

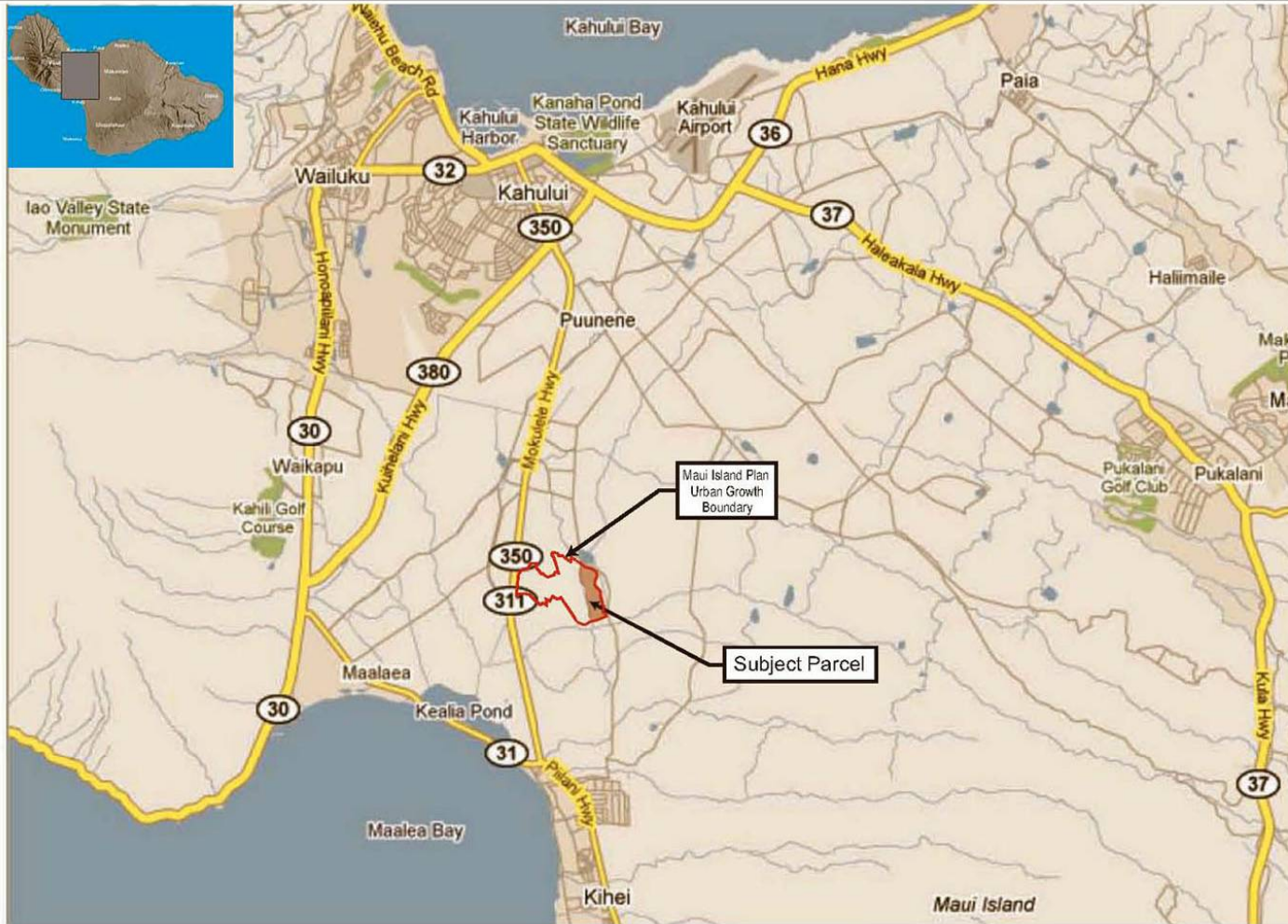
# Pu`unene Heavy Industrial Subdivision

TMK (2) 3-8-008: 019  
Pulehunui, Maui, Hawai`i

# Pu`unene Heavy Industrial Subdivision

## Background Information

- ◆ The Subject Parcel lies approx. 4 miles south of Kahului and 3 miles north of Kihei.
- ◆ The Subject Parcel lies in the State *Agricultural* District and is designated for *Agricultural* uses by the Kihei-Makena Community Plan and Maui County zoning.
- ◆ The Subject Parcel lies within the *Urban Growth Boundaries* of the Maui Island Plan which went into effect on 12/21/12 through the adoption of Ordinance No. 4004.

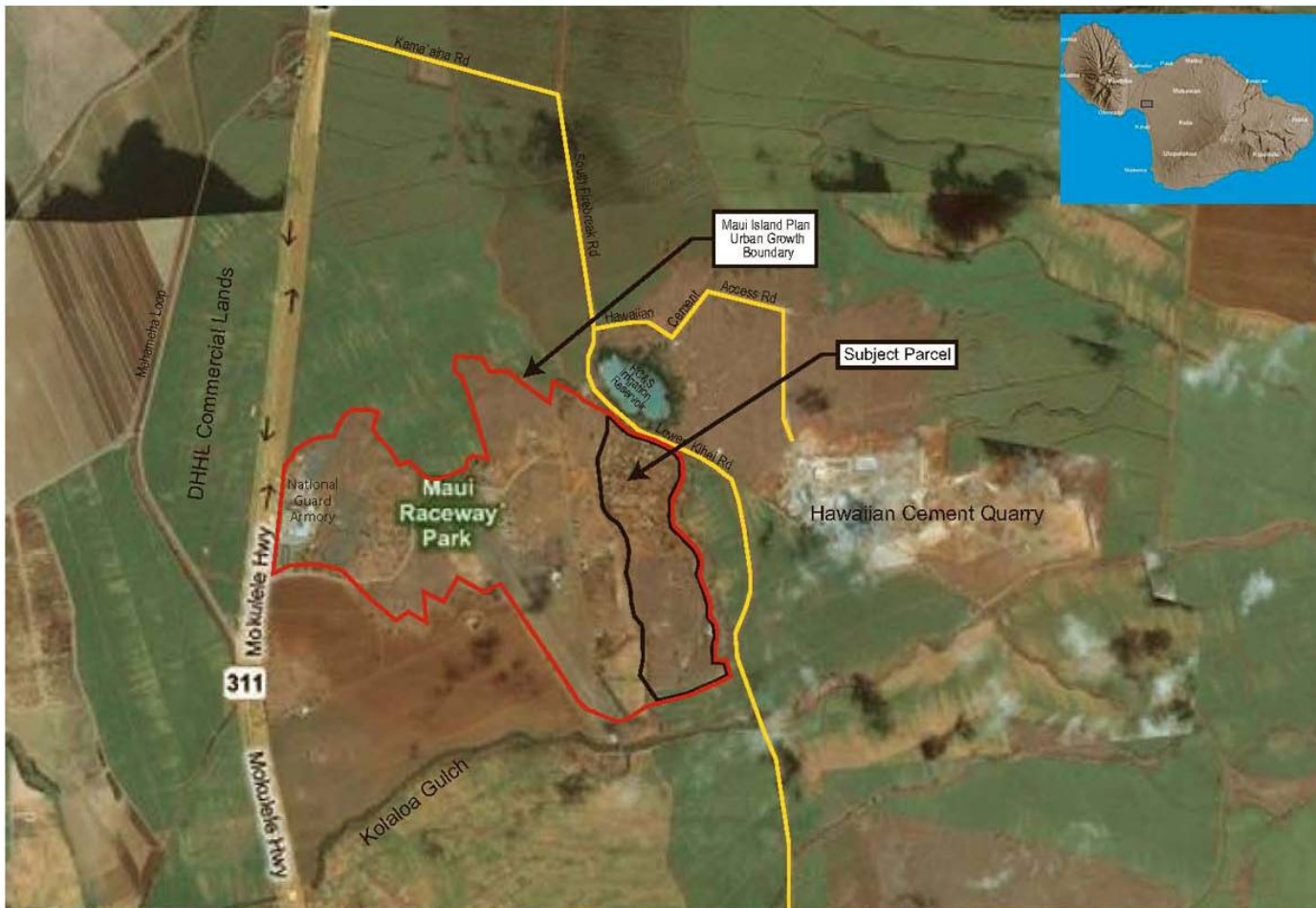


**FIGURE 1**

Not to Scale

**Regional Location Map**  
 Pu'unene Heavy Industrial Subdivision  
 TMK (2) 3-8-008: 019





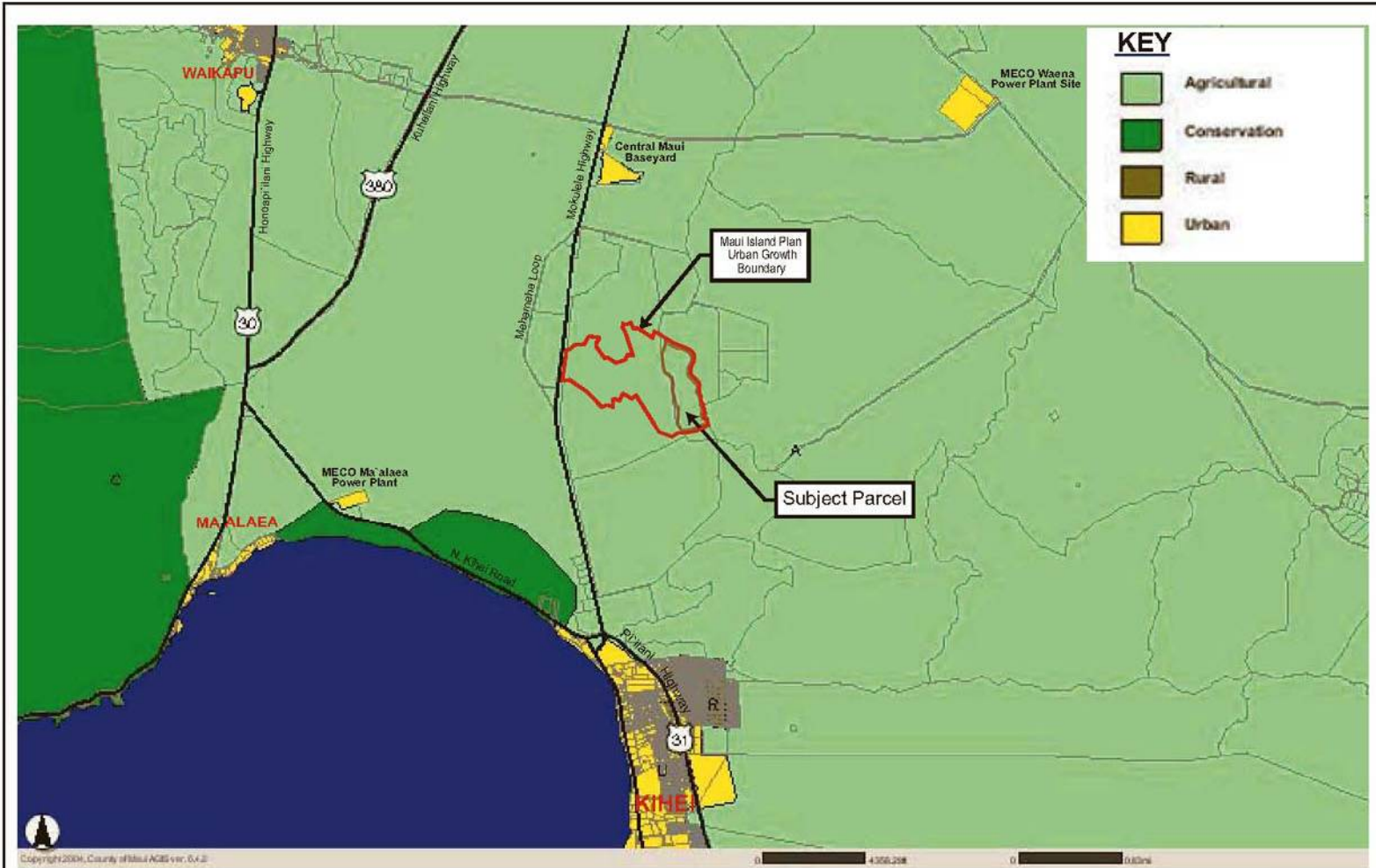
**FIGURE 2**

Not to Scale

**Aerial Location Map**  
 Pu'unene Heavy Industrial Subdivision  
 TMK (2) 3-8-008: 019







**KEY**

- Agricultural
- Conservation
- Rural
- Urban

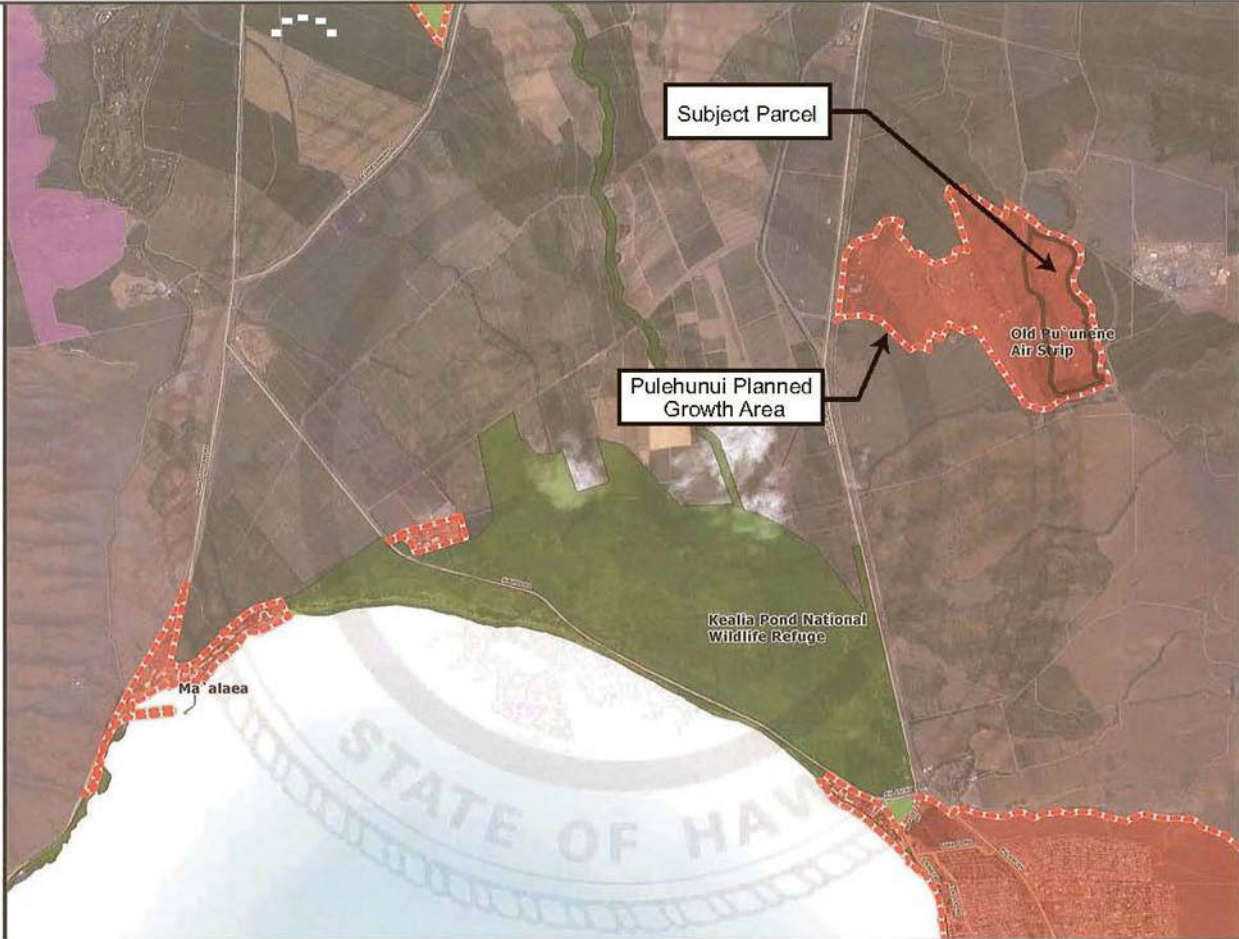
Copyright 2004, County of Maui AGS ver. 0.4.2

0 4356.258 0 8712.516 Feet

**FIGURE 12** Not to Scale

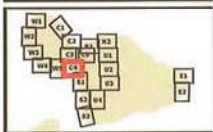
**State Land Use Districts**  
 Pu'unene Heavy Industrial Subdivision  
 TMK (2) 3-8-008: 019

Planning Department Directed Growth Map - October 1, 2012 C4 Long Range Planning Division - Department of Planning - County of Maui



**Maui Island Plan  
Directed Growth Map  
Ma'alaea  
C4**

- Legend**
- 2011 Parcels
  - Primary Road
  - 2012 Growth Boundaries**
    - Urban
    - Small Town
    - Rural
  - 2012 Protection Areas**
    - Greenbelt
    - Greenway
    - Park
    - Preservation
    - Sensitive Lands



0 500 1,000 2,000 3,000 4,000 Feet

Product Code: M-CET\_201001-01  
Copyright © October 1, 2012  
Background Image: Worldview 2 - 2010  
This is not a zoning map. Please contact the Planning Department for zoning confirmation.

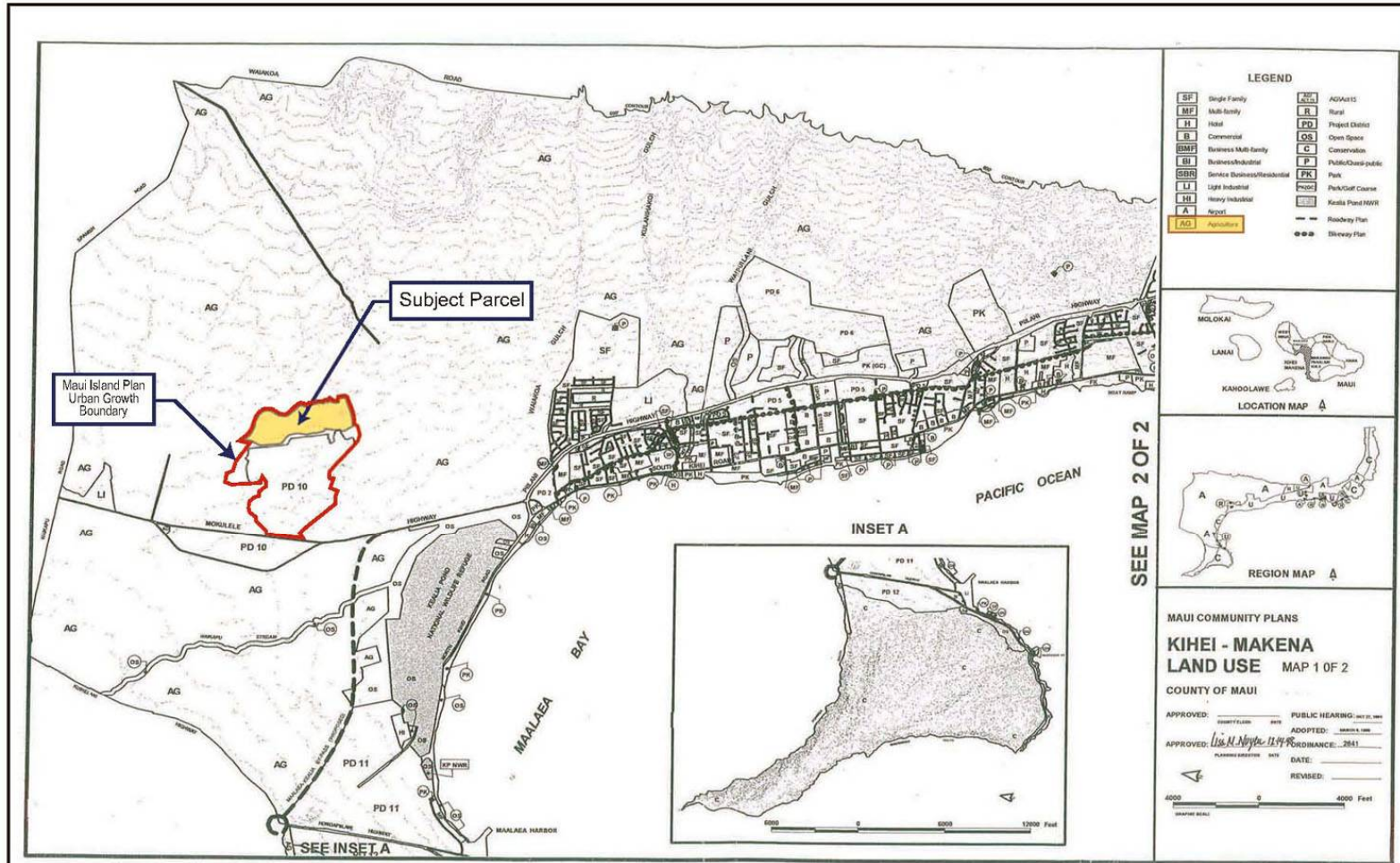
PREPARED BY:  
Long Range Planning Division  
Department of Planning  
County of Maui  
250 South High Street  
Wailuku, Hawaii 96793



**FIGURE 13** Not to Scale

Maui Island Plan - Directed Growth Map  
Pu'unene Heavy Industrial Subdivision  
TMK (2) 3-8-008: 019



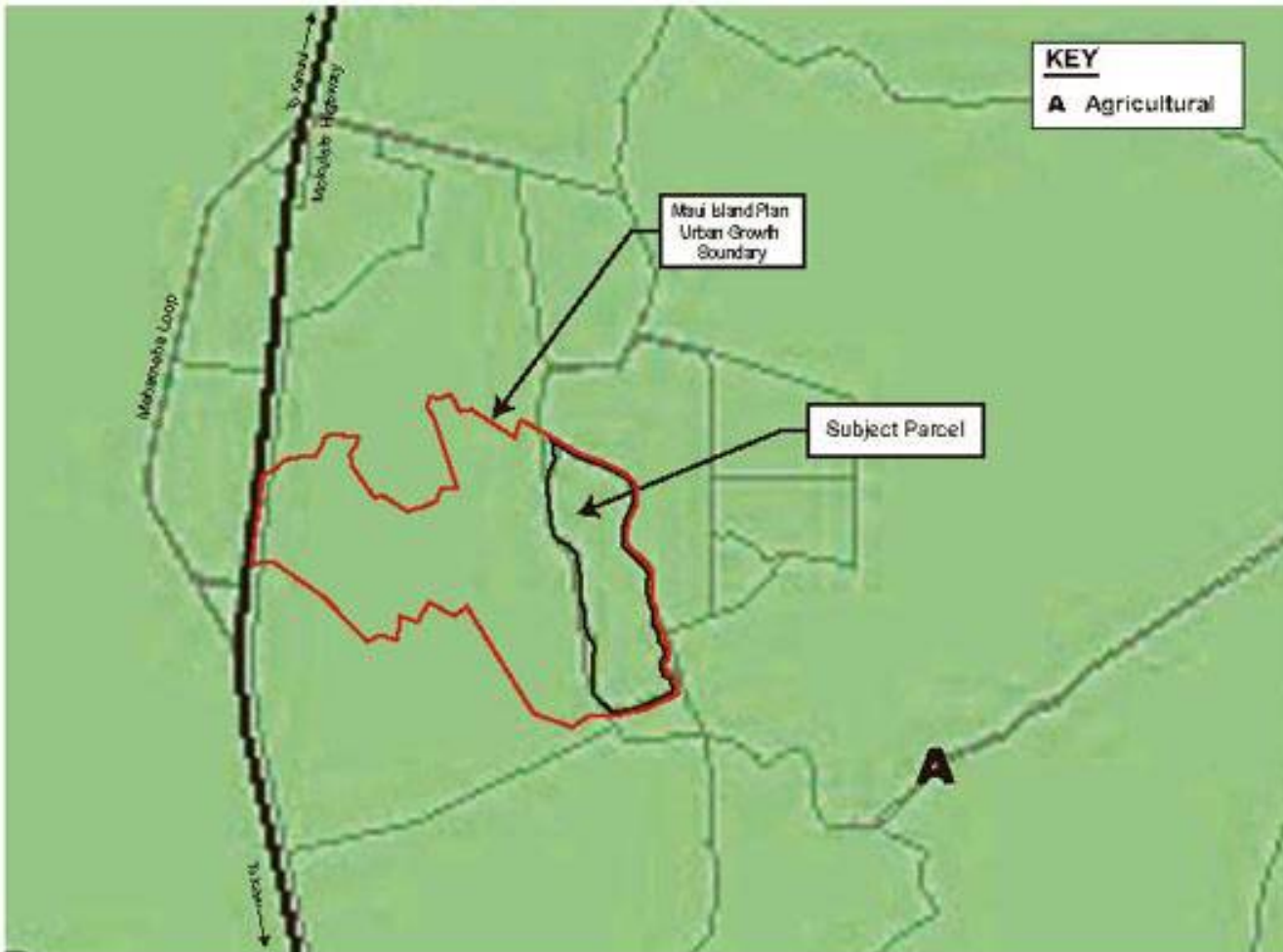




**FIGURE 14**  Not to Scale 

**Kihei-Makena Community Plan**  
 Pu'unene Heavy Industrial Subdivision  
 TMK (2) 3-8-008: 019

**CHRIS HART**  
 & PARTNERS, INC.



**FIGURE 15**

Not to Scale

**Maui County Zoning**  
 Pu'unene Heavy Industrial Subdivision  
 TMK (2) 3-8-008: 019





# Pu`unene Heavy Industrial Subdivision

## Background Information

- ◆ Sugar cane fields, cane haul roads, and an irrigation reservoir border the Subject Parcel on the north, east, and south, while Project District 10 (Old Pu`unene Airport) abuts the Site on the west.
- ◆ Project District 10 was established by the Kihei-Makena Community Plan to provide *“a master-planned recreational and industrial expansion area to meet future recreational needs and to provide areas for industrial activities, including government facilities, whose locations are better suited away from urban areas”*.
- ◆ Existing land uses within PD 10 include Maui Raceway Park and other recreational motor sport facilities, as well as the Hawai`i National Guard Armory.
- ◆ Existing heavy industrial land uses in the area occur at the Hawaiian Cement Quarry (0.2 mile to the east) and the Central Maui Baseyard (1.3 miles to the north).
- ◆ The Maui Humane Society facility lies approx. one mile to the northwest of the Subject Parcel and areas of potential future development are located in the vicinity

# Site Photographs



View from the intersection of Mokulele Hwy & Kama`aina Rd (camera facing east)



View toward the Subject Parcel (camera facing southeast)



Typical scene on the Subject Parcel (camera facing southeast)



Sugar cane fields to the east of the Subject Parcel; the Hawaiian Cement Quarry is in the background



# Site Photographs



HC&S irrigation reservoir (camera facing north)



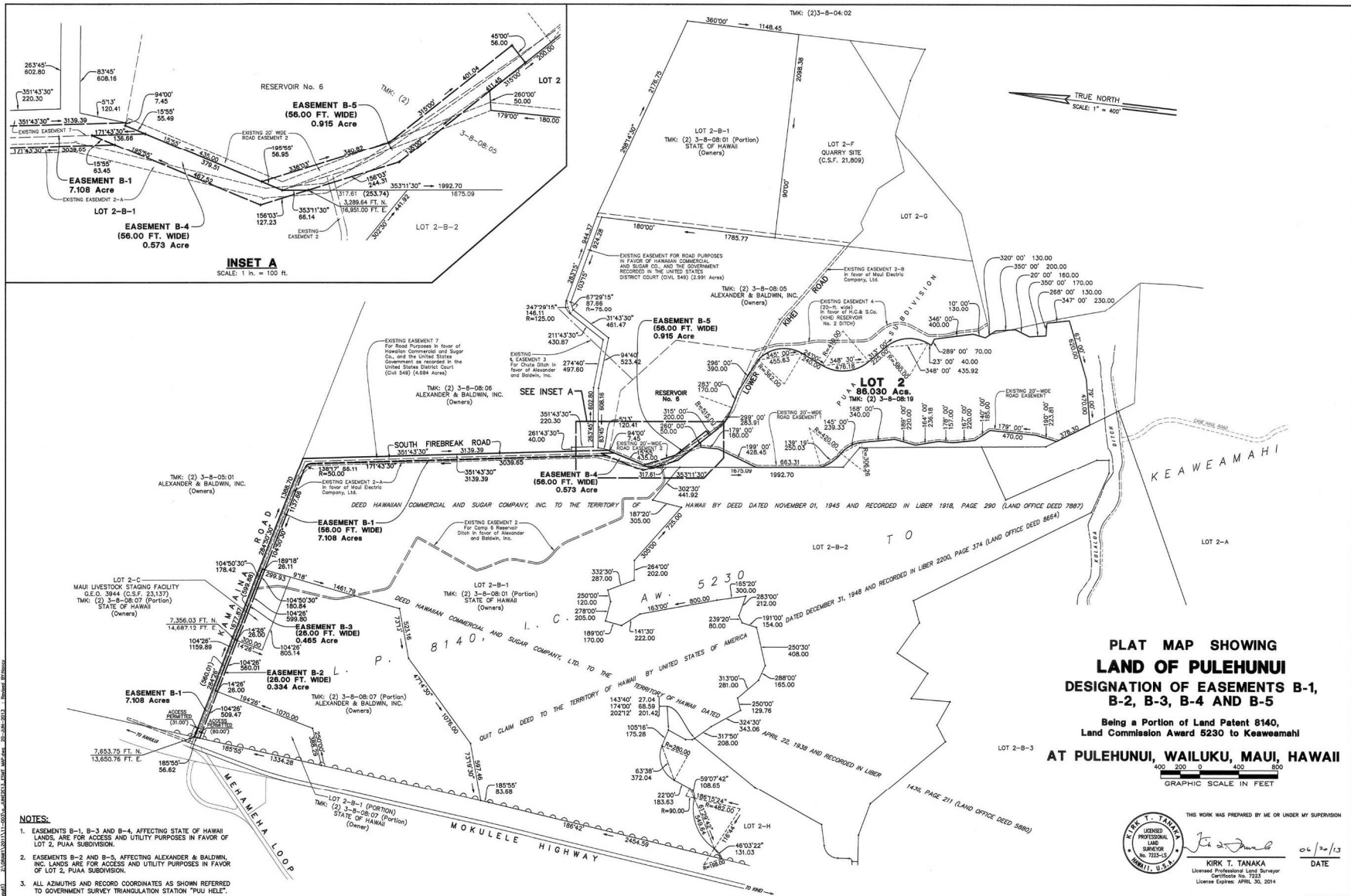
Hawaiian Cement Quarry (camera facing east)



View toward Project District 10 (Old Pu`unene Airport) ; the Maui Raceway Park is in the background



# Access Easements



**PLAT MAP SHOWING  
LAND OF PULEHUNUI  
DESIGNATION OF EASEMENTS B-1,  
B-2, B-3, B-4 AND B-5**

Being a Portion of Land Patent 6140,  
Land Commission Award 5230 to KeaweamaHI

**AT PULEHUNUI, WAILUKU, MAUI, HAWAII**

GRAPHIC SCALE IN FEET

- NOTES:**
- EASEMENTS B-1, B-3 AND B-4, AFFECTING STATE OF HAWAII LANDS ARE FOR ACCESS AND UTILITY PURPOSES IN FAVOR OF LOT 2, PUAA SUBDIVISION.
  - EASEMENTS B-2 AND B-5, AFFECTING ALEXANDER & BALDWIN, INC. LANDS ARE FOR ACCESS AND UTILITY PURPOSES IN FAVOR OF LOT 2, PUAA SUBDIVISION.
  - ALL AZIMUTHS AND RECORD COORDINATES AS SHOWN REFERRED TO GOVERNMENT SURVEY TRIANGULATION STATION "PUU HELE".

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION

*Kirk T. Tanaka*  
KIRK T. TANAKA  
Licensed Professional Land Surveyor  
Certificate No. 7223  
License Expires: APRIL 30, 2014

DATE: 06/20/13

871 KOLU STREET, SUITE 201  
WAILUKU, MAUI, HAWAII 96793

**R. T. TANAKA ENGINEERS, INC.**  
LAND SURVEYORS - CIVIL & STRUCTURAL ENGINEERS

JUNE 18, 2013  
JOB NO. 11-003

# Pu`unene Heavy Industrial Subdivision

## DBA, CPA and CIZ Processing

- ◆ In order to implement the proposed project, the following land use amendments are being sought:

State Land Use            from Agricultural to “Urban”

Community Plan        from Agriculture to “Heavy Industrial”

County Zoning            from Agricultural to “M-3, Restricted Industrial”

- ◆ A consolidated application for the CPA and CIZ was filed with the Maui Planning Department on 4/16/12.
- ◆ The Maui Planning Commission meeting to review and comment on the CPA and CIZ will be scheduled after the DBA has been approved by the SLUC.

# Pu`unene Heavy Industrial Subdivision

## DBA, CPA and CIZ Processing

- ◆ On 9/24/12, the County of Maui established *M-3, Restricted Industrial District* zoning through the adoption of Ordinance No. 3977. *M-3* zoning allows the following five uses that were not included in the former *M-2, Heavy Industrial District*:
  - 1) Energy systems, power plants, substations, and utility facilities.
  - 2) Heavy equipment storage, servicing, and sales.
  - 3) Land fill, solid waste processing and disposal.
  - 4) Petroleum or bio-fuel product manufacturing or wholesale storage of petroleum or bio-fuels.
  - 5) Recycling processing facilities.



# Pu`unene Heavy Industrial Subdivision

## Proposed Action

- ◆ The proposed action will involve the creation of a heavy industrial subdivision.
- ◆ Preliminarily, the Subject Parcel will be subdivided to set aside 66 acres for developable lots , 11 acres for internal roadways, and 9 acres for drainage retention basins.
- ◆ Preliminary construction costs are estimated to be \$20 million in 2011 dollars.
- ◆ Estimated construction period is approx. 30 months.

# Pu`unene Heavy Industrial Subdivision

## Proposed Action

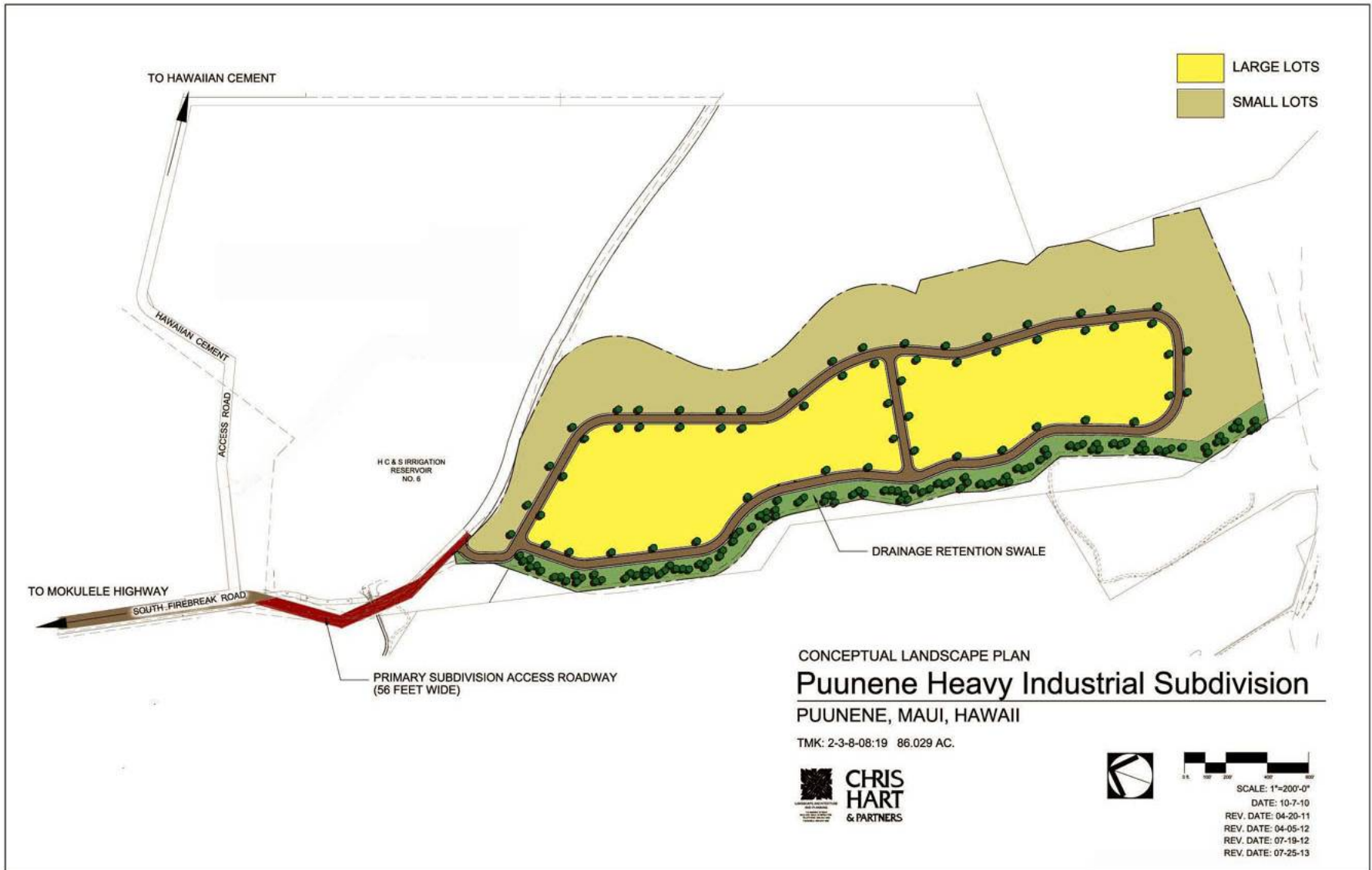
- ◆ Subdivision Improvements (to be built by the Applicant and owned and maintained by the Lot Owners Association).
  - 1) Dual water system for domestic, irrigation and fireflow use (includes wells, booster pumps, purification system, water lines, manholes, and laterals).
  - 2) Enhanced septic tank (wastewater) system (includes central leach field, sewer lines, manholes, and laterals).
  - 3) Drainage system (includes retention basins, drain lines, manholes, and laterals).
  - 4) Internal roadway system & utilities (includes underground utility lines, and laterals).
  - 5) Common area landscaping and irrigation (includes underground irrigation lines, and laterals).

Note: Lot owners will be responsible for all improvements on and to their lots.

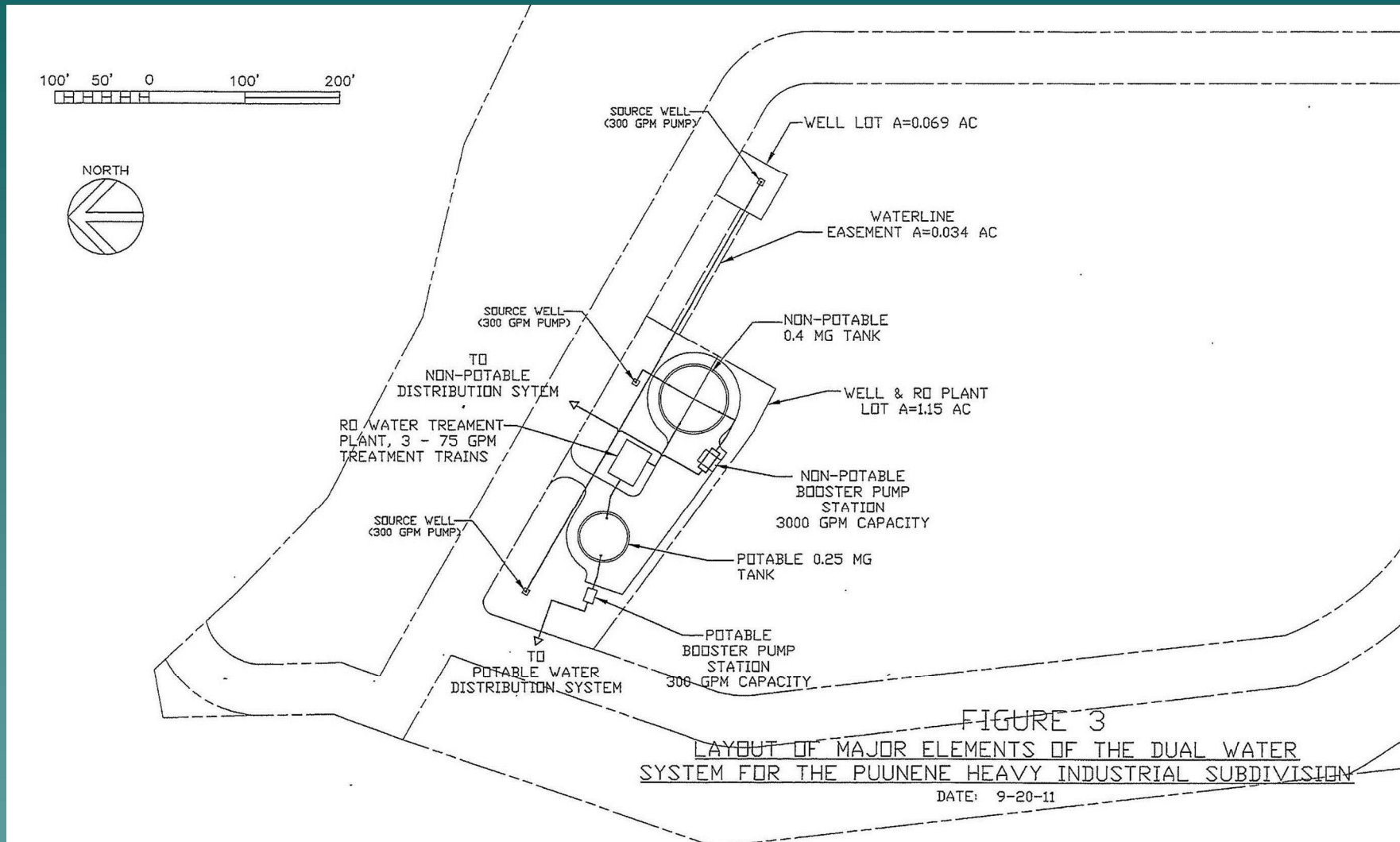




# Conceptual Landscape Plan

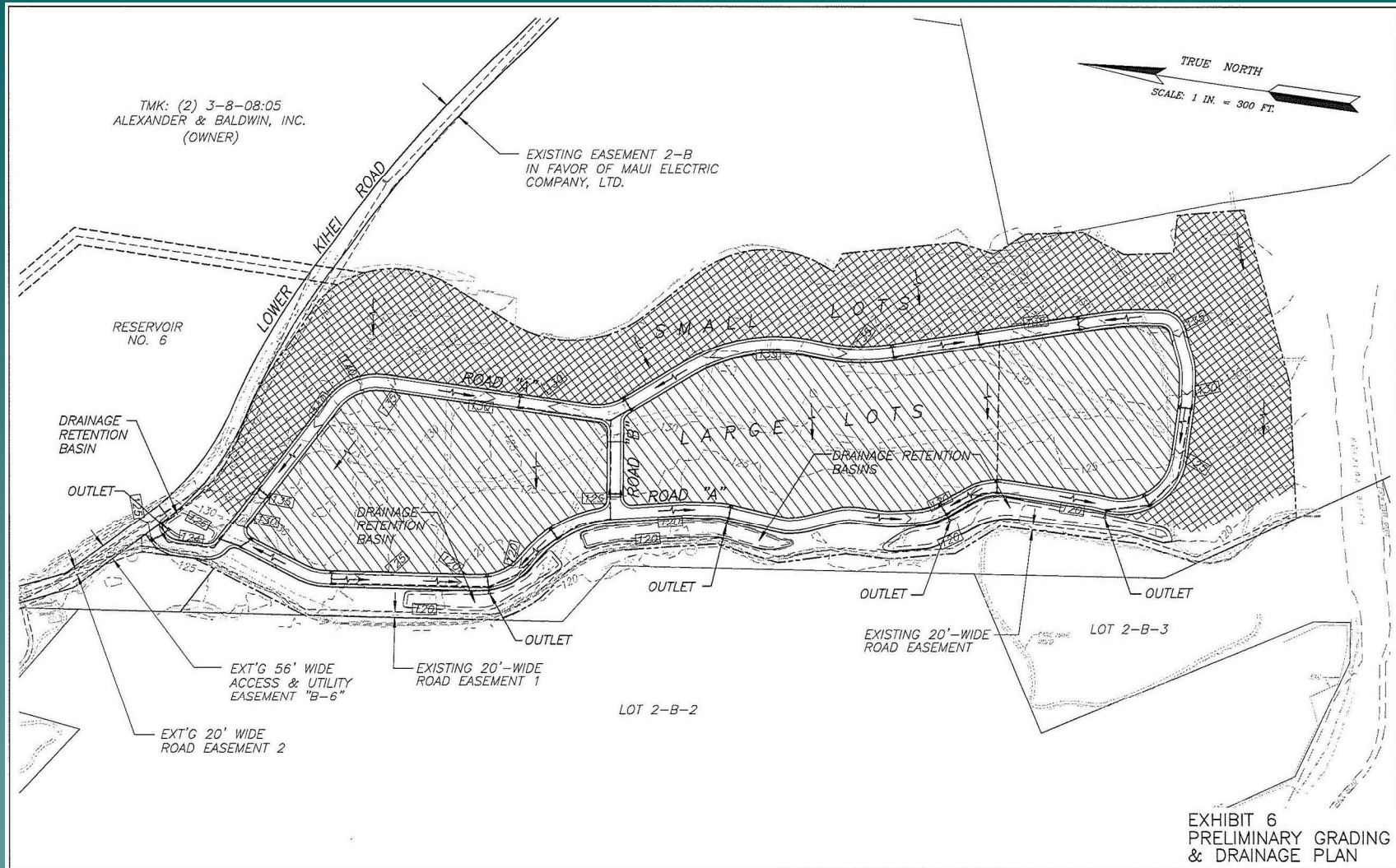


# Major Water System Components & Layout



Key improvements: three wells (one standby), three reverse osmosis trains (one standby), one 0.25 MG (potable) storage tank, one 0.30 MG (non-potable) storage tank, booster pumps, and backup generator power for fire protection.

# Preliminary Grading & Drainage Plan



As lots are developed, lot owners must install their own onsite drainage systems and connect to the master system which will include catch basins, manholes, and drain lines within roadways. Laterals will extend to each lot and runoff from the lots will be conveyed to retention basins along the west side of the Subdivision.<sup>20</sup>

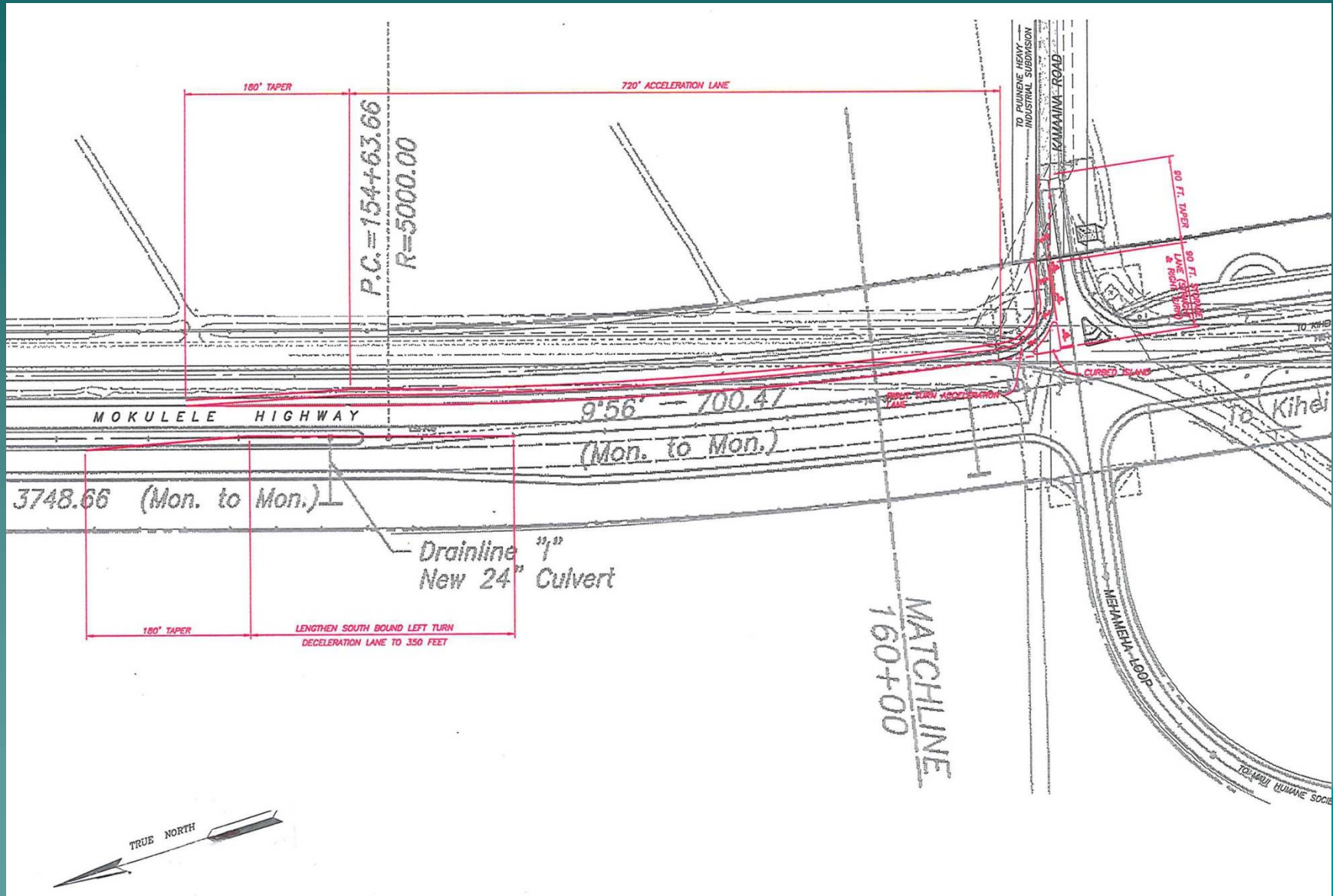


# Pu`unene Heavy Industrial Subdivision

## Project Assessment

- ◆ No adverse impacts to adjacent and downstream properties are anticipated. The private drainage system for the Subdivision will comply with State and County requirements including the Rules for the Design of Storm Drainage Facilities in the County of Maui.
- ◆ In the long term, the proposed project is not expected to have an adverse impact upon traffic. Recommended improvements to the intersection of Mokulele Highway and Kama`aina Road include:
  - 1) Modify the westbound approach to provide a separate right-turn lane.
  - 2) Provide an acceleration lane for west- to northbound right turns.
  - 3) Lengthen the southbound left-turn deceleration lane from 60 feet to 350 feet.
- ◆ New electrical and phone lines will be extended from existing facilities and installed underground. Exterior lighting will be shielded or downward directed to minimize seabirds fallout.
- ◆ Lot owners will be encouraged to use energy conservation measures when developing their lots in the future.

# Geometrics Plan - Mokulele Highway & Kama'aina Road



# Pu`unene Heavy Industrial Subdivision

## Reasons Justifying the Request

- ◆ The reclassification of the Subject Parcel will not have an adverse affect on neighboring land uses as the existing character of the surrounding area will be maintained.
- ◆ The reclassification of the Subject Parcel will not have an adverse impact upon agriculture nor will it have a negative effect on the inventory of agricultural lands that are available for large-scale or diversified agriculture on the island of Maui.
- ◆ The proposed project is not expected to result in any adverse environmental and socio-economic impacts.
- ◆ The proposed project will not have an adverse effect upon existing public services or service area limits.
- ◆ Water, sewer, drainage, and roadway systems within the Subdivision will be privately owned and maintained and will not affect public systems.



# Pu`unene Heavy Industrial Subdivision

## Reasons Justifying the Request

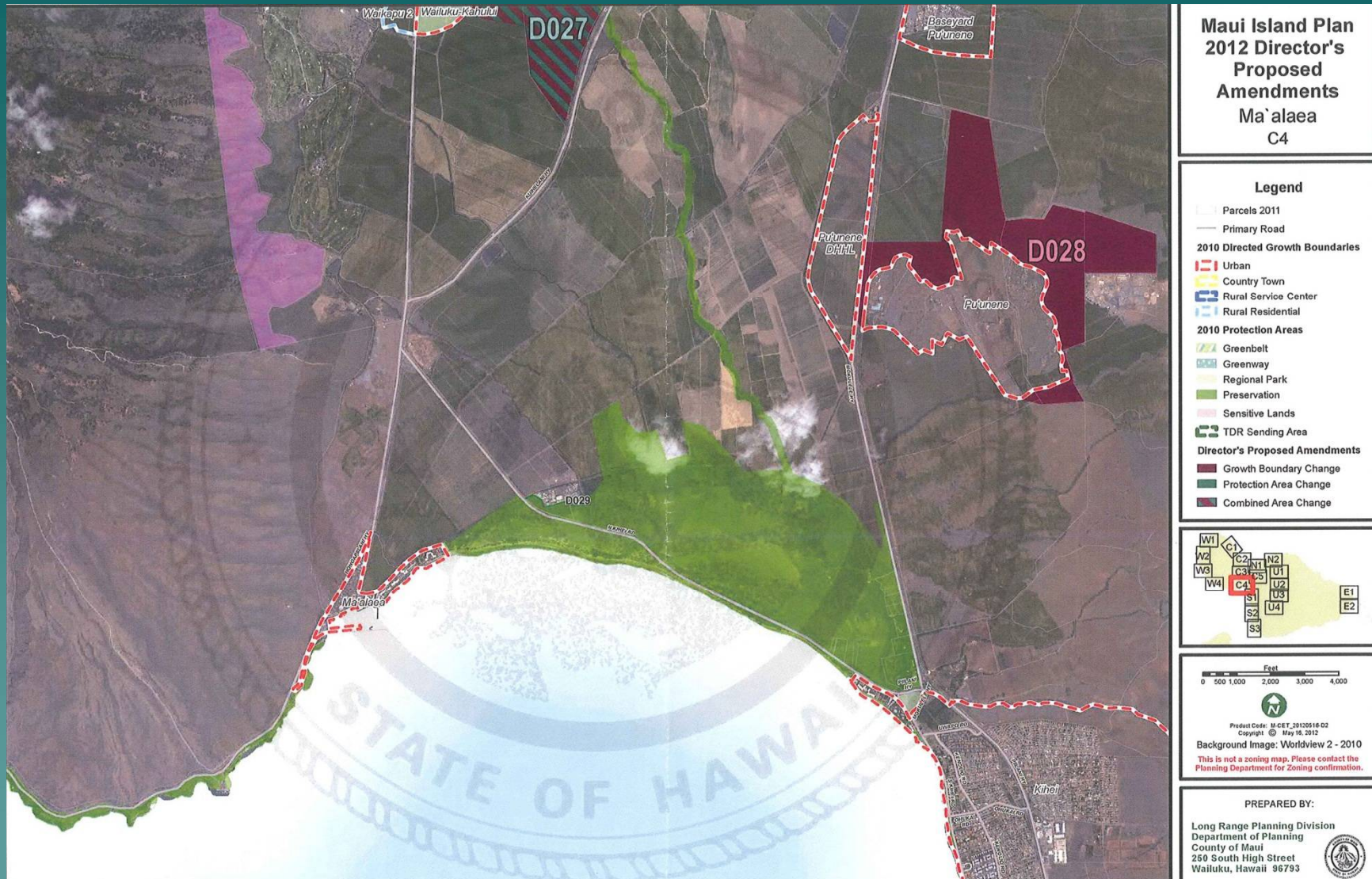
- ◆ Due to the limited supply of heavy industrial land that is currently available, the proposed project is expected to alleviate the demand for heavy industrial purposes.
- ◆ The use of the Subject Parcel for heavy industrial purposes is consistent with existing heavy industrial uses in the area and is compatible with the planned uses set forth for Project District 10 by the Kihei-Makena Community Plan.
- ◆ The Subject Parcel lies within the *Urban Growth Boundaries* of the Maui Island Plan.

Thank You

# SUPPLEMENTAL SLIDES



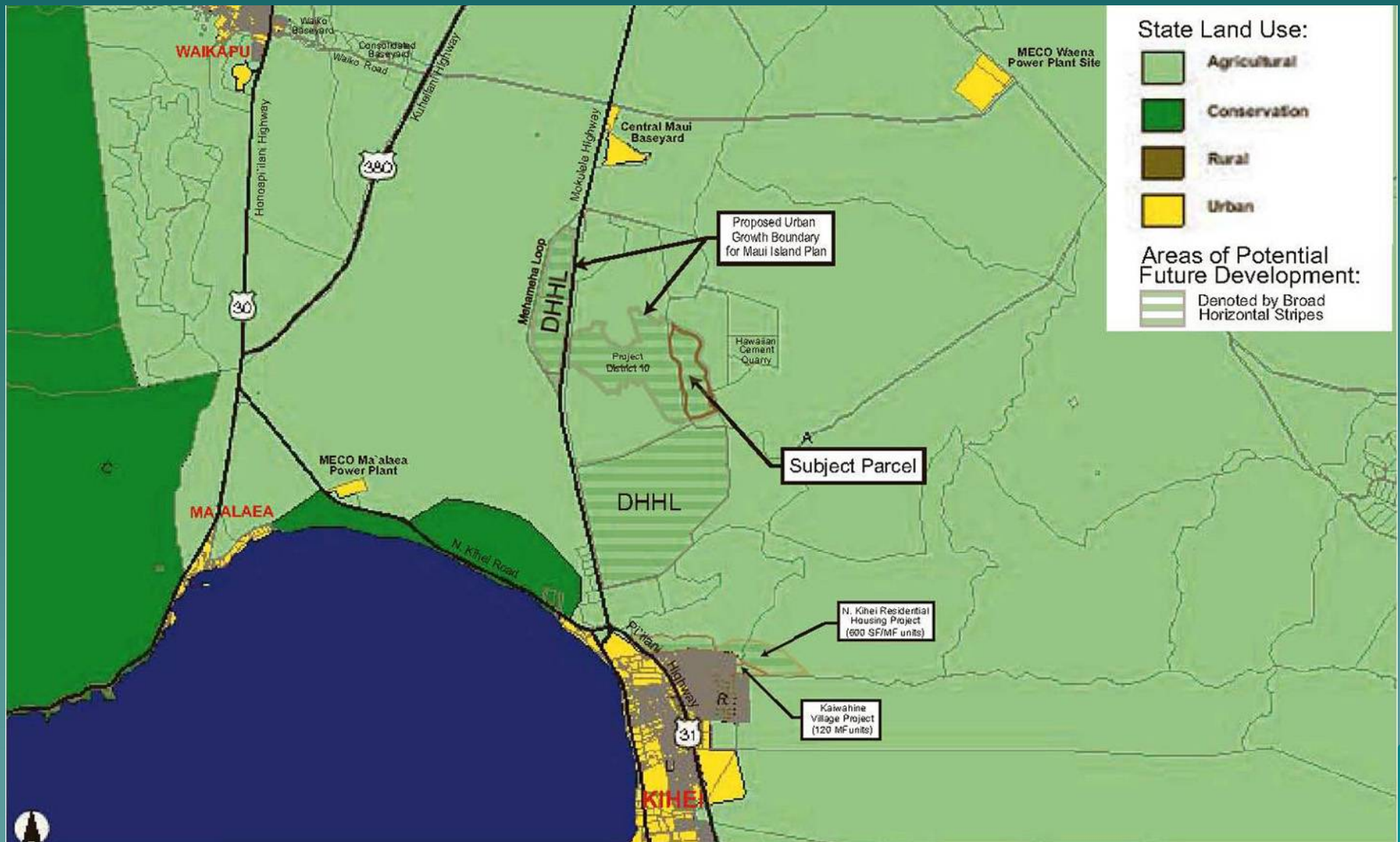
# (Draft) Amendments to the Maui Island Plan - May 2012



On 5/31/12, the General Plan Committee denied the State's request to include several hundred acres of State lands (DO28) within the Urban Growth Boundaries. The DHHL lands on the west side of Mokulele Highway were also removed from the UGB.



# Pu'unene Heavy Industrial Subdivision



Areas of Potential Future Development