center. Construction of these improvements is scheduled to begin in 2008. The 2008 CIP also includes plans for an Information Technology (IT) project which incorporates an Audio Visual (AV) subproject. The design phase of this project is also scheduled to begin in 2008. The total cost for these improvements amounts to \$1 million.

The proposed new Kihei Police Station would contain holding cells, storage, training areas, and additional facilities, decreasing the burden on the Central Maui Police facilities. Construction is anticipated to be initiated in 2010.

## Fire/EMT Facilities

The Wailuku Fire Station is located approximately four (4) miles from the homesteads. The Wailuku-Kahului region serves as the County seat and business center for Maui and has more residential and high density business and commercial uses than other regions on Maui. Emergency Medical Technician/Ambulance (EMT) services for the Central Maui region are based out of the Maui Memorial Medical Center, also located approximately four (4) miles from the homesteads.

The Waihe'e and Wai`ehu residential areas are located outside of the Residential District standard of two road mile service radius and thus do not have adequate fire protection. The response time to these residential areas has increased, thus, the 6-year Capital Improvement Program (CIP) includes plans for a Wai`ehu Fire Station. Land acquisition and design of the facility will be conducted in the future.

## Educational Facilities

	Private/Public	Grades	Facility Capacity 2006	Actual Enrollment 2008	School Capacity (%)	Projected Enrollment 2010
Waihe'e Elementary School	Public	K-5	751	807	107%	838
Wailuku Elementary School	Public	K-5	1,100	849	77%	1,312
I'ao Intermediate School	Public	6-8	883	861	86%	858
H.P. Baldwin High School	Public	9-12	1,542	1,523	99%	1,644
St. Anthony Grade School	Private	Pre K-8	N/A	195	--	N/A
St. Anthony Jr.-Sr. High School	Private	7-12	N/A	320	--	N/A

The Baldwin School Complex includes Waihe'e Elementary School, Wailuku Elementary School, I'ao Intermediate School, and the H.P. Baldwin High School. Maui Community School for Adults, an adult education school, is also part of the complex. There are no charter schools located within the complex area. With approximately 4,000 students currently enrolled, the Baldwin School Complex is reaching capacity. Campus development is necessary for accommodating the projected student population growth in the area.

Pōmaika'i Elementary School, a new addition to the Maui School Complex, opened in 2007. While current enrollment is at 327 students, the school has a maximum capacity of 680 to 800 students. Although the new school is not a part of the Baldwin Complex, Pōmaika'i draws students from Waikapu and other areas of Central Maui, alleviating the stress on other elementary school campuses in the region. Furthermore, according to the Hawaii Department of Education, there are plans for opening a Wailuku II Elementary School in 2011 or 2012. This addition will ease overcrowding in the region's elementary schools, yet there remains a need for the development of intermediate and high school campuses.

There are two (2) private schools located near Wai`ehu Kou and Paukūkalo, St. Anthony Grade School and St. Anthony High School. There is one Kamehameha Schools Early Childhood Education site in the nearby vicinity and several preschools in the area. Kamehameha Schools has a 180-acre campus on Maui serving grades K to 12. The campus is located east of Pukalani, off of Highway 37. There were 1,068 students enrolled in grades K to 12 during the 2007-2008 school year. At full build-out, the Maui campus will have a capacity to accommodate 1,200 students.

## Recreation

County Parks and Recreation facilities in the surrounding area include: Wai`ehu Municipal Golf Course, Waihe'e Ball Park, Waihe'e Beach Park, Wai`ehu Beach Park, Wai`ehu Heights Park, Papohaku Park, Velma Santos Community Center, Paukūkalo Park, Wells Park, Wailuku Swimming Pool, Keopuolani Park, and the War Memorial Complex, including the War Memorial Stadium and Gym, Coach Sakamoto Swimming Pool, various ball fields and the Iron Maehara Baseball Stadium. The State of Hawai'i, Harbors Division of the Department of Transportation operates the Kahului Harbor. There are two (2) privately-owned golf courses open for public play in the area.

The Six Year Capital Program for the Fiscal Year 2010 includes funding for a Paukūkalo Beach Park Master Plan.

The Neighborhood Place of Wailuku and DHHL are collaborating to acquire an eight (8) acre parcel fronting Ka`ehu Bay in Paukūkalo. The site is planned with a land stewardship program, for the community and families to participate in experiential learning opportunities that enhance and promote self-sufficiency and family unity.

DHHL recently acquired a former National Guard parcel in Paukūkalo, identified by TMK (2) 3-3-006:054. A community center is planned for the site. Possible uses include certified kitchens, multi-purpose rooms, a pool, a high tech center, an administrative building, and other health- and education-related uses.



# V. Homestead Priorities

Over the course of several months, lessee beneficiaries identified and discussed the following issues and opportunities facing the Paukūkalo-Wai`ehu Kou regions:

## COMMUNITY

- Provide site for new Boys and Girls club to serve the region. The current facilities at the Paukūkalo Community Center are outdated.
- Establish cultural center to preserve Hawaiian culture and language.
- Develop new Paukūkalo Community Center at former armory site which would incorporate a certified kitchen, cultural center, and a community health wellness complex into its design plan.
- Identify site for community center to service Waiehu Kou homesteads.
- Utilize vacant lands between Waiehu Kou III and IV without affecting flood insurance for Waiehu Kou III residents. Potential uses for the land include a community garden, farmer's market, swap meet, community camping grounds, parking for oversized vehicles, permaculture, and agricultural production.
- Provide space for a Hui No Ke Ola Pono Community Health and Wellness Complex.
- Improve cell phone reception in Waihee area.
- Provide community access to Pihana Heiau.
- Address drainage and sinking problems facing homes in Paukūkalo homesteads.
- Construct sidewalks for homes in Paukūkalo homesteads.
- Partner with Maui Coastal Land Trust to establish community lo'i.
- Provide park for Waiehu Kou IV homesteads.

## RESOURCE MANAGEMENT

- Support Na Wai Eha watershed management.
- Restore stream flow of Waiehu Stream.
- Acquire lands fronting Kaehu Bay.
- Acquire and utilize lands in Puunene to provide funding for the homesteads.
- Purchase land fronting Pihana Heiau.

## TRANSPORTATION

- Address traffic congestion in Waiehu/Waihee region.
- Provide public busline to Waihe'e.
- Provide shuttle transportation to main busline.
- Support Imi Kala Street Extension.
- Establish bike path, walking trails through Waiehu Kou homesteads. This would also provide internal access within each of the homesteads.

## EDUCATION

- Establish Kamehameha Schools site in Waihe'e.
- Establish K – 12 school in region.
- Create additional educational opportunities, including charter schools, online education, Maui Economic Opportunity (MEO), University of Hawaii Maui College, and Americorps.

## REGIONAL PLAN

- Create a vision statement that articulates the goals of the Waiehu Kou and Paukūkalo homesteaders.
- Create an ahupua'a map delineating the traditional ahupua'as of the Wailuku region.
- Provide additional list of agencies and contacts who could assist in implementing the priority projects.
- Add an urban growth pattern map that would show the progression of urban growth in the Waiehu/Waihee area over time.
- Identify Na Wai Eha streams, ditch systems, diversion points, well sites, water tanks, and transmission lines. Include information on the supply/demand of water for surface and groundwater.
- Show areas of Waiehu and Waihee that do not receive cell phone services.



# Issues, Opportunities, and Potential Projects

Solutions to the identified issues and opportunities were developed into the following potential projects:

POTENTIAL PROJECT	PROJECT COMPONENTS
1. Paukūkalo Armory Site Development	<ul style="list-style-type: none"> <li>- Paukūkalo Community Regional Service Center</li> <li>- Community Health Wellness Complex</li> <li>- Certified kitchen</li> <li>- Cultural Center</li> </ul>
2. Reuse or Renovation of Paukūkalo Gym	<ul style="list-style-type: none"> <li>- Boys and Girls Club proposes to renovate the gym to make a 2-story permanent site.</li> </ul>
3. Investigate feasibility use of Wai’ehu Kou Vacant Lands between Wai’ehu Kou III and IV, to not adversely affect the flood insurance rates for Wai’ehu Kou III *	<ul style="list-style-type: none"> <li>- Community Garden</li> <li>- Crop Planting</li> <li>- Agricultural Production</li> <li>- Historical Research on Flooding/Wild Fires</li> <li>- Permaculture</li> </ul>
4. Address Traffic Congestion and Transportation Needs	<ul style="list-style-type: none"> <li>- Extend Public Bus line to Waihe’e</li> <li>- Shuttle Transportation to Main Bus line</li> <li>- Internal bike and Trail Network System to connect Wai’ehu Kou I, II, III, and IV</li> </ul>
5. Development of Additional Cell Phone Infrastructure	<ul style="list-style-type: none"> <li>- Addresses the problem of bad cell phone reception in the region</li> <li>- Prefer not to have tall, obtrusive towers</li> <li>- Should utilize shorter, less conspicuous infrastructure that bounces the signal in order to get better reception</li> </ul>
6. Creation of Additional Educational Opportunities	<ul style="list-style-type: none"> <li>- Kamehameha School Site—due to high concentration of native Hawaiian children in region</li> <li>- K-12 Public School Site—so children don’t have to be taken out of the district (which contributes to traffic).</li> <li>- Charter School and/or conversion school</li> <li>- Online Education opportunities</li> <li>- Promoting other educational opportunities with parties like the Maui Coastal Land Trust, MEO, Americorps programs and University of Hawaii Maui College</li> </ul>
7. Address Drainage Issue at Paukūkalo	<ul style="list-style-type: none"> <li>- Address problem with sinking houses at Kalākaua and Kūhiō Streets in Paukūkalo. These homes were built in the 1950’s on sand. When it rains, these lots get flooded.</li> <li>- Identify drainage improvements in Paukūkalo</li> </ul>
8. Support the Trust for Public Lands’ proposal to acquire lands fronting Ka’ehu Bay	<ul style="list-style-type: none"> <li>- See if acquisition can include purchasing the land fronting Pihana Heiau</li> <li>- Parcel of land at Ka’ehu Bay would allow homesteaders to connect to shoreline and ocean resources</li> </ul>
9. Support Stream Restoration of Na Wai ‘Ehā	<ul style="list-style-type: none"> <li>- Address Water Issue: Na Wai ‘Ehā stream diversions</li> <li>- Supply and Demand of water</li> <li>- Stream diversion</li> <li>- Stream restoration</li> </ul>
10. Identify community economic development uses at Pu’unēnē	<ul style="list-style-type: none"> <li>- Participate in the efforts to plan and develop DHHL Pu’unēnē lands for revenue-generating purposes. This will provide jobs for homesteaders and will promote economic development and economic sustainability.</li> </ul>
11. Identify sites for a potential community center at Wai’ehu Kou	<ul style="list-style-type: none"> <li>- This addresses the fact that there is no community center, no gathering place, for Wai’ehu Kou homesteaders</li> <li>- Would create a meeting place to hold workshops/classes/meetings for cultural and historical presentations which would perpetuate the Hawaiian culture</li> </ul>



# V. Homestead Priorities



## PRIORITY PROJECTS

- ❶ Paukūkalo Armory Site Development
- ❷ Land Use Between Wai'ehu Kou III and Wai'ehu Kou IV
- ❸ Identify Sites for Wai'ehu Kou Community Center
- ❹ Address Traffic Congestion and Transportation Needs
- ❺ Address Drainage Issue at Paukūkalo
- ❻ Identify Community Economic Development at Pu'unēnē\*

(\*outside of project area)



# Priority Project Characteristics

## PUBLIC/QUASI-PUBLIC FACILITIES

### 1 **Paukūkalo Armory Site Development**

- 1.77 acres
- Proposed Community Center
- Status: Property transferred to DHHL; preliminary concept plans for a community center have been prepared by the Paukūkalo beneficiaries
- Exp Comp: February 2012 (for completion of environmental review)

### 2 **Feasibility of Use of Lands Between Wai`ehu Kou III and Wai`ehu Kou IV**

- There is a portion of vacant property between Wai`ehu Kou III and Wai`ehu Kou IV
- Area is part of drainage improvements for Wai`ehu Kou III and located in a flood plain
- Beneficiaries would like to examine the possibility of utilizing the land for the following limited uses: community garden, crop planting, agricultural production and permaculture
- It is noted that any activity will have to ensure it will not adversely affect the flood insurance rates for Wai`ehu Kou III beneficiaries
- Status: Pending review of insurance and/or legal requirements for use of property by DHHL
- Exp Comp: June 2011

### 3 **Identify Potential Sites for a Wai`ehu Kou Community Center**

- Review potential sites for a community center for Wai`ehu Kou I, II, III and IV
- Possible sites include area mauka of Wai`ehu Kou IV
- Community Center site would provide for a meeting space, activity area, etc or beneficiaries
- Status: Pending identification of possible sites in Wai`ehu area for community center; feasibility review of sites to follow
- Exp Comp: June 2011

### 4 **Address Traffic Congestion and Transportation Needs**

- Support additional County bus route and/or shuttle service for Waihe`e town
- Review possible internal bike/trail network to connect Wai`ehu Kou I, II, III and IV
- Status: Pending support of additional County funding for bus route and/or shuttle service to/from Waihe`e town; preliminary plan developed for potential bus routes through Wai`ehu Kou and possible bike route/pedestrian trails to connect to Wai`ehu Kou I, II, III and IV
- Exp Comp: May 2011 for review of possible bike route/trail network; unknown for additional County funding of bus and/or shuttle service

## INFRASTRUCTURE

### 5 **Address Drainage Issue at Paukūkalo Homestead**

- Address problem with sinking houses identified in the Kalākaua Street/ Kūhiō Place area
- Homes were built on sand, and when it rains, residents' yards flood
- Status: Review options for drainage study of area to determine options for drainage improvements
- Exp Comp: October 2011 for drainage study to determine options for drainage improvements to alleviate flooding, and environmental review process

## PROJECT OUTSIDE OF MAP

### 6. **Identify Community Economic Development Uses at Pu`unene**

- DHHL to undertake master planning of Pu`unene lands; may also involve County of Maui and Department of Land and Natural Resources (DLNR) who also have lands in the area
- Wai`ehu Kou and Paukūkalo beneficiaries to participate in community master planning meetings sponsored by DHHL for Pu`unene
- Master plan will help identify areas and uses for revenue generating activities to support Homestead communities
- Status: DHHL in discussions with County of Maui and DLNR to conduct joint master planning effort
- Exp Comp: Unknown for master planning process



# V. Homestead Priorities



Existing Paukūkalo Armory Site



Existing Paukūkalo Armory Site



# Priority Project - Paukūkalo Armory Site Development

**Description:** DHHL currently owns a parcel of land within the Paukūkalo Homesteads which was previously utilized as an armory site. The community has identified this site as a priority for the development of a community center. The center is envisioned to serve the needs of the region. Possible facilities within the community center include a kupuna center, a certified kitchen, and a native Hawaiian health care center.

**Estimated Completion Date:** February 2012 (for environmental review process)

**Location:** The proposed community center would be located within the Paukūkalo Homesteads on a site that was previously utilized for an armory. Site is located off of Kūhiō Place. Parcel is identified as TMK (2)3-3-006:054.

**Status:** DHHL has acquired the lands underlying the site and has received preliminary plans for the proposed project from the Paukūkalo beneficiaries. The Department of Land and Natural Resources has received a study of the site which deemed the site to be free of hazards.

**Partners:** Paukūkalo Homestead Association, Wai`ehu Kou Homestead Associations, Hui No Ke Ola Pono, and DHHL

**Cost:** Unknown

**CRITICAL PATH**

- Coordinate land disposition lease with Paukūkalo Homestead Association and DHHL.
- Environmental mitigation to be addressed during Chapter 343, Hawaii Revised Statutes (HRS) environmental assessment for the development of a community center and related infrastructure.
- Coordinate with Hui No Ke Ola Pono for the possible development of a health center within the community center.
- Coordinate funding and fund raising for construction of facility.



# V. Homestead Priorities



Existing Vacant Land Site



Existing Vacant Land Site



## Priority Project - Investigate Feasibility of Use of Wai`ehu Kou Vacant Lands between Wai`ehu Kou III and IV

**Description:** The Wai`ehu Kou beneficiaries are interested in investigating possible uses for vacant lands located between Wai`ehu Kou III and IV. As the site is currently located within a flood zone, no permanent structures can be developed because adjacent residents' flood insurance rates would be adversely affected. Several options for this site include a community garden, agricultural production, permaculture, and crop planting. In addition, Wai`ehu Kou beneficiaries expressed the need for research to be completed regarding the historical background of flooding and wild fires in the area.

**Estimated Completion Date:**

June 2011

**Location:**

DHHL owned vacant land between the Wai`ehu Kou III and IV homesteads.

**Status:**

Discussion with project partners, DHHL, and Wai`ehu Kou homesteads to be scheduled to explore possible uses of the site.

**Partners:**

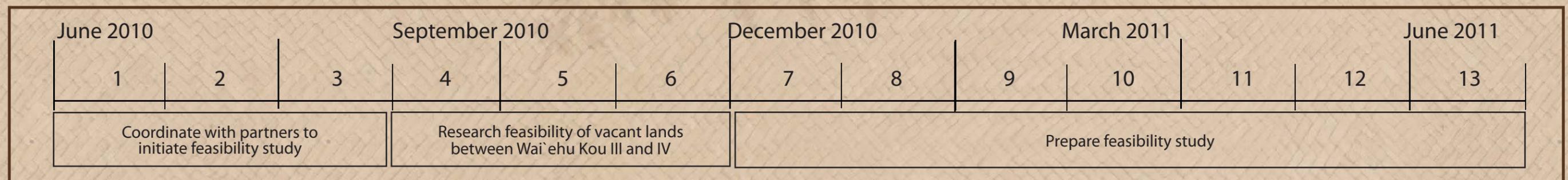
Wai`ehu Kou beneficiaries and DHHL

**Cost:**

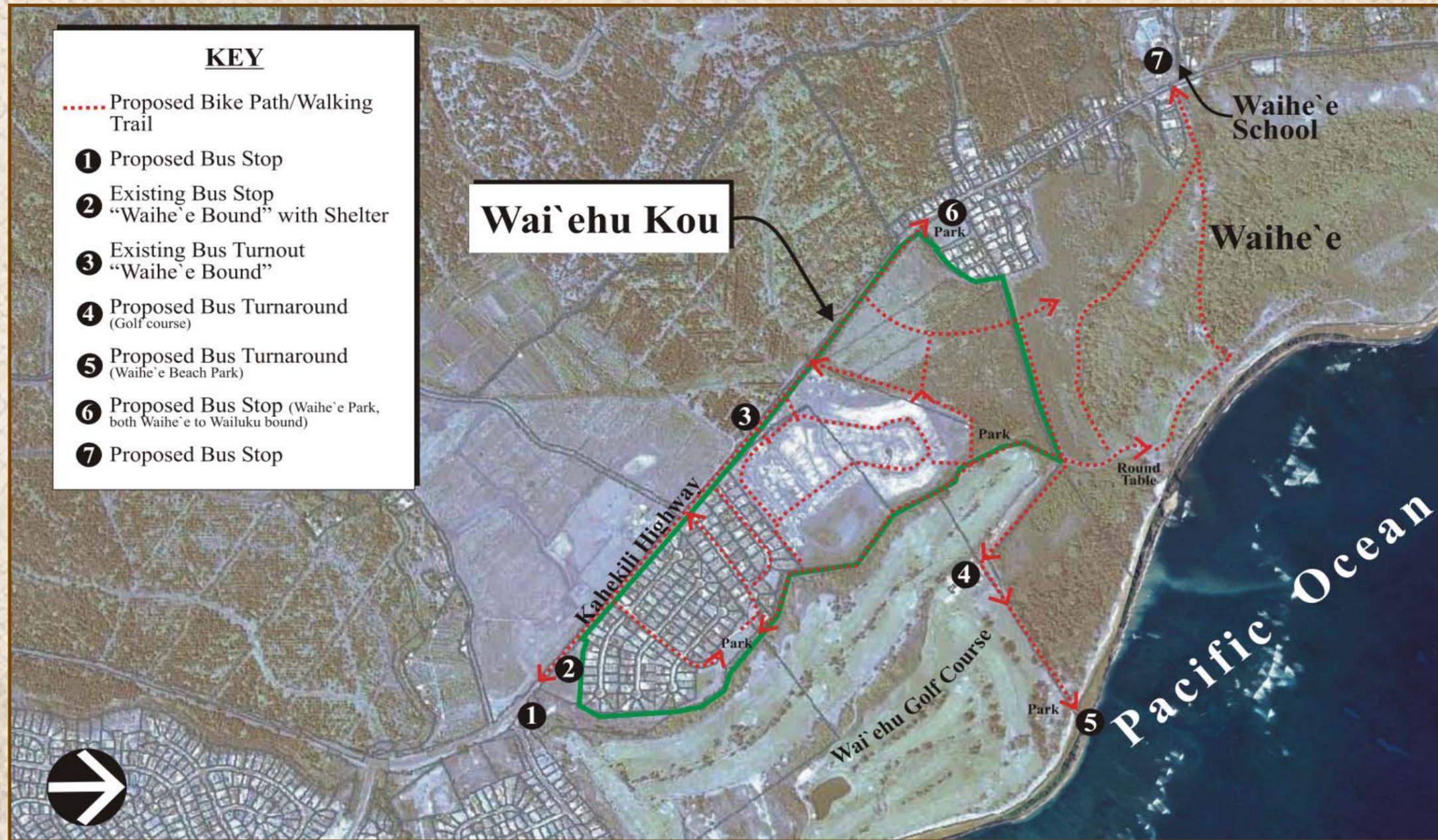
Unknown

### CRITICAL PATH

- Complete feasibility study of the site including legal and insurance considerations for potential users, Wai`ehu Kou III homeowners and DHHL.
- Coordinate between project partners to determine possible uses for the site.



# V. Homestead Priorities



# Priority Project - Address Traffic Congestion and Transportation Needs

**Description:** DHHL homesteaders expressed an interest in improving the transportation infrastructure and traffic congestion in the Waihe`e area. Possible alternatives for this project include the extension of a County bus line to the area, which would provide public transportation for Wai`ehu Kou homesteaders, an internal bike path and walking trail network system which would connect Wai`ehu Kou I, II, III, and IV.

**Estimated Completion Date:** May 2011 (for project funding)

**Location:** Waihe`e Town and Wai`ehu Kou I, II, III, and IV (see map for proposed routes and trail system)

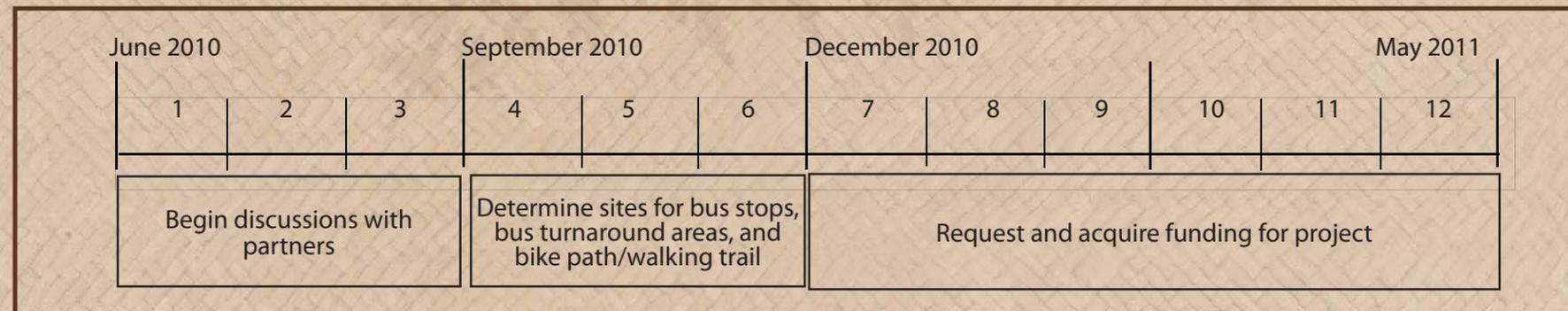
**Status:** The County of Maui is currently reviewing the Fiscal Year 2011 Budget, as well as the County of Maui, Department of Transportation (MDOT) budget for bus services. Waihe`e Community members have discussed the bike path and walking trail network system, as well as possible locations for bus stop and bus turnaround areas.

**Partners:** County Department of Transportation (MDOT), Waihe`e Community Association, Maui Coastal Land Trust, Department of Parks and Recreation and DHHL

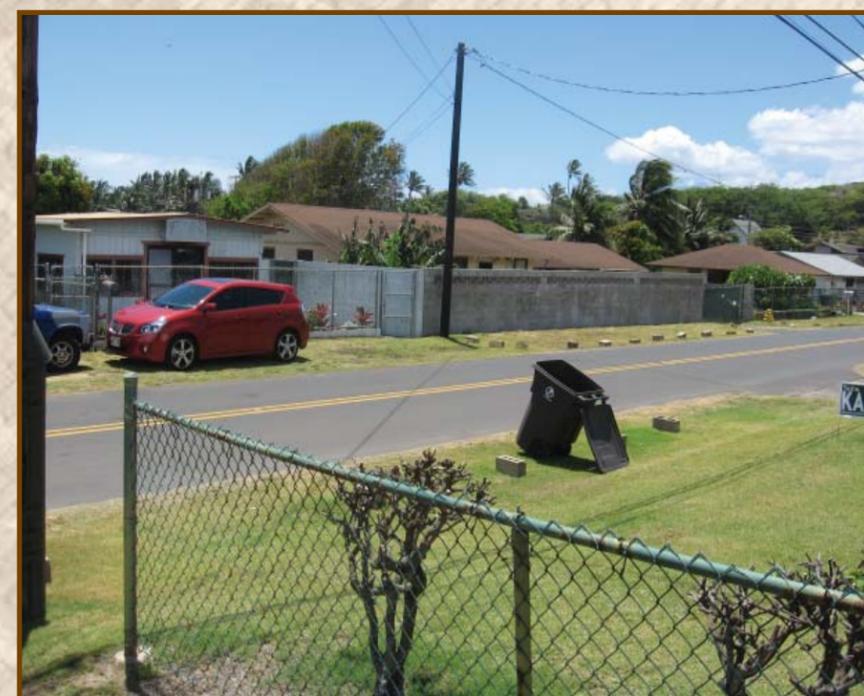
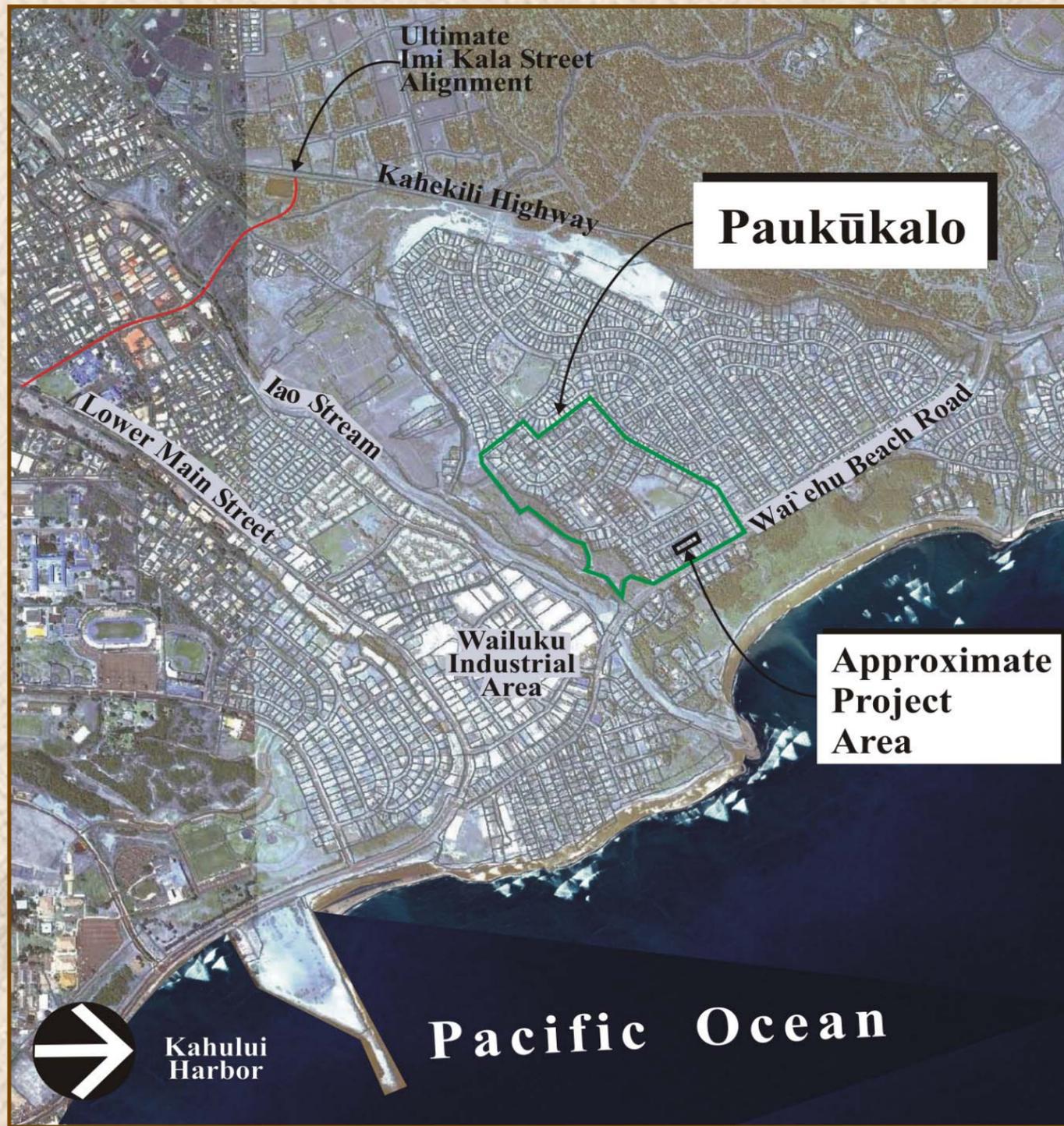
**Cost:** Unknown

**CRITICAL PATH**

- Coordination with MDOT and Maui County Council is needed to secure funding and agreement for operation of additional bus lines and/or transport services.
- Coordination with Wai`ehu Kou I, II, III, and IV, as well as neighboring landowners (including Maui Coastal Land Trust) is necessary to secure approval for an internal bike path and walking/bike trail network system connecting each subdivision , as well as potential paths to the Waihe`e Beach Park and Waihe`e School.



# V. Homestead Priorities



# Priority Project - Address Drainage Issue at Paukūkalo

**Description:** Residents of the Paukūkalo Homesteads expressed a need for improvements to homes along a section of Kalākaua Street that intersects with Kūhiō Place and Keali`i Drive, as residents on this road have experienced flooding and drainage problems for many years.

**Estimated Completion Date:** October 2011 (for environmental review process)

**Location:** Paukūkalo, in the vicinity of Kalākaua Street/Kūhiō Place and Keali`i Drive.

**Status:** Discussion with Department of Public Works, Paukūkalo Homesteads, and DHHL to be scheduled to confirm scope of work and potential partnerships for drainage improvements.

**Partners:** County of Maui, Department of Public Works (DPW), Paukūkalo Homestead Association, and DHHL

**Cost:** Unknown

**CRITICAL PATH**

- Will require preliminary engineering drainage report to examine alternative solutions to flooding problem.
- Environmental review (Chapter 343, HRS) to allow for drainage improvements will be needed.
- Coordination with Department of Public Works may be needed if improvements affect Wai`ehu Beach Road or County drainage facilities.



# V. Homestead Priorities

## PU`UNENE PARCEL STATE LAND USE DESIGNATIONS MAP



# Priority Project - Identify Community Economic Development Uses at Pu`unēnē

**Description:** At a meeting in March 2010, Wai`ehu Kou and Paukūkalo homesteaders expressed an interest in exploring what opportunities exist to utilize lands in Pu`unēnē that are currently owned by the DHHL. These lands could possibly be used to generate revenue for DHHL and homesteads associations. As a new State prison is proposed to be built in the Pu`unēnē area as well, there is potential for the DHHL to partner with the Department of Public Safety in developing future infrastructure improvements (ie. water, sewer, etc.). It is noted that the County of Maui, Department of Planning (DPL) has initiated a master plan update for the County's lands in Pu`unēnē. The Department of Land and Natural Resources (DLNR) also has lands in the Pu`unēnē area that should be included in any master plan of the area.

**Estimated Completion Date:** June 2011 (for preliminary report on potential uses)

**Location:** Existing DHHL Pu`unēnē land holdings

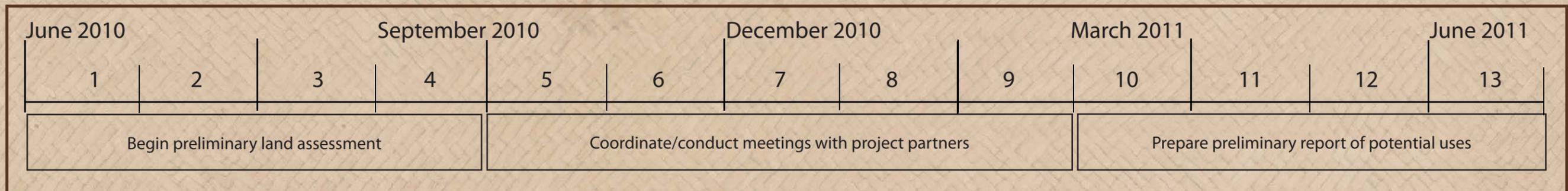
**Status:** Preliminary review of the Pu`unēnē lands by DHHL to be completed. Discussions with the DPL and DLNR have been initiated for possible joint master planning effort.

**Partners:** State of Hawaii, Department of Public Safety (DPS); County of Maui, Department of Planning (DPL); Department of Land and Natural Resources (DLNR); and DHHL

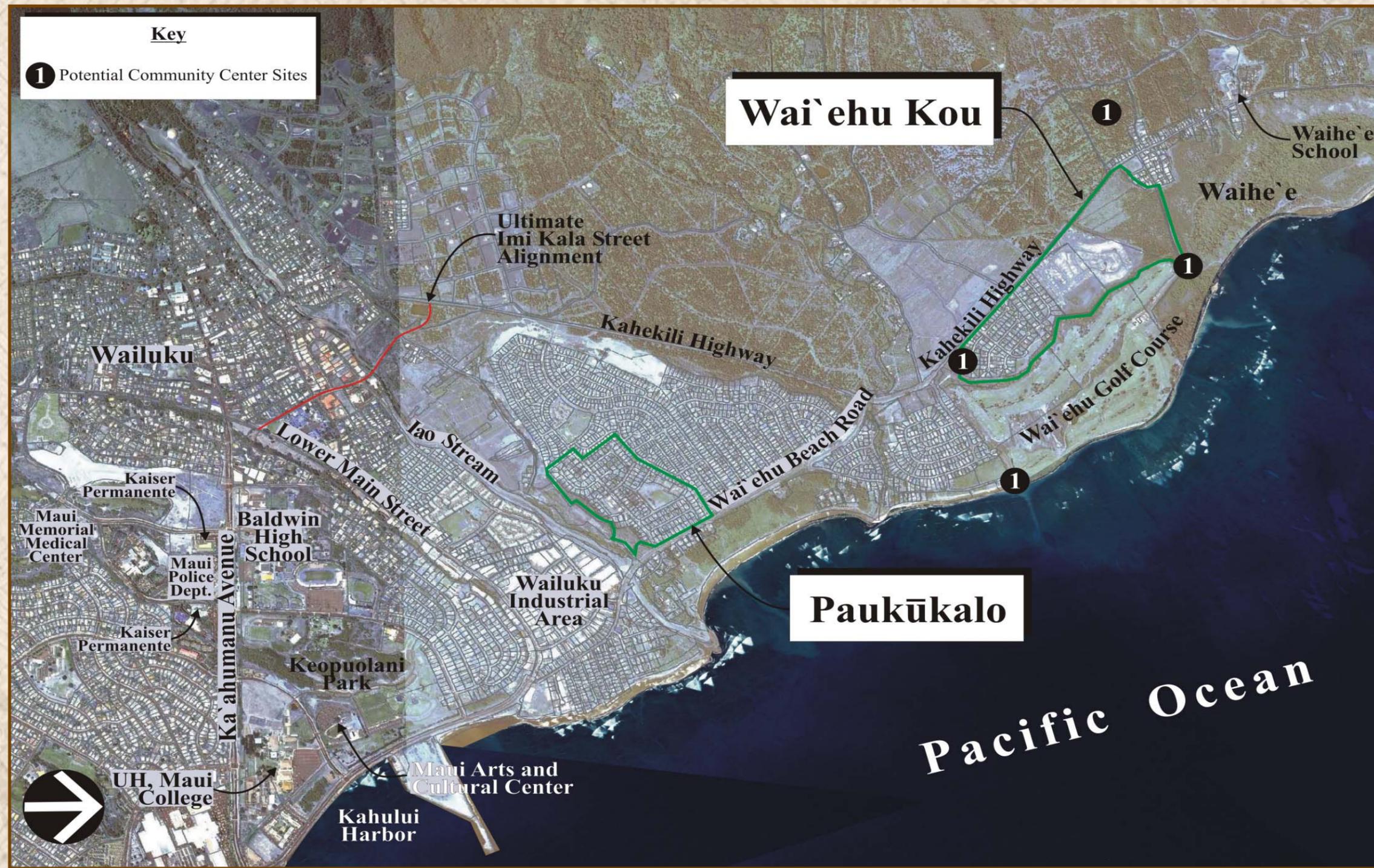
**Cost:** Unknown

**CRITICAL PATH**

- Review possible economic development uses at Pu`unēnē.
- Assess potential partners (public and/or private), such as the DPS, DPL and DLNR that could be utilized for Pu`unēnē lands.
- DHHL to schedule meetings with beneficiaries to discuss master planning of Pu`unēnē lands.



# V. Homestead Priorities



# Priority Project - Identify Sites for a Potential Community Center at Wai`ehu Kou

**Description:**

Wai`ehu Kou homesteaders currently lack a site to develop a community center to serve their neighborhoods. Due to the growing numbers of Wai`ehu Kou homesteaders who now live in the area, beneficiaries have asked for a community center that would unify the homesteads and service the Wai`ehu area. This project would assess potential sites to be utilized for future community center developments. Potential sites include a parcel of land across from Wai`ehu Kou IV and a park at Wai`ehu Kou II, a vacant parcel at Wai`ehu Kou II, or a site adjacent to the Wai`ehu Golf Course or Maui Coastal Land Trust lands.

**Estimated Completion Date:**

June 2011 for initial identification and review of possible community center sites

**Location:**

Wai`ehu, Waihe`e

**Status:**

Discussions with Department of Parks and Recreation and DHHL to be scheduled to explore possible site locations as well as potential landowner partners including Maui Coastal Land Trust. Feasibility studies of possible site locations to be completed.

**Partners:**

County of Maui, Department of Parks and Recreation (DPR), Maui Coastal Land Trust, Wai`ehu Kou Homestead Associations and DHHL

**Cost:**

Unknown

**CRITICAL PATH**

- Preparation of site feasibility studies for potential sites
- Coordination with public/private landowners for future acquisitions of lands to be used as a potential community center site.
- Wai`ehu Kou I, II, III, and IV homestead associations to coordinate reviews for potential community center sites.





Prepared by:



DEPARTMENT OF HAWAIIAN HOME LANDS

