

An aerial photograph of a rural landscape. In the foreground, there are green fields and a road. In the background, there are hills and a cloudy sky. The text is overlaid on the image.

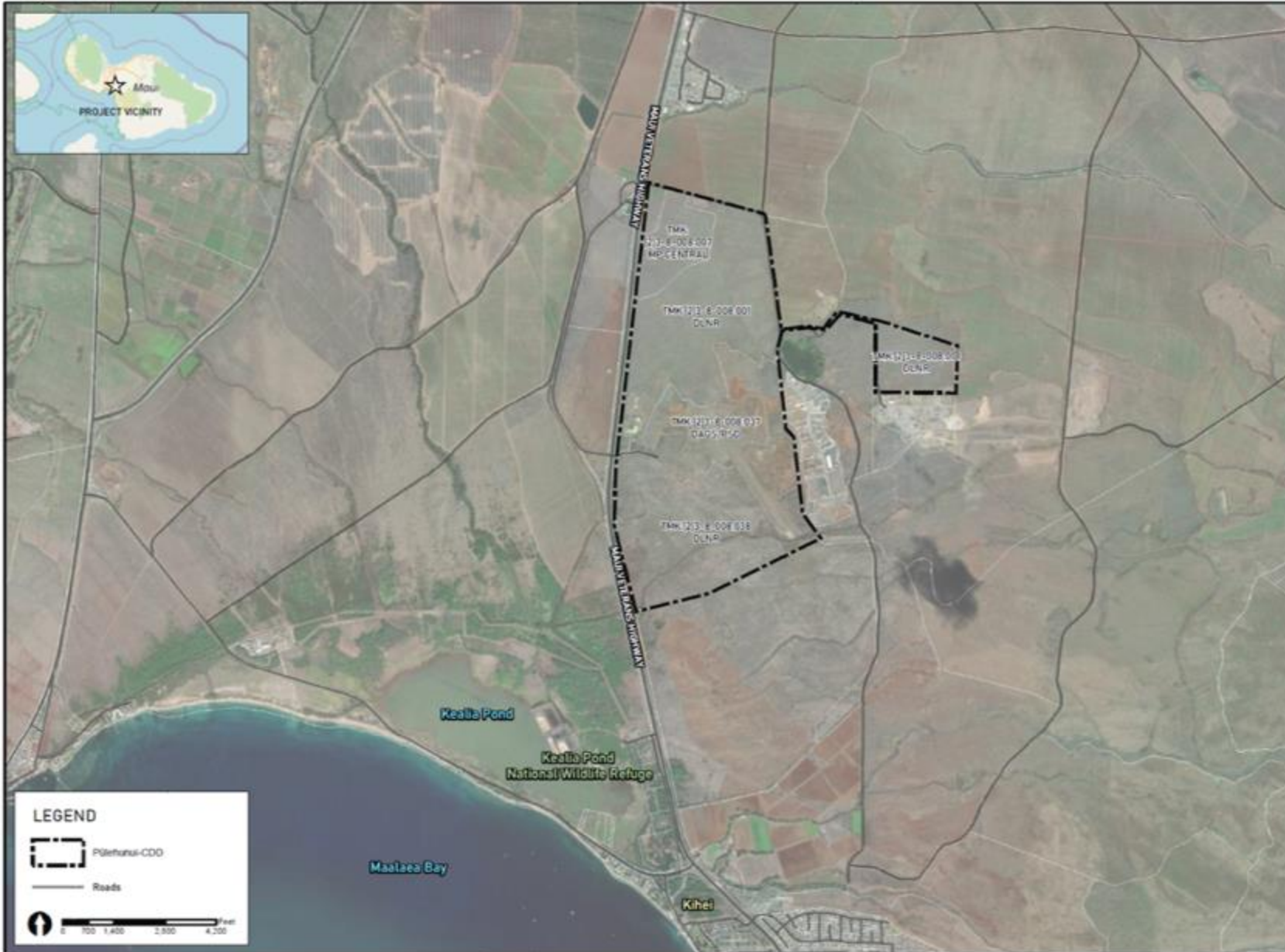
Pūlehunui Community Development District

Project Update

December 2024



FIGURE 1- PROJECT LOCATION MAP



GOALS AND OBJECTIVES

“HCDA’s goal is to fully **utilize** the **land** and **resources** of **Pūlehunui** in a **sustainable** and **environmentally responsible** way while **preserving** the region’s **historic resources** and **cultural practices**. **Planning, roadways** and **infrastructure** will **follow** best practices in harmony with the desires and **best interest** of the **people of Maui.**”

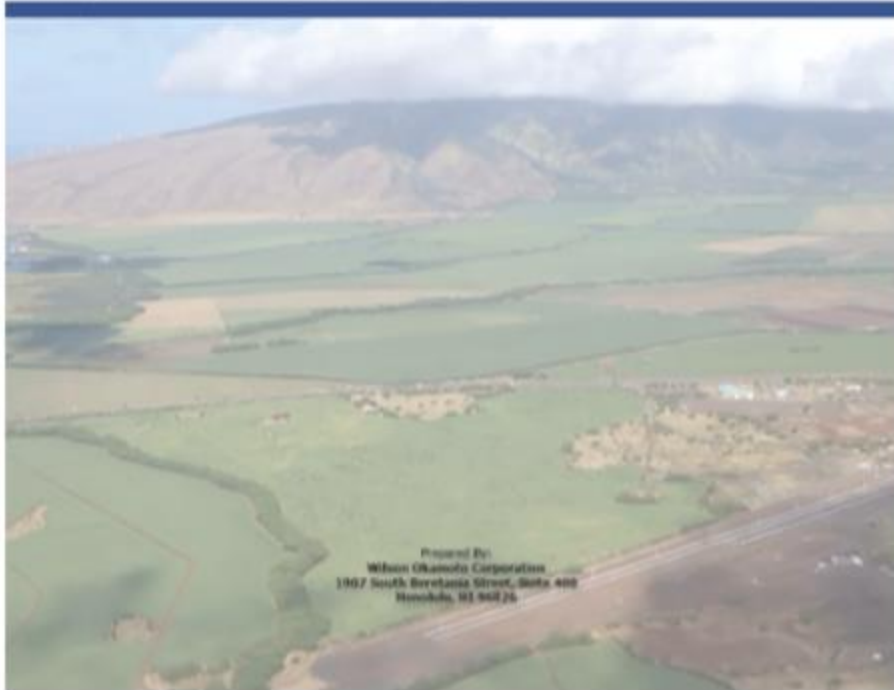
PROJECT SCHEDULE



DRAFT PLANNING ASSESSMENT REPORT

Pūlehunui Community Development District

December 2024



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- 1. Define Project District**
- 2. Review / Summarize Land Use Considerations**
- 3. Review Existing Conditions**
- 4. Compile & Review Existing Documentation**
- 5. Consideration of Known / Potential Projects**
- 6. Infrastructure Assessment (Existing Conditions, Deficiencies)**

LAND USE CONSIDERATIONS

State of Hawai'i

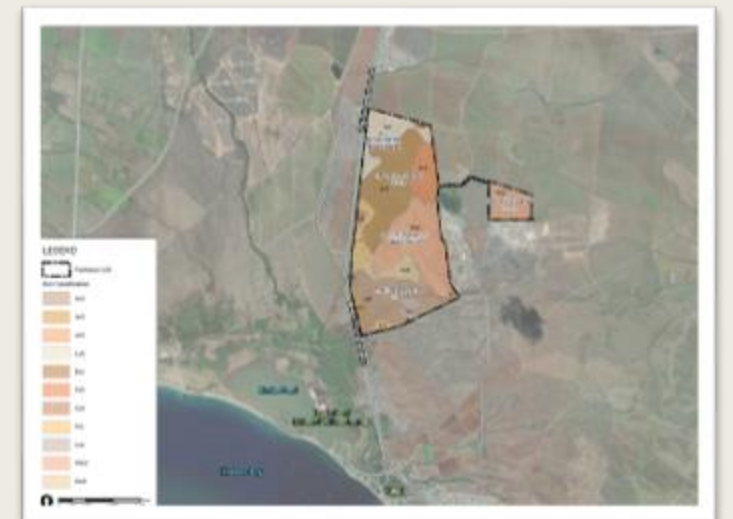
- **Chapter 205, HRS, State Land Use Law**
 - Pūlehunui CDD is sited entirely within the State Land Use Agricultural District
- **Chapter 205A, HRS, Coastal Zone Management Program**
 - Not situated within the Special Management Area as designated by the County of Maui

County of Maui

- **Maui Island Plan**
 - Supports industrial development alongside agricultural and community uses in Pūlehunui.
 - Balances growth with environmental stewardship and cultural preservation
- **Kihei-Mākena & South Maui Community Plans:**
 - Emphasize transitioning Pūlehunui from sugar cultivation to industrial and governmental uses.
 - Promote agriculture, cultural preservation, and sustainable community spaces in Pūlehunui.
- **County Zoning**
 - Pūlehunui CCD Area: Entirely within Agriculture District.
 - Zoning goals for Pūlehunui:
 - Preserve agricultural lands and maintain agricultural uses.
 - Reduce conflicts between industrial, agricultural, and community uses.
 - Integrates community and cultural developments alongside industrial expansion in Pūlehunui.

EXISTING CONDITIONS ASSESSMENT

- **Climate**
- **Topography**
- **Soils**
- **Wetlands**
- **Historic and Cultural Resources**
- **Natural Hazards**



INFRASTRUCTURE ASSESSMENT



Transportation & Roadways



Water



Wastewater

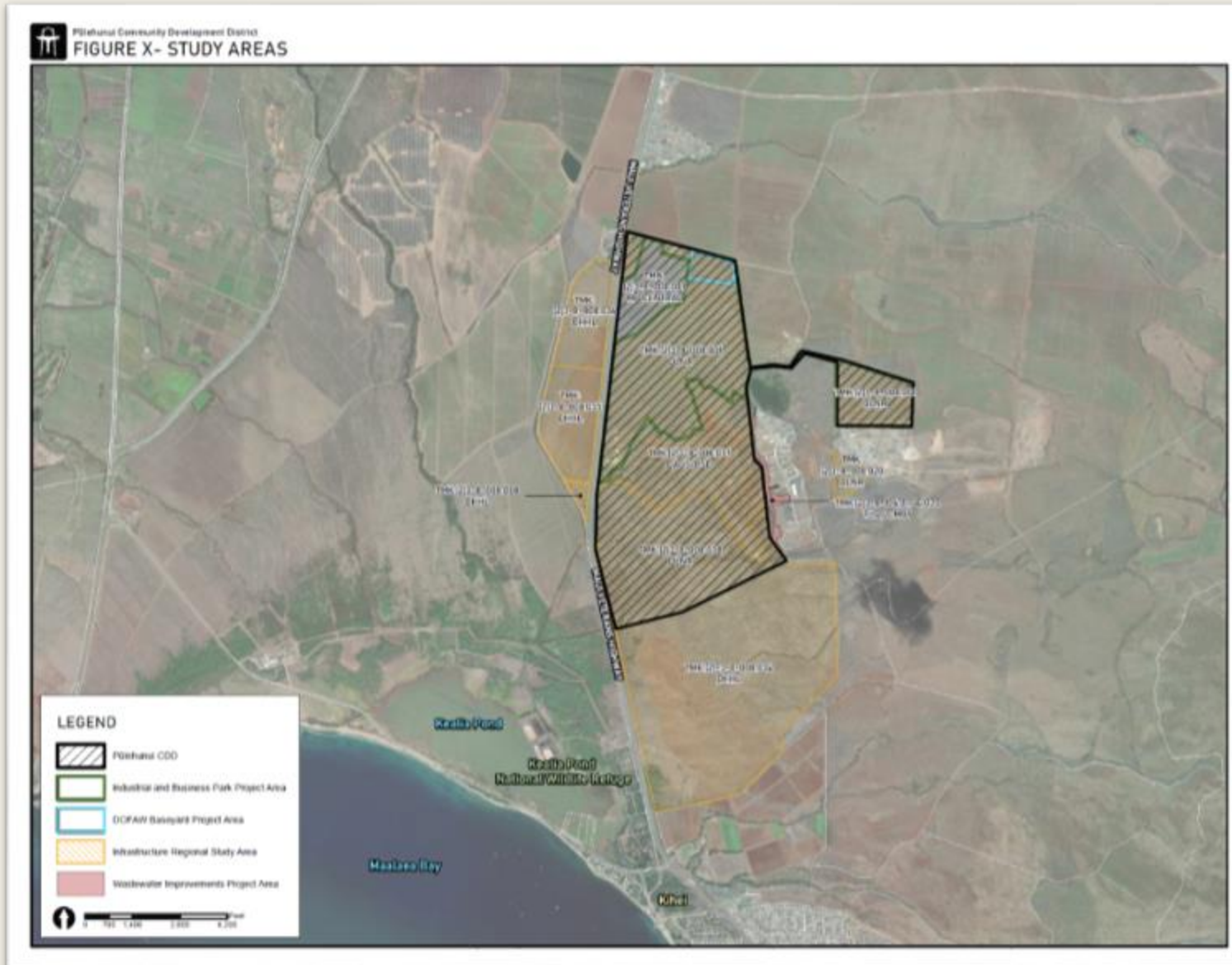


Drainage



Electrical & Telecommunications

REVIEW EXISTING DOCUMENTATION



Completed HRS 343 Documents

- Wastewater Improvements at Pūlehunui (FEA)
- Pūlehunui Regional Infrastructure Master Plan (FEIS)
- DLNR Industrial and Business Park (FEIS)
- DLNR-DOFAW Baseyard (FEA)
- Pu'unene Master Plan Update

Known / Potential Active Projects

- State Veterans Home
- DCR Maui Jail
- *Judiciary Facility*

NEXT STEPS



Finalize Planning Assessment Report



Community Outreach Plan



Community Outreach



Pūlehunui Master Plan

MAHALO!

The bottom of the slide features a decorative graphic consisting of several overlapping, wavy lines in shades of light beige and cream, creating a soft, curved border.