



Maui Island Plan

Background

Challenges and Opportunities

Pā`ia – Ha`ikū
Directed Growth Strategy

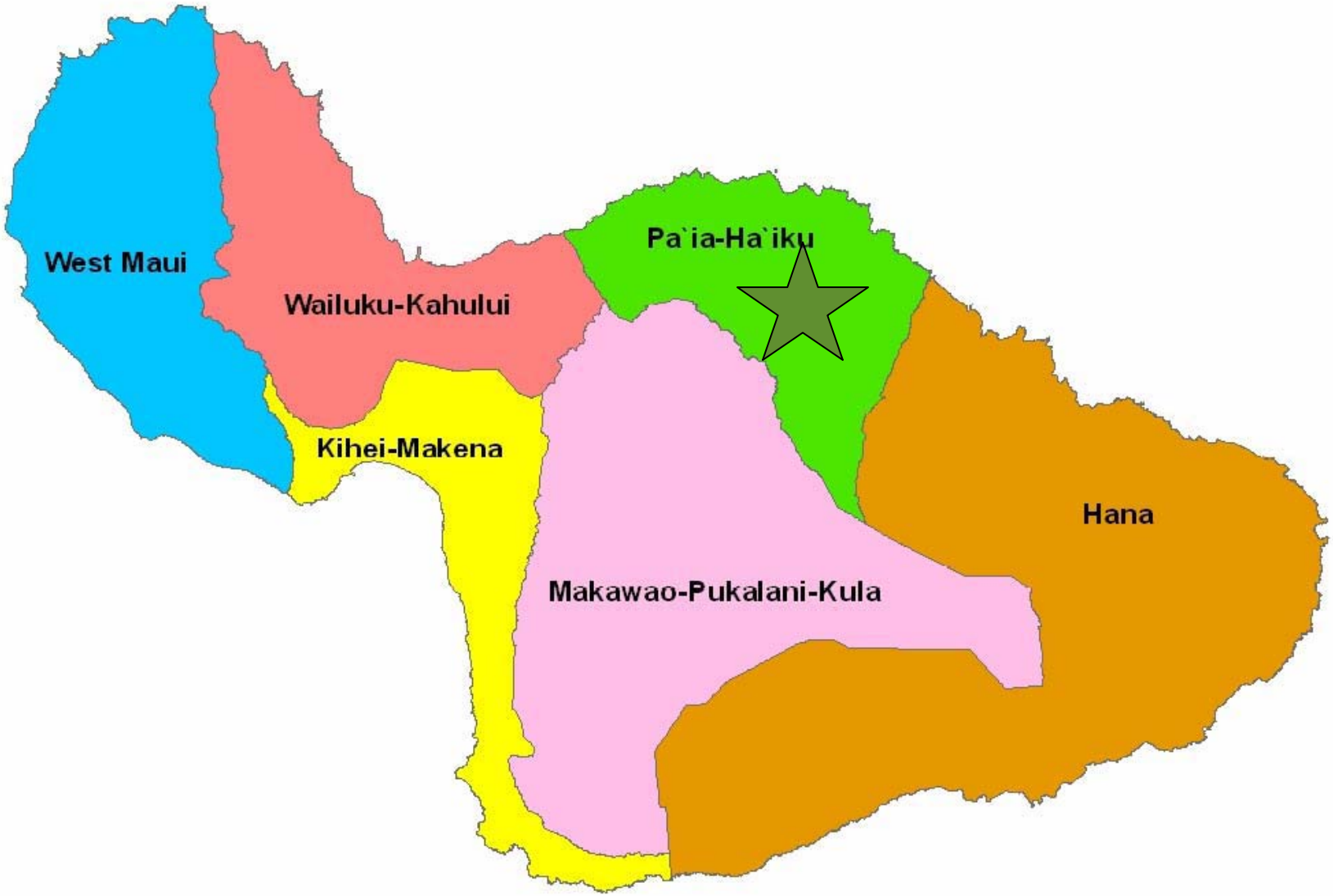
Key Differences: GPAC, MPC,
PD 12/10, PD 02/12

Directed Growth Strategy

Pā`ia – Ha`ikū

Prepared by County of Maui Planning Department
Long Range Planning Division, 2012

Pā`ia – Ha`ikū



Pā`ia – Ha`ikū
Directed Growth Strategy

Challenges and Opportunities

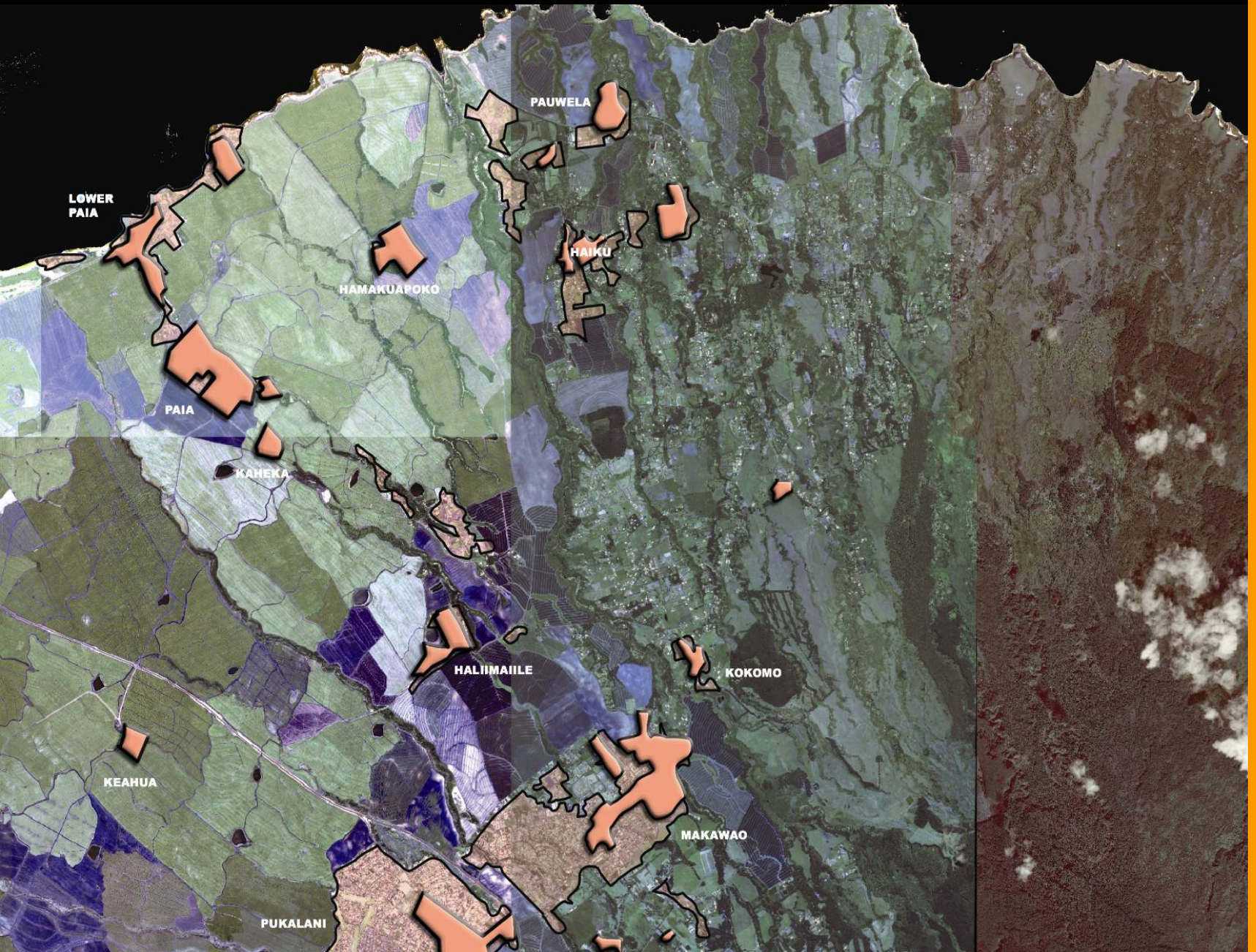
- Protecting Rural Character and "Sense of Place"
- Inefficient Land Use Patterns
- Tsunami Inundation



Pā`ia – Ha`ikū

Directed Growth Strategy

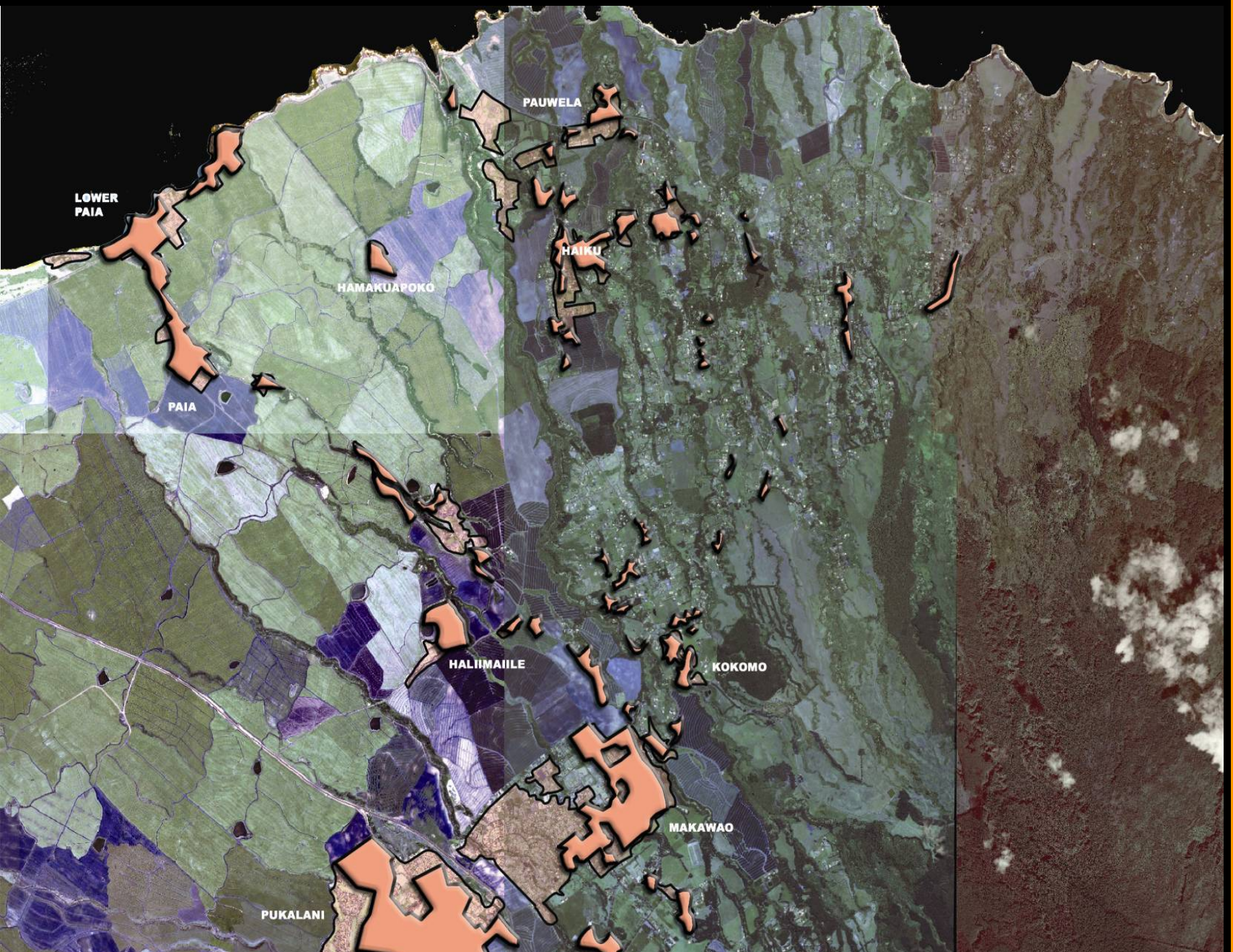
1955



Pā`ia – Ha`ikū

Directed Growth Strategy

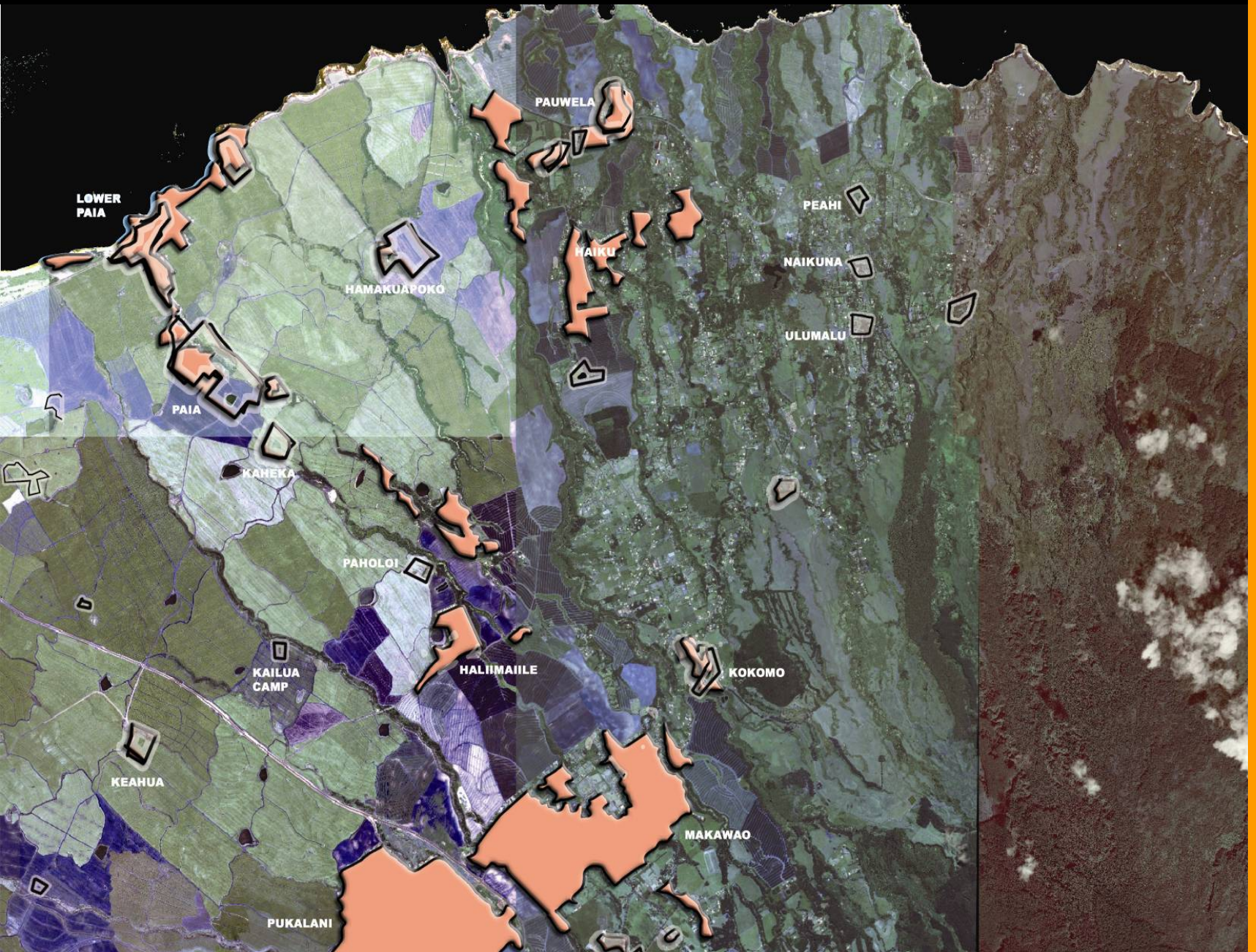
1978



Pā`ia – Ha`ikū

Directed Growth Strategy

2004



Pā`ia – Ha`ikū

Directed Growth Strategy

Regional Framework Themes

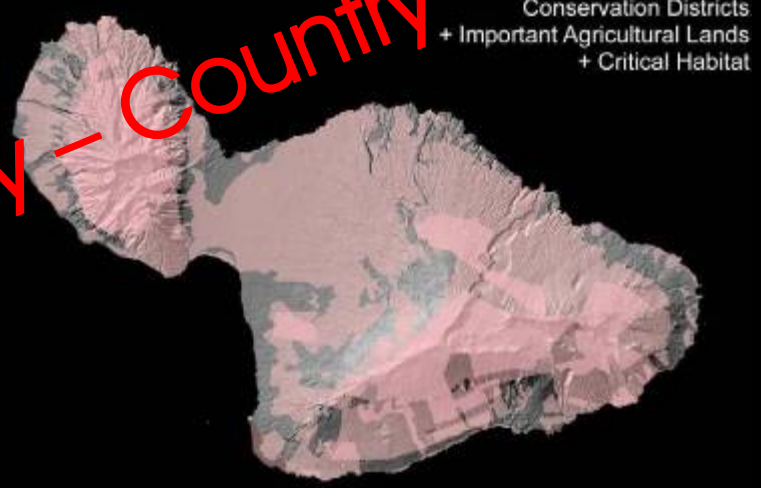
Theme One: Limit Development in Northwest and East Maui.

Theme Two: Protect Maui's agricultural resource lands, especially prime agricultural lands in Central, West, and Upcountry Maui.

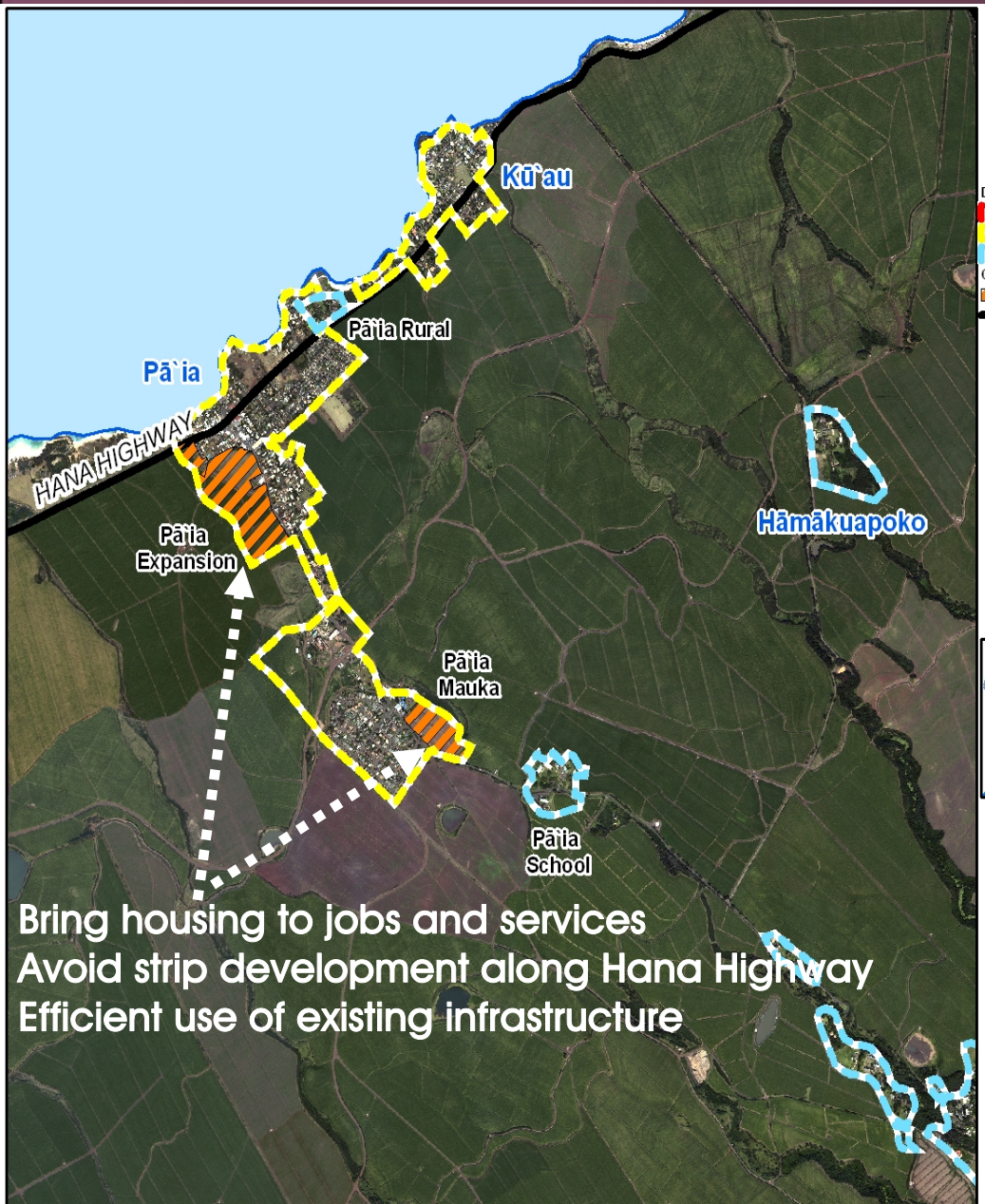
Theme Three: Direct growth to areas proximate to existing employment centers, where infrastructure and public facility capacity can be cost effectively provided, and where housing can be affordably constructed.

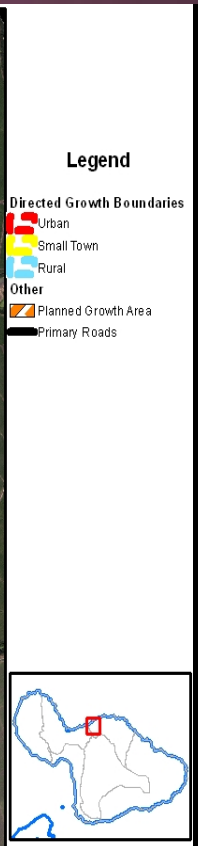
Theme Four: Within the Urban Growth Boundaries, promote livable, mixed-use communities, defined by a high quality of life.

"Keep County – County"



Conceptual Strategy





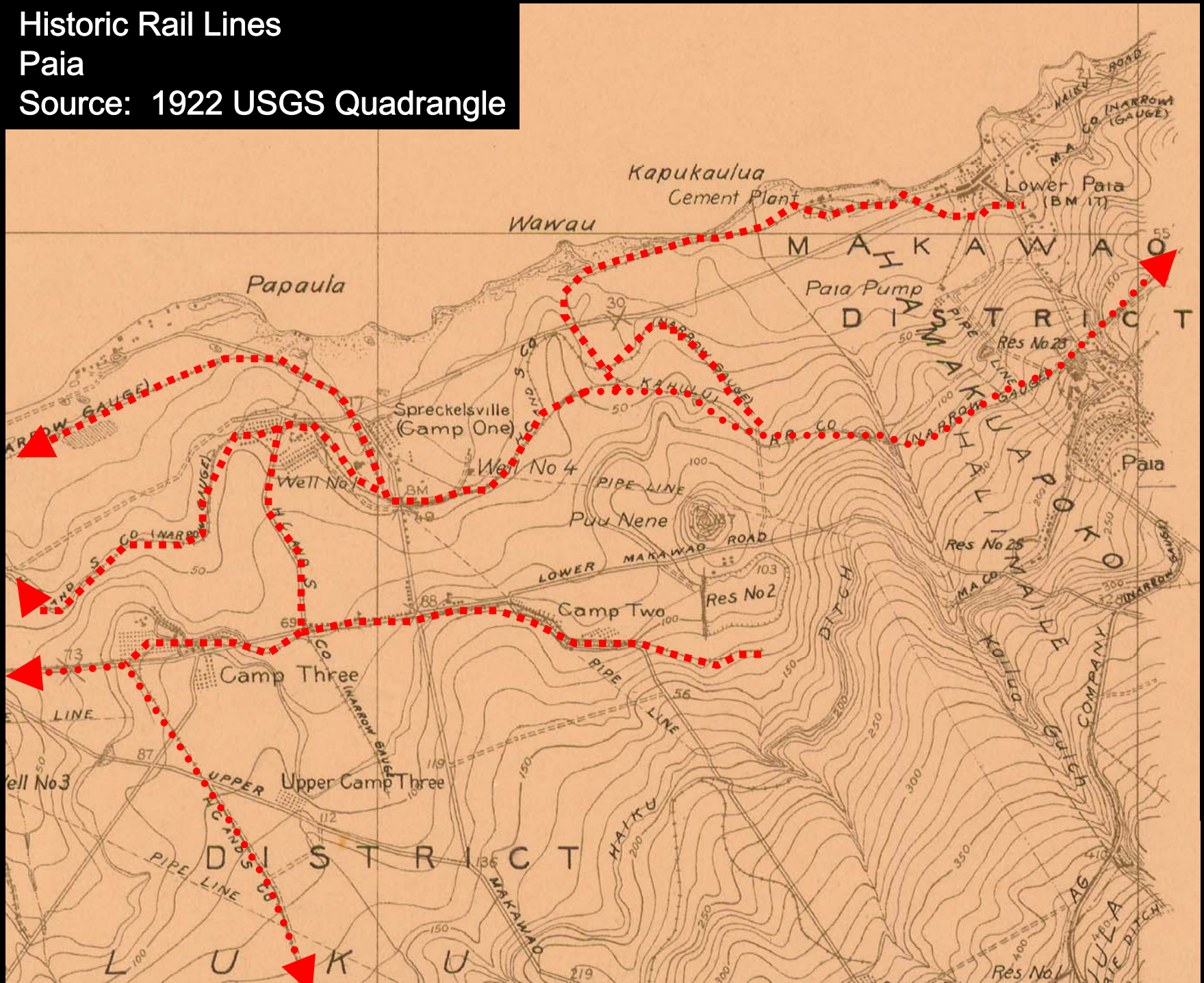
Growth Rationale

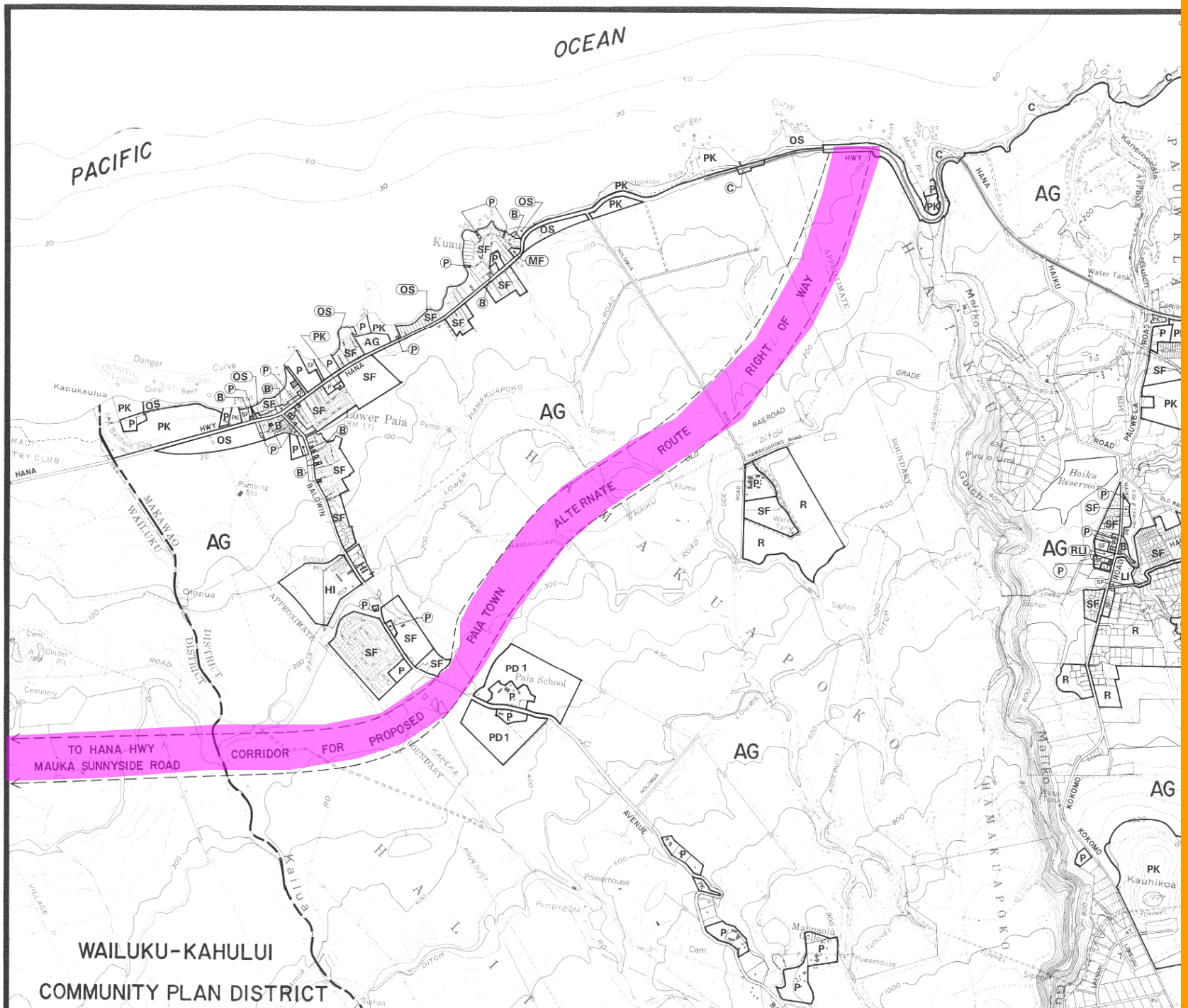
1. Minimize Impact on Agricultural Lands
2. Close Proximity to Existing Services and Infrastructure
3. Opportunities for Compact Urban Design

Regional Facilities Needed

1. Paia By-Pass
2. Central Wastewater
3. Northshore Preservation

Historic Rail Lines
Paia
Source: 1922 USGS Quadrangle

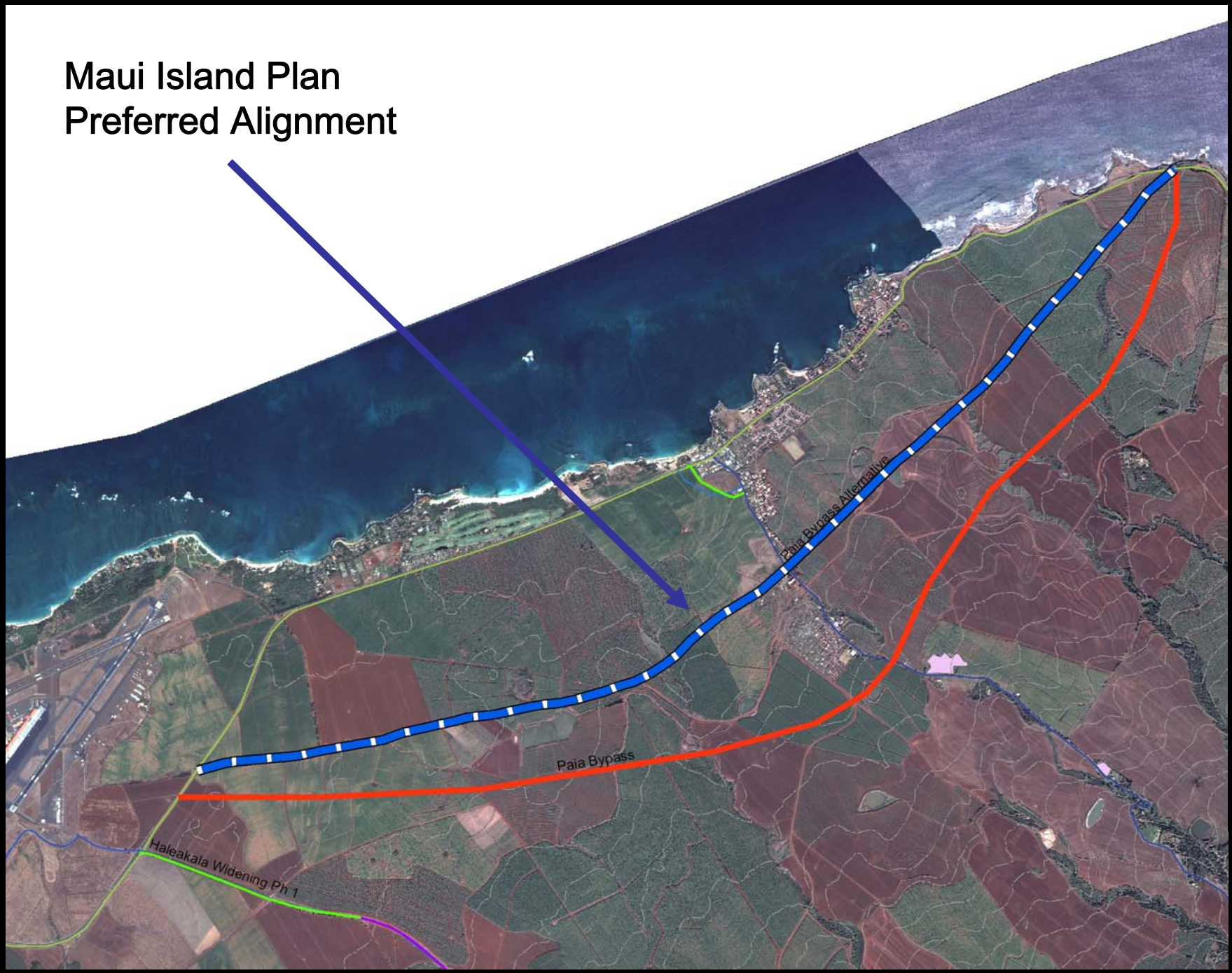




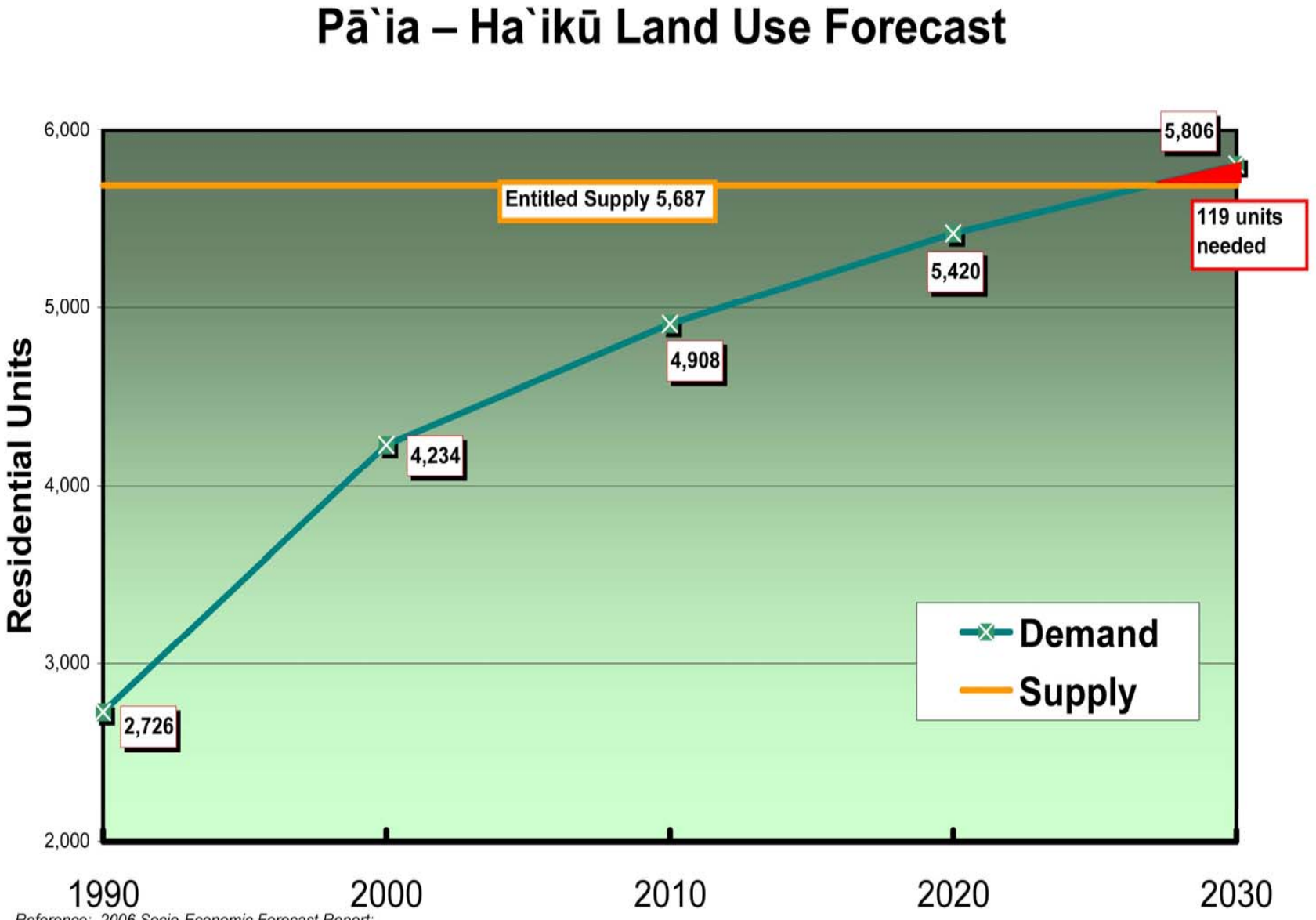
Pā`ia – Ha`iku

Directed Growth Strategy

Maui Island Plan
Preferred Alignment



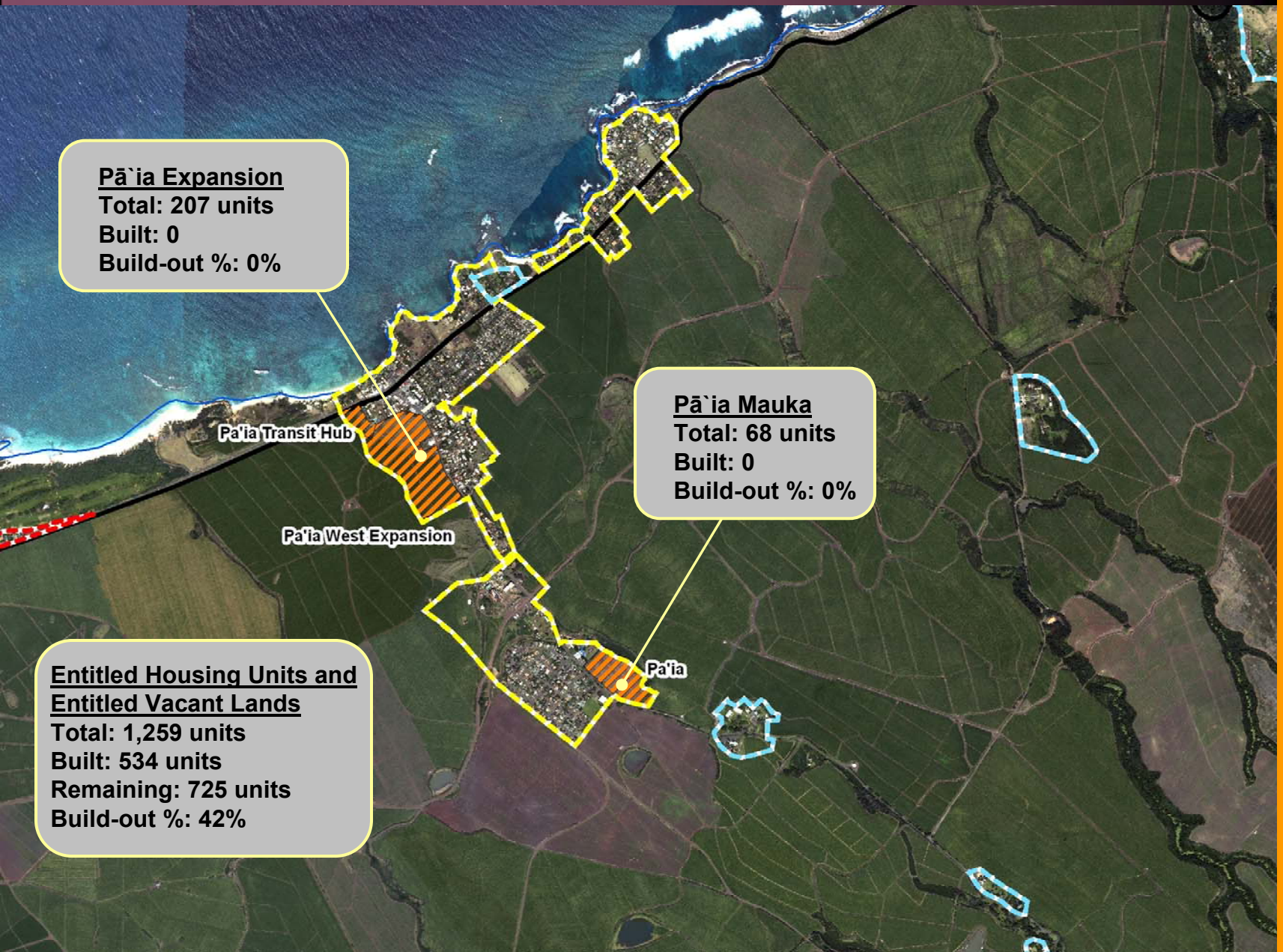
Supply and Demand



Reference: 2006 Socio-Economic Forecast Report;
2006 Land Use Forecast Report and Planned Development Projects Database;
County of Maui, Dept of Planning, Long Range Division

Pā`ia – Ha`ikū Community Plan Update
Directed Growth Strategy

Existing and Planned Growth Areas



Pā`ia – Ha`ikū Directed Growth Strategy

Directed Growth Overview

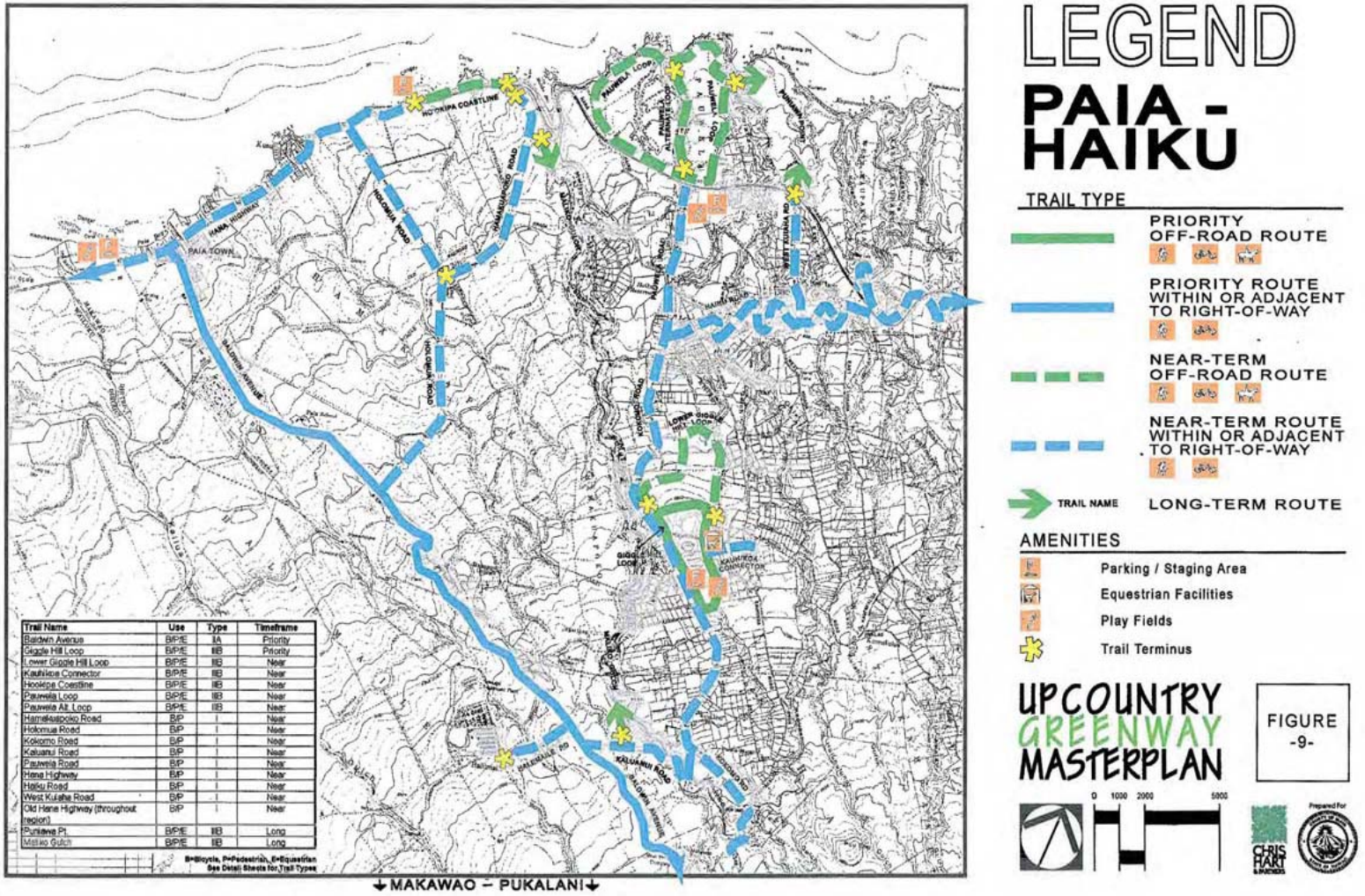
Buildout of Major Projects

Pā`ia – Ha`ikū Residential Projects	Units	Built	Remaining	Build-Out %
Pā`ia Expansion	207	-	207	0%
Pā`ia Mauka	68	-	68	0%
Other Entitled Projects and Entitled Vacant Lands	1,259	534	725	42%
TOTAL	1,534	534	1,000	35%

Directed Growth Overview

Overview of Planned Protection Areas

Upcountry Greenway

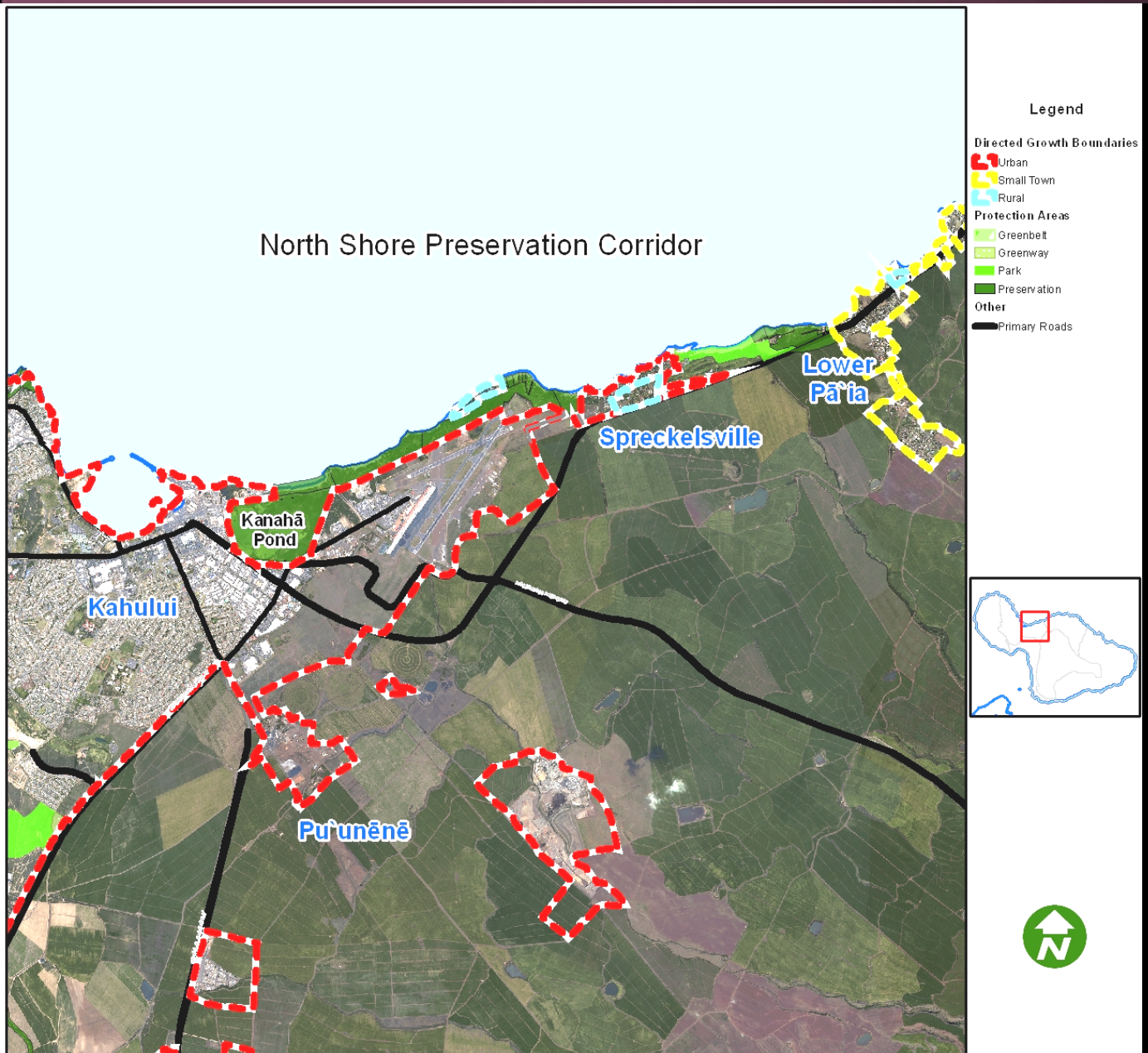


Trail Name	Use	Type	Timeframe
Baldwin Avenue	B/P/E	IA	Priority
Giggle Hill Loop	B/P/E	IIB	Priority
Lower Giggle Hill Loop	B/P/E	IIB	Near
Kaahikoa Connector	B/P/E	IIB	Near
Hookipa Coastline	B/P/E	IIB	Near
Pauwela Loop	B/P/E	IIB	Near
Pauwela Alt. Loop	B/P/E	IIB	Near
Hamakuapoko Road	B/P	I	Near
Holomua Road	B/P	I	Near
Kokomo Road	B/P	I	Near
Kaluanui Road	B/P	I	Near
Pauwela Road	B/P	I	Near
Hana Highway	B/P	I	Near
Haiku Road	B/P	I	Near
West Kuiaha Road	B/P	I	Near
Old Hana Highway (throughout region)	B/P	I	Near
Puniawa Pt.	B/P/E	IIB	Long
Mailiko Gulch	B/P/E	IIB	Long

B=Bicycle, P=Pedestrian, E=Equestrian
See Detail Sheets for Trail Types

Pā`ia – Ha`ikū Directed Growth Strategy

Directed Growth Overview

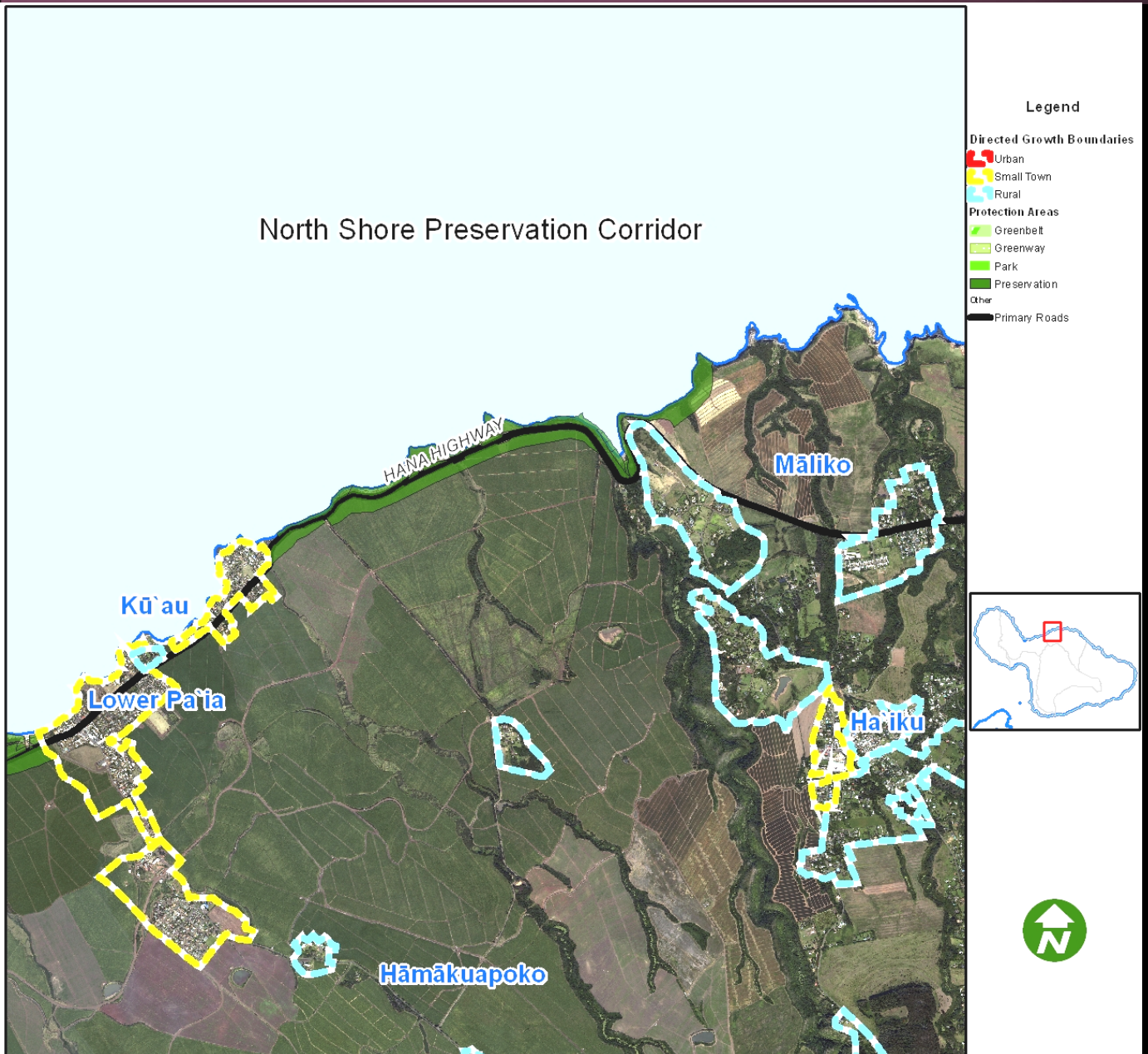


Overview of Planned Protection Areas

North Shore Preservation Corridor

Pā`ia – Ha`ikū Directed Growth Strategy

Directed Growth Overview



Overview of Planned Protection Areas

North Shore Preservation Corridor

Pā`ia – Ha`ikū Directed Growth Strategy

Major Similarities & Differences

GPAC, MPC, PD 12/10, and PD 02/12

N-1 MAP COMPARISON

MAP #	AREA/ITEM NAME	DRAFT PLAN ("X" means included)				PLANNING DEPARTMENT COMMENTS
		GPAC	MPC	PD 12/10	PD 02/12	
N-1/ N-2	Identification of the North Shore Preservation Corridor as a planned protection area (Kanaha Pond to Pūhala Bay)	X	X	X	X	Critical component of an islandwide greenway system with links to the Upcountry Greenway and Greenways in Central and South Maui.
N-2	Inclusion of the Mauna`olu agricultural subdivision into a rural growth boundary				X	Recognizes the rural residential nature of two existing small lot agricultural subdivisions
N-2	Inclusion of the Hā`ikū makai and Hā`ikū Hills agricultural subdivisions into a rural growth boundary				X	Recognizes the rural residential nature of two existing small lot agricultural subdivisions

Major Similarities & Differences

GPAC, MPC, PD 12/10, and PD 02/12

N-1 MAP COMPARISON

MAP #	AREA/ITEM NAME	DRAFT PLAN ("X" means included)				PLANNING DEPARTMENT COMMENTS
		GPAC	MPC	PD 12/10	PD 02/12	
N-2	Inclusion of the Hā`ikū mauka agricultural subdivisions into a rural growth boundary				X	Recognizes the rural residential nature of two existing small lot agricultural subdivisions
N-2	Pā`ia Small Town Expansion	X	X	X	X	Forty one acre expansion of the western side of Pā`ia Town to provide for a mix of uses including approximately 207 dwelling units
N-2	Pā`ia mauka Small Town Expansion	X	X	X	X	Fifteen acre expansion of the western side of Pā`ia Town to provide for a mix of residential and other appropriate uses
N-2	Old Maui High School Revitalization	X	X	X	X	Revitalization and reuse of the 24 acre Old Maui High School campus to include educational and other related uses

Major Similarities & Differences

GPAC, MPC, PD 12/10, and PD 02/12

N-2 MAP COMPARISON

MAP #	AREA/ITEM NAME	DRAFT PLAN ("X" means included)				PLANNING DEPARTMENT COMMENTS
		GPAC	MPC	PD 12/10	PD 02/12	
N-2	Hāmākuapoko Rural	X				The GPAC supported a rural residential growth boundary adjacent to the Old Maui High School Campus. The MPC and PD preferred to locate new growth near Pā`ia where jobs, services and infrastructure are located.
N-2	Ku`au Residential Homes		X			This project consists of roughly 140 dwellings that would be developed along the mauka side of Hana Highway between Pā`ia and Ku`au. The PD expressed concerns about linear sprawl extending along Hana Highway.


MAHALO
Comments?
General Plan Committee
E-mail:
gp.committee@mauicounty.us
Subject: GP-2(2)-2
or
Maui County Planning Department
Long Range Division
http://www.mauicounty.gov
270-7214