

**HANA  
COMMUNITY PLAN  
(1994)**

Maui County Council

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# **PART I**

## **INTRODUCTION TO THE HANA COMMUNITY PLAN**

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### **A. Purpose of the Hana Community Plan**

The Hana Community Plan, one of nine (9) community plans for Maui County, reflects current and anticipated conditions in the Hana region, and advances planning goals, objectives, policies and implementation considerations to guide decision making in the region through the year 2010. The Hana Community Plan provides specific recommendations to address the goals, objectives and policies contained in the General Plan, while recognizing the values and unique attributes of Hana, in order to enhance the region's overall living environment.

The Maui County General Plan, first adopted in 1980 and updated in 1991, sets forth goals, directions and strategies for meeting the long-term social, economic, environmental and land use needs of the County. Similarly, the Hana Community Plan, first adopted by Ordinance 1247 in 1982, was updated in 1992-93.

### **B. The Role of the Community Plan in the Planning Process**

For Maui County, the General Plan and the community plans are strategic planning documents which guide government action and decision making. Both the General Plan and the community plans are part of a planning hierarchy which includes, as primary components, the Hawaii State Plan and State Functional Plans (See Exhibit "A").

Exhibit "A"

County Planning Hierarchy

**Exhibit A**

Mutually supporting goals, objectives, policies and implementing actions contained in the Hawaii State Plan, State Functional Plans, Maui County General Plan and the Hana Community Plan provide for optimum planning effectiveness and benefits for the residents of the Hana Community Plan region.

Implementation of the goals, objectives and policies contained in the Community Plan is defined through specific implementing actions, also set forth in each community plan. Implementing actions as well as broader policy recommendations are effectuated through various processes, including zoning, capital improvements program, and the County budgeting process.

### **C. The 1992 Community Plan Update**

The update process was driven by the work of the Hana Citizens Advisory Committee (CAC). This 14-member panel met a total of 13 times during a 180-day deliberation process to identify, formulate and recommend appropriate revisions to the Hana Community Plan. The CAC carefully reviewed the 1982 version of the Community Plan, reshaping the plan to create a viable document which will serve the Hana region through the turn of the century.

The update process incorporated technical studies and assessments. The results of two of these four studies were used by the Department of Planning and the CAC to understand possible future conditions and needs for the Hana region. The technical studies consisted of the following:

1. A Socio-Economic Forecast which projects population, employment and housing characteristics through the year 2010 for each community plan region;
2. A Land Use Forecast which provides a measure of existing and future vacant and undeveloped lands (by community plan land use designation) for each community plan region;
3. An Infrastructure Assessment which identifies infrastructure (e.g., roadways, drainage, water, wastewater, telephone and electrical systems) limits and opportunities in high-growth community plan regions; and
4. A Public Facilities and Service Assessment which identifies public facilities and services (e.g., schools, parks, police and fire protection, hospital and solid waste disposal services), and their limits and opportunities in high-growth community plan regions.

Following the 180-day CAC process, the CAC's recommendations were submitted to the Department of Planning. The Department of Planning prepared the revised Community Plan, based on the work of the CAC. The revised Community Plan was first forwarded to the Hana Advisory Committee to the Maui Planning Commission for comment, then to the Maui Planning Commission for public hearing and review, and finally sent to the County Council for further review and adoption by ordinance. This process is summarized graphically in Exhibit "B".

Exhibit "B"

Community Plan Review Process

**Exhibit B**

## PART II

# DESCRIPTION OF THE REGION AND ITS PROBLEMS AND OPPORTUNITIES

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### A. Planning Area Description

#### 1. General Description of Region and Existing Community Plan Boundary

The Hana region encompasses approximately 145,000 acres in the eastern portion of the island of Maui. The boundary of the region, from its northern shoreline at Makaiwa Bay, runs *mauka* along `O`opuola and Waikamoi Streams, then along the boundaries of Haleakala National Park and the Kahikinui Forest Reserve and finally *makai* along the boundary between Auahi and Kanaio to Kanaloa Point on the southern shoreline of the region. This area includes the entire tax map key zone 1 (See Exhibit "C").

Hana Town is located on the easternmost shoreline of Maui, midway between the region's northern and southern boundaries. Situated 55 miles from the County seat in Wailuku, Hana Town is the major population center of the region. The Hana region also includes Ke`anae, Kipahulu and Kaupo, small rural settlements situated at dispersed points along the coast. The region's population was 1,895 in 1990, up from 1,423 in 1980 and 969 in 1970.

The region's economy is based primarily on diversified agriculture, the visitor industry, government services, and subsistence activities. Diversified agricultural activities include ranching, tropical fruit, flower and foliage, and taro cultivation. Visitor accommodations are centered in Hana Town. The entire region offers numerous scenic attractions including `Ohe`o Gulch which is part of the Haleakala National Park.



Exhibit "C"

**Exhibit C**

## 2. Environmental and Historical Context of the Hana Region

The Hana Community Plan District contains more than 90 *ahupua`a* within the five traditional districts of Ko`olau, Hana, Kipahulu, Kaupo, and Kahikinui.

Encompassing the eastern half of Haleakala, rainfall in the region ranges from over 150 inches annually along the Ke`anae shoreline to only 20 inches along the Kahikinui coastline. Steep slopes, rugged shorelines and the rough waters of the Alenuihaha Channel characterize the entire region as do mountain rainforests, perennial streams and open ranch lands.

Most of the region, except portions of Hana and Kipahulu, was never plowed under for large-scale plantation agriculture which has resulted in the preservation of many of its ancient and historic sites in stream valleys and along the shoreline. There are at least 104 *heiau* recorded in the Hana region. There are several remaining Hawaiian churches over 100 years old, which were built of stone and coral cement in former population centers throughout the region. The scenic Hana Highway, with its many historic bridges, winds through the Ko`olau and Hana districts and becomes Pi`ilani Highway as it passes through Kipahulu, Kaupo and Kahikinui. The ancient "King's Highway" or Pi`ilani Trail is also still intact throughout much of the region.

Ko`olau, the northern portion of east Maui, is by far the wettest, and its many streams provide water for the taro growing centers of Ke`anae and Wailua, as well as for the former canoe building center of Nahiku. Taro *lo`i* blanket the Ke`anae peninsula and ring the Wailua Valley, many of which are still in cultivation today. The historic Ko`olau ditch, constructed by Japanese stone cutters, bisects the many streams of the district, exporting water for irrigation and urban use in the central valley and upcountry region. There are 20 recorded *heiau* in Ko`olau.

Hana is steeped in legend and was a major center of population and political power in ancient Hawai`i. Plantation sugar was cultivated here from the mid-nineteenth to the mid-twentieth century, obliterating many traditional structures. However, the ruggedness of the land, and the persistence of a large Hawaiian population with many small land claims have contributed to the preservation of sites. Hana has 32 recorded *heiau*, including the recently restored Pi`ilanihale, the largest in the state.

Kipahulu also experienced plantation agriculture for a period of approximately 40 years during which countless taro terraces, house sites and *heiau* were destroyed. However, at least six *heiau* still exist and other sites are still plentiful in the rugged areas not cultivated in sugar. The old Kipahulu mill, other plantation remnants, Hawaiian house sites, and terraces dot the landscape.

Kaupo supported a large population before an earthquake in the 1930s dried up several springs that watered Manawainui and Naholoku. Numerous agricultural terraces and house sites cover the landscape. Loaloa *heiau* is a National Historic Landmark, one of 30 recorded *heiau* in the district.

Kahikinui is said to have been heavily wooded and populated before devastating lava flows and fires in the mid-eighteenth century. Overgrazing destroyed what remained of the high altitude dryland forest in the early 20th century. Many intact village sites, 16 recorded *heiau* and the 19th century Hoapili trail make up the archaeological resources found in the desolate landscape of Kahikinui today.

## **B. Identification of Major Problems and Opportunities of the Region**

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

### **1. Problems**

**AFFORDABLE HOUSING.** Identification of affordable housing solutions to meet the needs of existing Hana region residents is a fundamental community need. The lack of an affordable housing inventory is attributed to (1) inadequate infrastructure servicing lands designated for residential use and (2) regulatory requirements which may not be suited to rural conditions found in the region. In addition, the use of the existing housing inventory for illegal vacation rentals was cited as a factor which decreases the availability of housing for residents.

**ECONOMIC OPPORTUNITY.** The need to strengthen the local economy to provide employment and other income earning opportunities and choices for Hana residents is viewed as a major challenge for government, business and the community. Equally important is the recognition that the future must hold some promise of economic well-being for the community's youth. Evolving from substantial dependency upon the visitor industry by developing viable economic

alternatives is the preferred strategy for creating a local, self-sustaining economy which is compatible with the rural character of the region and the cultural sensitivities of its residents.

**INFRASTRUCTURE.** It is necessary to balance infrastructure needs with the environmental and cultural sensitivities of the residents of the region. For example, roadway improvements to Hana Highway are needed to maintain the safety of the traveling public. On the other hand, roadway design standards must recognize and preserve the historic nature of the highway and the rural character of the community it serves. Inadequate water, telephone and electrical facilities are also viewed as significant concerns. Greater reliability in these services must be provided for the health and well-being of residents and businesses in the region.

**GOVERNMENT SERVICES.** A greater level of resource commitment is required in the region to satisfy the community's social, educational, recreational and emergency service needs. While the region's geographic isolation from the more urbanized areas of the island is acknowledged as a reason for the existing level of government service, it is necessary to provide a level of service which will ensure the health, safety and well-being of Hana's residents. Areas of concern with regard to government services include the lack of vocational educational programs, inadequate services for the care of the elderly and disabled, substandard fire protection service, and the turnover in government personnel serving the region.

## **2. Opportunities**

**LIFESTYLE.** The Hana community takes pride in the quality of life found in the Hana region. Within this natural setting, the region's most important resource, its people, share qualities of honesty, respect and compassion with and for each other. The preservation of this distinctly Hawaiian lifestyle for future generations is viewed as a commitment to the youth of the region.

**ENVIRONMENT.** Recognizing that many of the residents depend upon the region's natural resources for sustenance, protection of the region's natural environment is essential to ensuring the sustainability of these resources. Through respect for and proper management of the region's natural resources, future generations will be able to reap the benefits offered by these resources, and visitors, as well as residents, will be able to continue to enjoy the natural, scenic beauty characteristic of "Heavenly Hana."

**CULTURAL RESOURCES.** The sensitivities of the region's residents for the cultural resources which are located within the Hana district are recognized. The district's historic sites and cultural resources provide

evidence of Hana's history and serve as tools for conveying the heritage of the region to its youth as a legacy for the future.

### **C. Interregional Issues**

Several issues impact the Hana Community Plan region which need interregional, island-wide or County-wide comprehensive policy analyses and formulation.

1. Exportation of resources found within the Hana Community Plan Region. The impacts and implications of exporting resources, particularly the diversion of surface water from the region, are of key concern to Hana residents. The exportation of these resources will not only affect resource availability and environmental integrity within the region, but also affect the balance of resource supply in other community plan regions.
2. Infrastructure and public services considerations. It is recognized that policies relating to infrastructure and public services in one community plan region will bear upon the policies of other community plan regions. For example, transportation policies developed in adjoining community plan regions should be consistent with the desire of the Hana community to preserve the natural and cultural characteristics distinctive to the Hana region. Similarly, recreational needs not provided for in other community plan regions may result in a spillover effect into the Hana region, again having implications for the fundamental desire to maintain the region's unique character and conditions. Careful consideration of interregional implications of infrastructure and public services policies will help to preserve the integrity of the recommendations advanced by the Hana Community Plan.
3. Population and other socio-economic considerations. Like infrastructure and public services, population and other socio-economic policies advanced in one region may result in impacts to the policies advanced by another region. The preservation of Hana's unique characteristics is essential to allow future generations to experience and understand a true Hawaiian lifestyle. Policies which constrain or induce market economic forces in one region may have spillover effects in the Hana region.

## **PART III**

# **POLICY RECOMMENDATIONS, IMPLEMENTING ACTIONS AND STANDARDS FOR THE HANA REGION**

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### **A. Intended Effect of the Hana Community Plan**

Policy recommendations contained herein express a vision for the Hana community. They will be used in formulating and prioritizing programs and strategies, and will have a direct effect on the sequence and pattern of growth in the region.

Population numbers, while subject to a host of variables and external factors, provide a useful benchmark for conceptualizing growth in a region, and are useful in measuring the effectiveness of the community plan. It is in this context that population forecasts for the Hana Community Plan region are addressed. As a result of the policy recommendations advanced in this plan, it may be anticipated that the projected population of the Hana region in the year 2010 would range from 2,349 to 2,452 residents.

Land use patterns in the Hana region are designed to maintain Hana's identity as a unique "Hawaiian place," having qualities of old Hawaii which are reflected in its natural beauty, its cultural resources and practices, and in the character of its people. Land use patterns recognize the need to preserve and protect Hana's unique natural and cultural resources while providing its residents with opportunities to lead a stable and harmonious Hana lifestyle.

### **B. Goals, Objectives, Policies and Implementing Actions**

Policy recommendations for the Hana Community Plan region have been developed to guide decision making in a number of subject areas having community-wide impact. Simply interpreted, the goals are those broad statements which identify a preferred future condition. The objectives and policies specify steps and measures to be taken to achieve the stated goal. Finally, the implementing actions identify specific programs, project requirements and activities necessary to successfully bring reality to the desired goal.

## **LAND USE**

### **Goal**

An efficient distribution of urban, rural and agricultural land uses in order to provide for the social and economic well-being of residents in the Hana Community Plan region. Preservation and enhancement of the current land use patterns which establish and enrich the Hana Community Plan region's unique and diverse qualities.

### **Objectives and Policies**

1. Preserve existing mauka open space vistas throughout the State Agricultural and Conservation Districts and existing coastal open space vistas by discouraging linear development along the highways traversing the Hana District.
2. Encourage single-family and multi-family land use designations which provide affordable housing opportunities for the region's residents in areas compatible with surrounding uses and in proximity to urban infrastructure and services.
3. Explore alternative land use and overlay zoning designations that recognize and preserve the unique natural and cultural characteristics of each community within the Hana region.
4. Consider alternative regulatory frameworks to facilitate family residential use of Hawaiian *hui* and *kuleana* lands.
5. Encourage the availability of agriculturally suitable lands to provide opportunities for small diversified agricultural activities with residential tenancy for farmers.
6. Prohibit uses and discourage activities which adversely affect active diversified agricultural endeavors within designated agricultural use areas.
7. Discourage developing or subdividing land under agricultural use or agriculturally designated lands for passive agricultural, estate residential uses.
8. Discourage urban land uses and Special Use Permits outside of the Hana Town area except to allow those activities which are essential to the region's economic well-being, which provide essential services for the residents of the Hana District, or which provide for the essential

domestic needs of remote communities such as Ke`anae, Kipahulu and Kaupo. Such activities shall not adversely affect surrounding neighborhoods and shall be supportive of the agricultural activities of the area.

9. Discourage transient rental accommodation uses outside of the Hana urban area.
10. Discourage "heavy industrial" uses within the Hana Community Plan region, except those temporary or on-site activities which are essential for the construction of facilities and infrastructure within the Hana District.
11. Encourage the development of a light industrial area to serve the region's needs.
12. Should further land other than that depicted on the Land Use Map be required to accommodate urban growth, limit State Urban District boundary expansion to the State Agricultural and Rural District areas between the current Hana School and the Hasegawa General Store site in Hana Town.
13. Encourage community-based dialogue regarding proposed land use changes in order to avoid unwarranted conflict.

### ***Implementing Actions***

1. Identify and inventory exceptional open space resources and viewsheds. Explore protective management measures such as covenants, easements, and other planning tools.
2. Establish zoning standards with varying minimum lot sizes to prevent improper use and reflect different kinds of agricultural activities within the agricultural district.
3. Implement new procedures to provide increased opportunity for community and agency review of agricultural subdivisions.
4. Adopt land use standards and overlay zoning designations that recognize and preserve the unique natural, cultural and land use characteristics of each community within the Hana region.
5. Conduct an inventory and study of existing non-conforming uses, including vacation rentals, to determine (1) their numbers, (2)



geographic distribution, and (3) effects upon the local housing and real estate markets and the local economy, and identify recommendations for resolving non-conforming use issues.

## **ENVIRONMENT**

### ***Goal***

Protection and management of Hana's land, water and ocean resources to ensure that future generations can enjoy the region's exceptional environmental qualities.

### ***Objectives and Policies***

1. Protect, preserve and increase the Hana region's natural marine, coastal and inland resources, encouraging comprehensive resource management programs.
2. Recognize residents' traditional uses of the region's natural resources which balance environmental protection and self-sufficiency.
3. Manage, protect, and where appropriate, restore areas which have significant indigenous flora and fauna habitat resource value.
4. Discourage water or land development and activities which threaten the biological diversity of the Hana region and degrade the existing quality of the region's (1) air and noise character, (2) marine, surface and ground water and (3) scenic resources and vistas.
5. Encourage organic farming practices and environmental protective practices in the selection and application of chemical pesticides, herbicides, and fertilizers.
6. Encourage resource management programs that maintain and re-establish indigenous and endemic flora and fauna in the Hana region.
7. Protect, restore and preserve native aquatic habitats and resources within and along all streams within the Hana District by (1) protecting existing instream flows, and (2) regulating diversions of stream waters.
8. Ensure that groundwater and surface water resources are preserved and maintained at capacities and levels to meet the current and future

domestic, agricultural, commercial, ecological and traditional cultural demands of each area in the Hana District.

9. Avoid development of flood prone areas, stream channels and gulches.
10. Discourage development of geothermal sources or energy transmission line corridors within environmentally sensitive and archaeologically significant areas in the Hana Community Plan region.

### ***Implementing Actions***

1. In coordination with native Hawaiian residents and community representatives, prepare watershed management plans and a groundwater and surface water resources monitoring program to protect the district's surface and ground waters, and monitor water levels to meet current and future demands.
2. Establish and maintain an aquatic resources management and monitoring program to ensure the sustainability of the region's ocean resources and protect the ecological integrity of the district's coastal waters and streams.
3. Establish and maintain feral animal control programs, and programs which control invasive alien plant species.
4. Conduct a regional land resource assessment to identify areas suitable for (1) revegetation and reforestation with native plant species, and (2) the re-establishment of indigenous fauna.
5. Establish pro-active conservation programs to ensure the sustainability of the region's indigenous flora and fauna.
6. Establish a program to (1) monitor the selection and application of chemical pesticides, herbicides, and fertilizers, and (2) develop incentives to reduce the dependency on such chemicals.
7. Explore methods to diminish out-of-district diversions of the district's groundwater and/or surface water resources in order to meet current and future domestic, agricultural, commercial, ecological, and traditional cultural needs within the district.
8. Initiate re-classification of lands and streams into the State Conservation District where warranted by biological values that do not

unduly burden native Hawaiian rights to cultivate or reside on kuleana or hui lands.

## **CULTURAL RESOURCES**

### ***Goal***

Identification, preservation, protection, and where appropriate, restoration of significant cultural resources and practices, that provide a sense of history and identity for the Hana region.

### ***Objectives and Policies***

1. Identify, preserve and protect historically, archaeologically and culturally significant areas, sites, and features within the Hana District.
2. Acknowledge and respect family ancestral ties to cultural resources.
3. Encourage community stewardship of historic sites and provide for the curation of artifacts in the Hana region.
4. Promote the cultural resources of the Hana region as an identifying characteristic of the people and the place.
5. Encourage the restoration and use of *lo`i kalo* (taro terraces) found in the Hana region.
6. Encourage and protect traditional mauka and makai accesses for traditional cultural uses and practices.
7. Promote development of educational and cultural programs which emphasize the perpetuation of Hawaiian and other ethnic arts, crafts and practices.

### ***Implementing Actions***

1. Encourage community participation by creating a Hana Cultural Resources and Historic Site Preservation Committee to serve as an

advisory agency to the Maui Cultural Resources Commission to identify significant cultural resources and provide recommendations specific to the Hana region.

2. Require development projects to identify all cultural resources within or adjacent to the project area as part of the County development review process. Further require that all proposed development include appropriate mitigation measures including site avoidance, adequate buffer areas and interpretation.
3. General site types and areas that should be flagged for preservation during development review include the following:
  - Pi'ilani Trail/Old government roads
  - Hana/Pi'ilani Highways and historic bridges
  - Fishponds
  - Landings
  - Nearshore marine cultural resources
  - Habitation complexes (shoreline and interior)
  - Lo'i* terraces and *'auwai*
  - Native vegetation zones
  - Plantation ditch systems
  - Religious structures (shrines, churches and *heiau*)
  - Plantation era structures and homes
  - Petroglyphs
  - Burials
4. Develop regulations and implement programs to protect *lo'i kalo* (taro terraces), and encourage their productive use.
5. Conduct and maintain a native language oral history program to record the knowledge and expertise of the *kupuna*, particularly as it relates to agricultural practices, fishing practices, and cultural practices and values.
6. Establish and maintain programs to rejuvenate and exhibit the various cultural practices, skills and traditions of the Hana region, and to re-orient youth and adults with their cultural heritage and Hawaiian language.
7. Establish a Hawaiian language immersion program in Hana.

## **ECONOMIC ACTIVITY**

### **Goal**

A balanced local economy which provides long-term viability and sustainability while meeting residents' needs and respecting the cultural and natural resources of Hana.

### **Objectives and Policies**

1. Encourage a local economy which provides employment choices for the region's residents and which provides future employment opportunities for the region's youth.
2. Utilize existing components of the local economy to establish a framework for balanced regional economic development.
3. Encourage economic activities which are: of substantive economic benefit to the residents of the area; environmentally benign; and compatible with the cultural sensitivities of the residents of the Hana region.
4. Protect traditional *mauka* and *makai* access for subsistence activities that supplement family food sources.
5. Promote and maintain agriculture as a major economic activity with emphasis on a regional diversified agricultural industry.
6. Maintain taro farming, ranching and floriculture as major economic activities and promote their economic viability and sustainability. Promote aquaculture and horticulture as economic activities.
7. Maintain the visitor industry as a major economic activity, encouraging commercial activities which focus on the "day" visitor market and/or complement the "overnight" visitor market.
8. Support the continued operation of the Hotel Hana-Maui as a significant economic unit in order to provide stable employment for local residents at a size and scale that is in balance with the character of the Hana Town community.
9. Support community-based economic development activities and regional cooperative marketing.

10. Promote self-sufficiency by using local resource materials, products, and natural energy sources. Encourage and promote programs which allow use of certain abundant native plant species, such as *hala* and *kukui*, for commercial endeavors by residents of the Hana District.
11. Assist the region's local fishing industry and promote its economic viability and sustainability.
12. Encourage contractors to employ qualified Hana District residents when constructing facilities or other structures within the Hana District.

### ***Implementing Actions***

1. Update the County's socio-economic forecast model at least once a year to provide an on-going basis for evaluating socio-economic issues and conditions in the Hana Community Plan region.
2. Seek government funds to promote economic diversification, community-based economic development, and economic self-sufficiency of the Hana District.
3. Seek government funds and technical assistance to establish a community-based Hana Economic Development Task Force to implement the policies of this plan.

## **HOUSING**

### ***Goal***

The provision of housing opportunities to the residents of Hana, for all income and age groups, which are affordable, safe, and environmentally and culturally compatible.

### ***Objectives and Policies***

1. Encourage a comprehensive housing strategy which encompasses private sector initiatives, government programs, public-private joint efforts, and other assistance programs to reduce costs and increase housing availability for all income and age groups.
2. Provide sufficient land area for urban residential development only in appropriate areas near urban facilities.

3. Encourage modification of regulatory codes which may not be appropriate to the Hana region and which increase the time and cost of providing housing opportunities for the region's residents.

### ***Implementing Actions***

1. Develop government-sponsored housing units to be used by State and County personnel who reside in the Hana region only for the purpose of fulfilling their professional responsibilities.
2. Review and modify the existing Maui County building code and subdivision code to reduce home construction costs in rural and remote areas. Implement alternative rural standards for items such as road widths, street lighting, etc.
3. Seek government funds to assist community-based housing groups, such as the Hana Affordable Housing and Community Development Corporation, in developing housing projects and housing rehabilitation programs, consistent with the Hana Community Plan, to meet the needs of Hana District residents.
4. Establish a housing rehabilitation program, including loans, grants, and/or technical assistance and community outreach.
5. Provide programs including, but not limited to, home ownership counseling and self-help housing to enhance home ownership opportunities for the residents of the Hana District.

## **URBAN DESIGN**

### ***Goal***

Harmony between the natural and man-made environments through building, infrastructure and landscaping design which ensures that the natural beauty and character of the Hana region is preserved.

### ***Objectives and Policies***

1. Support design controls for Hana Town and the Hana region based on maintaining the existing low rise character and rural scale of the area.

2. Encourage roadway, drainage, landscaping and other public improvement standards which are in harmony with an informal rural or natural environment.
3. Maintain the informal rural streetscape which provides character identification for Hana Town.
4. Preserve significant view corridors.

### ***Implementing Actions***

1. Prepare "country town" design guidelines for Hana Town which enhance the natural beauty and Hawaiian character of the region, through appropriate building, infrastructure and landscape design.
2. Develop and implement appropriate "rural standards" for public facilities and privately sponsored building improvements, roadways and subdivisions.
3. Limit building height to two stories or thirty-five (35) feet above grade throughout the region.
4. Limit the height of man-made walls to avoid visual obstruction of coastal and scenic mauka areas.
5. Identify significant view corridors and seek their protection through covenants, easements, and other planning tools.

## **PHYSICAL INFRASTRUCTURE**

### ***Goal***

Timely and environmentally sensitive development and maintenance of infrastructure systems which protect and preserve the safety and health of the Hana region's residents and visitors, including the provision of domestic water, utility and waste disposal services, and effective transportation systems which meet the needs of residents and visitors while protecting the region's rural character.



## ***Objectives and Policies***

### All Areas

1. Ensure community participation, including resident Hawaiian, in all long-term infrastructure planning.

### Transportation

2. Improve road conditions through more frequent resurfacing and repair.
3. Encourage a program of roadway safety improvements, including shoulder widening, pull-over spots and installation of new signage and guardrails that do not detract from the region's scenic and rural character.
4. Balance traffic flow and safety requirements with the preservation of the Hana region's historic bridges.
5. Encourage the development of a quasi-public shuttle service to meet the intraregional and/or interregional transportation needs of the residents of the Hana Community Plan region.
6. Ensure that any master plan for the Hana Airport is consistent with the objectives and policies set forth in the Hana Community Plan.

### Water

7. Improve water source and delivery facilities to ensure that water supplied to the region's residents and visitors is of the highest quality.
8. Identify water service area expansion needs in the Hana region.
9. Encourage water conservation measures by residents and businesses.

### Liquid and Solid Waste

10. Develop and implement a comprehensive waste management plan which includes reduction, recycling and reuse of solid waste and wastewater as major plan components.
11. Incorporate household re-use of gray water in the County's wastewater management strategy.

## Energy and Public Utilities

12. Promote energy efficiency as the energy resource of first choice, and encourage energy conservation practices by residents and businesses.
13. Improve energy and communication systems to ensure reliable service to the residents and businesses of the Hana region.
14. Identify service area expansion needs for energy services in the Hana region.
15. Promote the environmentally and culturally sensitive use of renewable energy resources, like biomass, solar energy, and wind energy, in all sectors of the community.

## ***Implementing Actions***

1. Prepare a Hana Highway and Pi`ilani Highway roadway management plan which identifies: (1) significant natural and structural features to be preserved; (2) comprehensive road signage requirements; (3) long-term roadway maintenance requirements; and (4) a traffic management system which provides for pull-over spots, and interpretive scenic lookouts.
2. Improve Hana Highway to allow safe passage of two-way vehicular traffic.
3. Improve Pi`ilani Highway as an alternative route to Hana while protecting and preserving the integrity of natural landforms and historic structures.
4. Improve walkways and roads within residential areas to ensure safe passage for pedestrians and vehicular traffic.
5. Develop appropriate and achievable rural standards for infrastructural improvements.
6. Provide a back-up electrical generator which will provide power to the Hana region during periods of electrical power outages.
7. Provide energy services to Kipahulu.
8. Provide municipal water service to Kipahulu and Upper Nahiku.

9. Prepare a domestic water system master plan and a wastewater system master plan for the Hana region.
10. Prepare a Hana Airport master plan.

## **SOCIAL INFRASTRUCTURE**

### ***Goal***

An efficient and responsive system of people-oriented public services which enable residents to live a safe, healthy and enjoyable lifestyle, and offer the youth and adults of the region opportunities and choices for self and community improvement.

### ***Objectives and Policies***

#### **Recreation**

1. Encourage recreational programs for all age groups, and provide opportunities for passive recreation.
2. Improve regulation of commercial activities with public recreational areas in collaboration with community-based organizations.
3. Recognize and respect the recreational values and pristine character of Hana's natural land and water resources.

#### **Public Health and Safety**

4. Improve emergency rescue services and medical services for the Hana region.
5. Encourage the provision of public health education programs, including mental health counseling services.
6. Improve fire protection, prevention and suppression services in the Hana region.
7. Encourage the recruitment and retention of police department personnel who are thoroughly familiar with the needs of the community.

8. Encourage upgrading and expanding the facilities at the Hana Medical Center.
9. Encourage the provision of services and development of facilities to meet the current and future "elderly care" needs of the Hana District.

#### Education

10. Maintain and expand educational opportunities for adults.
11. Expand vocational programs.
12. Support a Hawaiian language immersion program in Hana.
13. Enhance educational quality of schools within the Hana region through collaborative efforts with community-based groups such as the PTSA.

#### ***Implementing Actions***

1. Prepare a recreation management plan for Hana Bay to identify compatible and conflicting uses and to establish a regulatory context for uses within the bay in conjunction with the Hana Harbor Advisory Committee.
2. Establish and maintain an area for canoes and other similar recreational type boats at Hana Bay.
3. Prohibit dry docking of boats within the Hana Bay area except during storm and/or high surf conditions.
4. Provide water safety officers for Hana Bay.
5. Regulate commercial tour operator use of Hana Bay Pavilion and picnicking area, Wai'anapanapa, Pua'a Ka'a, and Kaumahina State Parks in order to allow residents and other visitors greater use of these facilities.
6. Maintain Hana Bay Beach Park and Hana Ball Park as primary recreational areas within Hana Town. Establish traffic management programs to promote safety during times when events are occurring.
7. Develop a larger multi-purpose facility in order to meet the social activity needs of an expanding residential population.

8. Establish and maintain passive parks and regional recreation parks to meet the residential needs of remote communities throughout the Hana region.
9. Improve and maintain Ke`anae Community Park.
10. Establish and maintain an enforcement officer's position dedicated to enforcing rules and regulations within State parks, beach areas, and conservation lands.
11. Establish and maintain a Rescue Squad at the new Hana Fire Station.
12. Maintain a civil defense coordinator position for Hana and establish emergency evacuation centers for remote centers of the region.
13. Increase the police force, possibly by deputizing part-time officers in more remote areas.
14. Improve emergency communications equipment.
15. Maintain the Hana Health Advisory Committee to assist in developing programs to meet future medical service needs.
16. Establish a full-time mental health case management position and a full-time elderly services case management position in the Department of Health to meet the residents' needs.
17. Develop and maintain a "meals-on-wheels" program and a transportation program for senior citizens.
18. Establish and maintain a public cemetery.
19. Provide sufficient counselor positions in the Department of Education to meet the students' needs at the Hana High and Elementary School.
20. With community participation, identify the causes and develop appropriate incentives to reduce teacher turnover at schools.
21. Seek funding to expand skybridge and other community education and telecommunications programs.

## **GOVERNMENT**

## ***Goal***

The provision of accessible, cost effective, and responsive government services and programs which meet the unique needs of residents and the cultural, geographic and socio-economic characteristics of the Hana region.

## ***Objectives and Policies***

1. Provide better access to County and State officials by establishing outreach services in the Hana region.
2. Encourage improved communication between government agencies and residents in order to improve residents' understanding of the development permit process and compliance with regulatory requirements.
3. Promote the development of building and subdivision codes and standards which are appropriate for the Hana region.
4. Utilize the government budgeting process as a means to carry out the policies and priorities of the Hana Community Plan.
5. Ensure the participation of native Hawaiian residents and community representatives in all CIP and program planning that impacts on the Hana region.
6. Maintain a policy within the County Council and the State Land Use Commission to hold hearings in Hana on land use issues which affect the Hana District.
7. Maintain the Hana Advisory Committee to the Maui Planning Commission to make recommendations regarding all land use policies, permits, and changes in designation within the Hana District.

## ***Implementing Actions***

1. Develop a satellite government center for the Hana region with scheduled days for different government agencies.
2. Pursue creative regulatory solutions to provide better government services.
3. Develop recruitment/incentive programs to attract Hana region residents into positions within the Fire and Police Departments,

Department of Land and Natural Resources, the National Parks Service and other government agencies located in the Hana region.

4. Compile special plans and studies necessary to implement the recommendations of the Community Plan. These would include market studies and assessments of the diversified agricultural economic sector, the current and projected visitor accommodation market mix, water development, housing, local and regional circulation, drainage, solid waste, and other special studies as required.

### **C. Planning Standards**

The following planning standards are specific guidelines or measures for development and design. These standards are essential in clarifying the intent of the land use and urban design objectives and policies and the Land Use Map.

1. Building Height:

Two stories or thirty-five (35) feet above grade throughout the region.

2. Landscaping:

Native plant species which are found in the Hana region shall be utilized for public and quasi-public facilities to the greatest extent possible.

Non-retaining wall structures along public roadways shall not exceed four (4) feet in height.

3. Building Design:

All commercial buildings, subdivision improvements, multi-family projects, and government or private infrastructure improvements shall be designed in accordance with design guidelines developed for Hana Town.

4. Roadways:

Highways and major roadways shall have a minimum pavement width of 16 feet, and shoulder width of two feet, to provide for the safe passage of two-way traffic, except in areas where natural landforms, historic structures and other environmental constraints preclude widening beyond existing roadway widths.

Roadways, including Highways shall not exceed 20 feet in pavement width, except in residential areas where on-street parking is desired.

County-standard curbs, gutters, and sidewalks shall not be required in the Hana district. Grassed shoulders and swales shall be allowed without curbs.

Where walkways are provided, they shall be separated from roadways by a minimum two-foot wide planting strip along residential streets, and a minimum four-foot wide planting strip along highways.

5. Subdivisions:

*Environmental Design*

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

*Socio-Economic Considerations*

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

*Improvements*

County urban subdivision standards shall not apply to the Hana region, except in areas where deemed appropriate, in regards to the following improvements:

Curb, gutter, sidewalks shall not be required;  
Street lighting shall not be required;  
Pavement width shall not exceed 20 feet.

6. Hotel District Standards:

Within the Hotel District, the total ground area occupied by all buildings shall not exceed 25 percent of the lot area.

7. Service Business/Residential Standards:

A new Service Business/Residential zoning district may be established where the following conditions are met:

- a. Parcel is currently used for single-family residential purposes;
- b. Structure has residential design character;



- c. Business or service is compatible with the character of the surrounding neighborhood, such as an office, small kitchen, or small specialty shop;
- d. Scale and intensity of use is not disruptive to surrounding properties or roadways;
- e. One vacation unit per lot containing another long-term residential unit (County Special Use permit required for more than one unit, or for lots with no long-term residential unit);
- f. Minimum front and side yard setbacks of 20-feet and 10-feet, respectively; and
- g. One (1) sign, not to exceed eight (8) square feet.

8. Standards for Commercial Activities in the Rural and Agricultural Districts

- a. Proposed uses must:
  - Be visually compatible with the rural and agricultural character of the area;
  - Be compatible in scale and intensity with surrounding properties or roadways;
  - Not adversely affect the surrounding neighborhood; and
  - Be supportive of and not adversely effect the agricultural activities of the area.
- b. In addition, proposed uses must either:
  - Be essential to the region's economic well-being;
  - Provide essential services for the residents of the Hana District; or
  - Provide for the essential domestic needs of remote communities such as Ke`anae, Kipahulu and Kaupo.

## **PART IV**

### **IMPLEMENTATION CONSIDERATIONS**

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To facilitate the implementation of the Hana Community Plan, the implementing actions shall be considered by County and State agencies in their planning, programming and budgeting. In this regard, respective County agencies shall review and incorporate applicable implementing actions, as well as the broader statements of goals, objectives and policies contained in the Hana Community Plan as follows:

1. Annual budget requests shall address requirements identified by implementing actions contained in the Hana Community Plan;
2. Capital improvements programming undertaken by each agency shall incorporate, as appropriate, specific projects listed in the Hana Community Plan;
3. Priority assignments to capital improvement projects shall consider implementing actions contained in the Hana Community Plan;
4. Agency master plans shall address project, program and policy actions advanced in the Hana Community Plan;
5. Agency program and policy formulation processes shall consider, and where appropriate, incorporate implementing actions set forth in the Hana Community Plan; and
6. Agency reviews of and recommendations for individual projects being processed for approval shall consider the relationship of the proposed action to the implementing provisions contained in the Hana Community Plan.

The following table summarizes and categorizes each action as either a program, policy or project-related implementing action to further facilitate agency review, consideration and action on applicable implementing provisions.

**Table 1**

<b>Hana Community Plan Region Implementation Responsibilities</b>		
<b>DEPARTMENT: Department of Planning</b>		
<b>Action Category</b>	<b>Implementing Action</b>	<b>Planning Category</b>
<b>Policy</b>	1. Require development projects to identify and mitigate all cultural resources within or adjacent to the project area as part of the development review process.	Cultural Resources
	2. Initiate legislation to limit building height to two stories or thirty-five (35) feet above grade throughout the region.	Urban Design
	3. Protect view corridors through covenants, easements, and other planning tools.	Urban Design
<b>Project</b>	1. Identify and inventory exceptional open space resources and viewsheds for protection via covenants, easements, and other planning tools.	Land Use
	2. Establish zoning standards with varying minimum lot sizes for lands within the agricultural district.	Land Use
	3. Establish new land use standards designations that recognize and preserve the unique natural & cultural characteristics of Hana.	Land Use
	4. Conduct an inventory and study of existing non-conforming uses, including vacation rentals, and identify solutions to non-conforming use issues.	Land Use
	5. Update the County's socio-economic forecast model at least once a year to provide an on-going basis for evaluating socio-economic issues in Hana.	Economic Activity
	6. Update the Cultural Resource Management Plan to identify cultural resources and recommendations for preservation specific to the Hana region.	Cultural Resources
	7. Develop and implement regulations to protect lo'i kalo (taro terraces).	Cultural Resources
	8. Prepare "country town" design guidelines for Hana Town which enhance the natural beauty and Hawaiian character of the region.	Urban Design
	9. Compile special plans and studies necessary to implement the recommendations of the Community Plan.	Government
<b>DEPARTMENT: Department of Public Works and Waste Management</b>		
<b>Action Category</b>	<b>Implementing Action</b>	<b>Planning Category</b>
<b>Policy</b>	1. Limit the height of man-made walls to avoid visual obstruction of coastal areas and scenic mauka areas.	Urban Design
	2. Incorporate the use of gray water, including household recycling, in the County's wastewater reuse strategy.	Infrastructure

<b>Hana Community Plan Region Implementation Responsibilities</b>		
<b>DEPARTMENT: Department of Public Works and Waste Management (continued)</b>		
<b>Action Category</b>	<b>Implementing Action</b>	<b>Planning Category</b>
<b>Project</b>	1. Review and modify, as appropriate, the existing Maui County building code and subdivision code, to promote reduction in home construction costs.	Housing
	2. Develop and implement appropriate "rural standards" for public facilities and privately sponsored building improvements, roadways and subdivisions.	Urban Design
	3. Improve sidewalks and roads within residential areas to ensure safe passage for pedestrians and vehicular traffic.	Infrastructure
	4. Develop appropriate and achievable rural standards for infrastructural improvements.	Infrastructure
	5. Provide a back-up electrical generator which will provide power to the Hana region during periods of electrical power outages.	Infrastructure
	6. Provide energy services to Kipahulu.	Infrastructure
	7. Prepare a Pi'ilani Highway management plan which identifies: (1) features to be preserved; (2) signage requirements; (3) maintenance requirements; and (4) traffic management.	Infrastructure
	8. Improve Hana Highway to allow safe passage of two-way vehicular traffic.	Infrastructure
	9. Improve Pi'ilani Highway as an alternative route to Hana while protecting and preserving the integrity of natural landforms and historic structures in remote areas.	Infrastructure
	10. Prepare a wastewater system master plan for the Hana Region.	Infrastructure
<b>DEPARTMENT: Department of Parks and Recreation</b>		
<b>Action Category</b>	<b>Implementing Action</b>	<b>Planning Category</b>
<b>Program</b>	1. Establish and maintain passive parks and regional recreation parks throughout the Hana region.	Social Infrastructure
	2. Establish and maintain an area for canoes and other similar recreational type boats at Hana Bay.	Social Infrastructure
	3. Regulate commercial tour operator use of Hana Bay in order to allow greater resident use.	Social Infrastructure
	4. Provide water safety officers for Hana Bay.	Social Infrastructure
<b>Policy</b>	1. Establish traffic management programs to protect participants and spectators at the Hana Ball Park and Hana Bay Beach Park.	Social Infrastructure
<b>Project</b>	1. Prepare a recreation management plan for Hana Bay to identify compatible and conflicting uses and to establish regulations.	Social Infrastructure

<b>Hana Community Plan Region Implementation Responsibilities</b>		
<b>DEPARTMENT: Department of Parks and Recreation (continued)</b>		
<b>Action Category</b>	<b>Implementing Action</b>	<b>Planning Category</b>
<b>Project</b>	2. Improve and maintain Ke'anae Community Park.	Social Infrastructure
	3. Develop a larger multi-purpose facility in order to meet the social activity needs of an expanding residential population.	Social Infrastructure
<b>DEPARTMENT: Office of the Mayor</b>		
<b>Action Category</b>	<b>Implementing Action</b>	<b>Planning Category</b>
<b>Program</b>	1. Pursue creative regulatory solutions to provide better government services.	Government
<b>Policy</b>	1. Seek government funds to promote economic diversification, community-based economic development, and economic self-sufficiency of the Hana District.	Economic Activity
<b>Project</b>	1. Develop a satellite government center for the Hana region with scheduled days for different government agencies.	Government
<b>DEPARTMENT: Department of Water Supply</b>		
<b>Action Category</b>	<b>Implementing Action</b>	<b>Planning Category</b>
<b>Project</b>	1. Provide municipal water service to Kipahulu and Upper Nahiku.	Infrastructure
	2. Prepare a domestic water system master plan for the Hana region.	Infrastructure
<b>DEPARTMENT: Department of Housing and Human Concerns</b>		
<b>Action Category</b>	<b>Implementing Action</b>	<b>Planning Category</b>
<b>Program</b>	1. Provide programs including, but not limited to, home ownership counseling and self-help housing to enhance home ownership opportunities for residents.	Housing
	2. Establish a housing rehabilitation program, including loans, grants and /or technical assistance and community outreach.	Housing
	3. Develop and maintain a "meals-on-wheels" program and a transportation program for senior citizens residing in the Hana region.	Social Infrastructure
<b>Policy</b>	1. Seek government funds to assist community-based housing groups, in developing housing projects and housing rehabilitation programs.	Housing
<b>Project</b>	1. Develop housing units to be used by government personnel who reside in Hana only to fulfill their professional responsibilities.	Housing
<b>Hana Community Plan Region Implementation Responsibilities</b>		

<b>DEPARTMENT: Civil Defense Agency</b>		
<b>Action Category</b>	<b>Implementing Action</b>	<b>Planning Category</b>
<b>Program</b>	1. Maintain a civil defense coordinator position for Hana and establish emergency evacuation centers for remote centers of the region.	Social Infrastructure
<b>DEPARTMENT: Department of Personnel Services</b>		
<b>Action Category</b>	<b>Implementing Action</b>	<b>Planning Category</b>
<b>Program</b>	1. Develop a recruitment/incentive program to attract Hana region residents into positions within the Fire and Police Departments, Department of Land and Natural Resources, and the National Parks Service.	Government
<b>DEPARTMENT: State Department of Land and Natural Resources</b>		
<b>Action Category</b>	<b>Implementing Action</b>	<b>Planning Category</b>
<b>Program</b>	1. Develop and maintain a groundwater and surface water resources monitoring program to define and monitor water levels to meet the current and future demands.	Environment
	2. Establish and maintain an aquatic resources management and monitoring program.	Environment
	3. Establish and maintain feral animal control programs, and programs which control invasive alien plant species.	Environment
	4. Conduct a native language oral history program to record the knowledge of the kupuna, as it relates to cultural practices and values.	Cultural Resources
	5. Establish programs to rejuvenate and exhibit the various cultural practices, and to reorient youth and adults with their cultural heritage.	Cultural Resources
	6. Develop and implement regulations to protect taro lo'i.	Cultural Resources
	7. Regulate commercial tour operator use of Wai'anapanapa, Pua'a Ka'a, and Kaumahina State Parks in order to allow greater resident use.	Social Infrastructure
	8. Establish an enforcement officer's position to enforce rules and regulations within State parks, beach areas, and conservation lands.	Social Infrastructure
<b>Policy</b>	1. Prohibit dry docking of boats within the Hana Bay area except during storm and/or high surf conditions.	Social Infrastructure
	2. Prepare watershed management plans for the Hana District to protect the district's surface, ground and coastal waters.	Environment
	3. Conduct a regional assessment to identify areas suitable for revegetation with native plants and the re-establishment indigenous fauna and avifauna.	Environment

**Hana Community Plan Region  
Implementation Responsibilities**

<b>DEPARTMENT: State Department of Agriculture</b>		
<b>Action Category</b>	<b>Implementing Action</b>	<b>Planning Category</b>
<b>Program</b>	1. Monitor the selection and application of chemical pesticides and fertilizers, and develop incentives to reduce their use.	Environment
<b>DEPARTMENT: State Department of Education</b>		
<b>Action Category</b>	<b>Implementing Action</b>	<b>Planning Category</b>
<b>Program</b>	1. Establish a Hawaiian language immersion program in Hana.	Cultural Resources
	2. Offer programs in Hawaiian language and culture for all age groups	Cultural Resources
	3. Establish additional counselor positions to meet the students' needs at the Hana High and Elementary School.	Social Infrastructure
<b>Project</b>	1. Develop incentives to reduce teacher turnover at schools within the Hana region.	Social Infrastructure
<b>DEPARTMENT: Office of Hawaiian Affairs</b>		
<b>Action Category</b>	<b>Implementing Action</b>	<b>Planning Category</b>
<b>Program</b>	1. Conduct a native language oral history program to record the knowledge of the kupuna, as it relates to cultural practices and values.	Cultural Resources
	2. Establish programs to rejuvenate and exhibit the various cultural practices, and to reorient youth and adults with their cultural heritage.	Cultural Resources
<b>DEPARTMENT: State Department of Transportation</b>		
<b>Action Category</b>	<b>Implementing Action</b>	<b>Planning Category</b>
<b>Project</b>	1. Improve Hana Highway to allow safe passage of two-way vehicular traffic.	Infrastructure
	2. Improve Pi'ilani Highway as an alternative route to Hana while protecting and preserving the integrity of natural landforms and historic structures in remote areas.	Infrastructure
	3. Prepare a Hana Highway and Pi'ilani Highway roadway management plan which identifies: (1) significant features to be preserved; (2) signage requirements; (3) roadway maintenance requirements; and (4) a traffic management system.	Infrastructure
	4. Prepare a Hana Airport master plan.	Infrastructure
<b>Hana Community Plan Region Implementation Responsibilities</b>		

<b>DEPARTMENT: State Department of Health</b>		
<b>Action Category</b>	<b>Implementing Action</b>	<b>Planning Category</b>
<b>Program</b>	1. Establish full-time mental health and elderly services case management positions to meet the needs of the Hana region.	Social Infrastructure
<b>Policy</b>	1. Maintain the Hana Health Advisory Committee to assist in developing programs to meet the future medical service needs of the Hana District.	Social Infrastructure
<b>DEPARTMENT: University of Hawaii</b>		
<b>Action Category</b>	<b>Implementing Action</b>	<b>Planning Category</b>
<b>Program</b>	1. Seek funding to expand skybridge and other community education and telecommunications programs.	Social Infrastructure
	2. Conduct a native language oral history program to record the knowledge of the kupuna, as it relates to cultural practices and values.	Cultural Resources



# PART V

## LAND USE MAP

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### A. Land Use Categories and Definitions

#### Conservation (C)

This category primarily recognizes the designation of lands in the State Conservation District and is used to protect and preserve wilderness areas, beach reserves, scenic areas and historic sites, open ranges, and watersheds; to conserve fish and wildlife; and to promote forestry and grazing.

#### Agriculture (AG)

This use indicates areas for agricultural activity which would be in keeping with the economic base of the County and the requirements and procedures of Chapter 205 HRS, as amended.

#### Rural (R)

This use is to protect and preserve areas consisting of small farms intermixed with low density single-family residential lots. It is intended that, at a minimum, the requirements of Chapter 205 HRS, as amended, shall govern this area.

#### Single-Family (SF)

This includes single-family and duplex dwellings.

#### Multi-Family (MF)

This includes apartment and condominium buildings having more than two dwellings.

#### Hotel (H)

This applies to transient accommodations which do not contain kitchens within individual units. Such hotel facilities may include permissible accessory uses primarily intended to serve hotel guests.

### Business/Multi-Family (BMF)

This includes a mixture of retail, office, and commercial services which are oriented to neighborhood service and single family and multi-family residential uses.

### Business/Commercial (B)

This includes retail stores, offices, entertainment enterprises and related accessory uses.

### Business/Industrial (BI)

This includes a mixture of warehousing, distribution, service operations, retail and office uses.

### Light Industrial (LI)

This is for warehousing, light assembly, service and craft-type industrial operations.

### Heavy Industrial (HI)

This is for major industrial operations whose effects are potentially noxious due to noise, airborne emissions or liquid discharges.

### Airport (AP)

This includes all commercial and general aviation airports, and their accessory uses.

### Public/Quasi-Public (P)

This includes schools, libraries, fire/police stations, government buildings, public utilities, hospitals, churches, cemeteries, and community centers.

### Project District (PD)

This category provides for a flexible and creative planning approach rather than specific land use designations for quality developments. The planning approach would establish continuity in land uses and designs while providing for a comprehensive network of infrastructural facilities and systems. A variety of uses as well as open space, parks and other project uses are intended in accord with each individual project district objective.

### Park (PK)

This designation applies to lands developed or to be developed for recreational use. This includes all public and private active and passive parks.

### Open Space (OS)

This use is intended to limit development on certain urban and non-urban designated lands which may be inappropriate for intensive development due to environmental, physical, or scenic constraints; this category would include, but not be limited to, shoreline buffer areas, landscape buffers, drainageways, viewplanes, flood plains, and tsunami areas. Other appropriate urban and non-urban uses may be allowed on a permit basis.

### Service Business/Single Family Residential (SBR)

This includes single family dwellings with small scale-service and neighborhood-oriented businesses which are established in previously utilized residential dwellings or other existing structures. The business use should be compatible with the physical character of the residential neighborhood.

PC:COMPLANS:hana

Proposed Revision to the Hana Community Plan Land Use Map							
Item No.	Current Designation	Approx Acre	CAC Recommendation	Department of Planning Proposed Plan Revision	Maui Planning Commission Recommendation	Planning Committee Recommendation	Comments
1	Conservation	15.3	Not reviewed by the CAC.	Department proposes Agriculture in accordance with recommendation by the Hana Advisory Committee (HAC) to the Planning Commission.	Concurs with the Department's proposed revision.	Change the acreage to 15.15 and identify the affected parcels: TMK: 1-3-09:002, (2.93 acres) TMK: 1-3-09:097, (2.93 acres) TMK: 1-3-09:004, (9.49 acres)	Ka`eleku.
2	Conservation/ Agriculture	18.5	Not acted on by the CAC.	Department proposes Rural in accordance with a neighborhood petition after CAC adjournment.	Concurs with the Department's proposed revision.	Change the acreage to 41.54 and identify the affected parcels. Agriculture to Rural: TMK: 1-3-05:010, (14.6 acres) TMK: 1-3-05:016, (2.0 acres) TMK: 1-3-05:017, (4.0 acres) TMK: 1-3-05:018, (0.5 acres) TMK: 1-3-05:019, (1.0 acres) TMK: 1-3-05:020, (0.81 acres)  Conservation to Rural: TMK: 1-3-05:021, (0.83 acres) TMK: 1-3-05:022, (0.5 acres) TMK: 1-3-05:023, (0.5 acres) TMK: 1-3-05:024, (2.0 acres) TMK: 1-3-05:025, (0.5 acres) TMK: 1-3-05:026, (0.87 acres) TMK: 1-3-05:027, (2.81 acres) TMK: 1-3-05:028, (3.97 acres) TMK: 1-3-05:029, (0.94 acres) TMK: 1-3-05:030, (0.92 acres) TMK: 1-3-05:031, (4.0 acres) TMK: 1-3-05:032, (0.79 acres)	Wai`anapanapa. CAC took no action due to potential conflict of interest. HAC concurred with Department.

(1994)

Proposed Revision to the Hana Community Plan Land Use Map							
Item No.	Current Designation	Approx Acre	CAC Recommendation	Department of Planning Proposed Plan Revision	Maui Planning Commission Recommendation	Planning Committee Recommendation	Comments
3	SF	88.0	The CAC proposed Rural designation to reflect intent of 1982 CAC and to be consistent with existing Wakiu Houselots.	Department concurs with the CAC recommendation.	Concurs with the CAC recommendation and the Department's proposed revision.	TMK: 1-3-04:001 (portion) TMK: 1-3-04:002, (0.725 acres) TMK: 1-3-04:003, (0.14 acres) TMK: 1-3-04:004, (0.11 acres) TMK: 1-3-04:005, (0.13 acres) TMK: 1-3-04:009, (5.33 acres) TMK: 1-3-04:021, (0.20 acres) TMK: 1-3-04:022, (2.44 acres) TMK: 1-3-06:002, (3.08 acres) TMK: 1-3-06:004, (0.85 acres) TMK: 1-3-06:005, (4.44 acres) TMK: 1-3-06:007 (portion) TMK: 1-3-06:013, (2.0 acres) TMK: 1-3-06:014, (0.1 acres)	Wakiu.
4	MF	3.8	The CAC proposed Rural designation to reflect intent of 1982 CAC and to be consistent with existing Wakiu Houselots.	Department concurs with the CAC recommendation.	Concurs with the CAC recommendation and the Department's proposed revision.	Change the acreage to 4.04 and identify the affected parcels: TMK: 1-3-08:015, (0.97 acres) TMK: 1-3-08:016, (0.94 acres) TMK: 1-3-08:017, (2.13 acres)	Wakiu.
5	AG	9.3	Not reviewed by the CAC.	Department proposes Rural in accordance with land owner request.	Concurs with the Department's proposed revision.	TMK: 1-4-03:019 (portion)	Kawaipapa. Land owner proposal first introduced at Commission public hearing.
6	AG/ Rural/ SF	N/A 200' Wide	Not reviewed by the CAC.	Department proposes an Open Space corridor along Kawaipapa Stream.	Concurs with the Department's proposed revision.	Reject this recommendation regarding a 200 feet open space area. Instead, development plans should identify mitigative measures to minimize flooding.	

(1994)

Proposed Revision to the Hana Community Plan Land Use Map							
Item No.	Current Designation	Approx Acre	CAC Recommendation	Department of Planning Proposed Plan Revision	Maui Planning Commission Recommendation	Planning Committee Recommendation	Comments
7	AG	10	The CAC recommended 7 acres to Public/Quasi-Public and 3 to MF to provide for Hana Medical Center expansion and elderly housing.	Department recommends 10 acres to P/Q-P in order to provide flexibility in site planning.	Concurs with the Department's proposed revision.	TMK: 1-4-03:022, (10.07 acres)	Elderly housing allowed in P/Q-P. HAC concurred with Department.
8	AG	15	Redesignate to SF an area identified by the Hana Affordable Housing and Development Corporation for a self-help housing project.	Department concurs with the CAC recommendation.	Concurs with the CAC recommendation and the Department's proposed revision.	TMK: 1-4-03:009 (portion)	Kawaipapa. Intended to designate area to be donated by Keola Hana Maui.
9	AG	1	Redesignate to P/Q-P for development of new Hana Fire Station.	Department concurs with the CAC recommendation.	Concurs with the CAC recommendation and the Department's proposed revision.	TMK: 1-4-06:002, (1.0 acres)	Kawaipapa.
10	SF	7	Redesignate to MF an area identified by the Hana Affordable Housing and Development Corporation for a multi-family rental housing project.	Department concurs with the CAC recommendation.	Concurs with the CAC recommendation and the Department's proposed revision.	TMK: 1-4-06:001 (portion)	Niumalu.
11	P/Q-P	18.5	Redesignate to Rural in recognition of underlying State Land Use District and probable mapping error in existing Plan.	Department concurs with the CAC recommendation.	Concurs with the CAC recommendation and the Department's proposed revision.	Change the acreage to 18.63 and identify the affected parcels: TMK: 1-3-07:010, (2.38 acres) TMK: 1-3-07:011, (0.80 acres) TMK: 1-3-07:012, (1.39 acres) TMK: 1-3-07:015, (2.22 acres) TMK: 1-3-07:016, (2.39 acres) TMK: 1-3-07:017, (2.02 acres) TMK: 1-3-07:018, (2.62 acres) TMK: 1-3-07:023, (4.65 acres) TMK: 1-3-07:027, (0.16 acres)	Waikalooa.

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Proposed Revision to the Hana Community Plan Land Use Map							
Item No.	Current Designation	Approx Acre	CAC Recommendation	Department of Planning Proposed Plan Revision	Maui Planning Commission Recommendation	Planning Committee Recommendation	Comments
12	SF/MF	4.6	Redesignate to Service Business/Residential (SBR) twelve (12) parcels along the perimeter of the residential area to provide for small scale businesses and vacation rentals compatible with SF residential uses.	Department concurs with the CAC recommendation.	Concurs with the CAC recommendation and the Department's proposed revision.	Change the acreage to 5.156 and identify the affected parcels. Multi-Family to SBR: TMK: 1-4-04:005, (1.25 acres) TMK: 1-4-05:043, (0.2 acres) TMK: 1-4-05:045, (0.14 acres)  Single-Family to SBR: TMK: 1-4-05:023, (0.32 acres) TMK: 1-4-05:026, (0.62 acres) TMK: 1-4-13:009, (0.76 acres) TMK: 1-4-13:010, (0.15 acres) TMK: 1-4-13:016, (0.24 acres) TMK: 1-4-13:025, (0.32 acres) TMK: 1-4-13:039, (0.98 acres) TMK: 1-4-14:003, (0.86 acres)	SBR is a new category for Hana. Planning Standards for the SBR District are listed on page 29 of proposed Plan.
13	SF	0.5	Redesignate to SBR.	Redesignate to Service Business/Residential (SBR) in accordance with recommendation of HAC, and in recognition of historic use.	Concurs with the Department's proposed revision.	Redesignate to Business/Commercial: TMK: 1-4-13:001, (0.5 acres)	To reflect land use map designation.
14	SF	0.5	Not reviewed by the CAC.	Department proposes redesignation to Public/Quasi-Public, in accordance with recommendation of HAC, to recognize expansion of Hana Cultural Center.	Concurs with the Department's proposed revision.	Change the acreage to 0.2 and identify the affected parcels. Single-Family to P/Q-P: TMK: 1-4-13:014, (0.1 acres) TMK: 1-4-13:015, (0.1 acres)	Hana Cultural Center.

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Proposed Revision to the Hana Community Plan Land Use Map							
Item No.	Current Designation	Approx Acre	CAC Recommendation	Department of Planning Proposed Plan Revision	Maui Planning Commission Recommendation	Planning Committee Recommendation	Comments
15	OS	7.5	Not reviewed by the CAC.	Department proposes redesignation to Hotel to provide flexibility for renovations within the existing Hotel Hana Maui grounds. See comments.	Concurs with the Department's proposed revision.	Concurs with Planning Commission.  TMK: 1-4-04:022 (portion)	HAC did not take action for lack of consensus.
16	AG	3.37	Not reviewed by the CAC.	Redesignate to Rural in recognition of underlying State Land Use District and probable mapping error in existing Plan.	Concurs with the Department's proposed revision.	TMK: 1-4-12:012, (0.99 acres) TMK: 1-4-12:013, (0.76 acres) TMK: 1-4-12:014, (0.76 acres) TMK: 1-4-12:015, (0.76 acres) TMK: 1-4-12:020, (0.1 acres)	Kaki`o. HAC concurred with Department.
17	AG/Rural/ PK/SF	8.7	Not reviewed by the CAC.	Redesignate to Public/Quasi-Public five (5) parcels in recognition of existing uses.	Concurs with the Department's proposed revision.	TMK: 1-4-03:052, (1.0 acres) TMK: 1-4-04:029, (1.26 acres) TMK: 1-4-06:007, (2.00 acres) TMK: 1-4-14:001, (1.25 acres) TMK: 1-5-03:014 (portion)	Churches, Electric Substation, Hana Day Care Center.

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