



DLNR INDUSTRIAL AND BUSINESS PARK



Project Overview

The proposed DLNR Industrial and Business Park will be comprised of approximately 280 acres of State-owned land at Pulehunui. The project site is located along Mokulele Highway in Central Maui, in the vicinity of the former Naval Air Station Pu'unēnē. The proposed project will include small, medium, and large lots envisioned to be utilized for light industrial, commercial, nonprofit, and public/quasi-public uses, along with necessary infrastructure. Lease revenue generated at the DLNR Industrial and Business Park will support a number of DLNR programs.

The DLNR Industrial and Business Park is located within the Urban Growth Boundary of the Maui Island Plan, indicating that the lands are suitable and envisioned for future development. The Maui Island Plan stated that the Pulehunui Growth Area, which includes the project site, represents a logical expansion of industrial land use in the area. Both private and government land owners of the adjacent lands are pursuing similar industrial/commercial projects in the area.

Benefits to Our Community

The DLNR Industrial and Business Park provides opportunities to optimize the use of centrally located State lands to create:

- Economic development and job opportunities for Maui residents
- A new source of tax revenues for Maui County and the State of Hawai'i
- A long-term revenue stream to support a wide range of important DLNR programs
- Opportunity for repurposing idle land formerly in sugarcane production
- Appropriately placed development within the Urban Growth Boundary of the Maui Island Plan
- Opportunity for State agency collaboration

Funding for Important Programs

Some of the environment-related DLNR divisions and programs that will receive financial support from the lease revenue generated at the DLNR Industrial and Business Park are:



Recovery of threatened and endangered species, control of invasive species, wildland fire suppression, watershed protection and restoration, recreational trails and access maintenance, natural area reserves programs, and public hunting administration through the **Division of Forestry and Wildlife**



Mineral resources, geothermal program, dam safety initiatives, flood control programs, and land maintenance crew administration through the **Engineering Division**



General operation and lifeguard service appropriations through the **Division of State Parks**



General operation and beach restoration project appropriations through the **Office of Conservation and Coastal Lands**

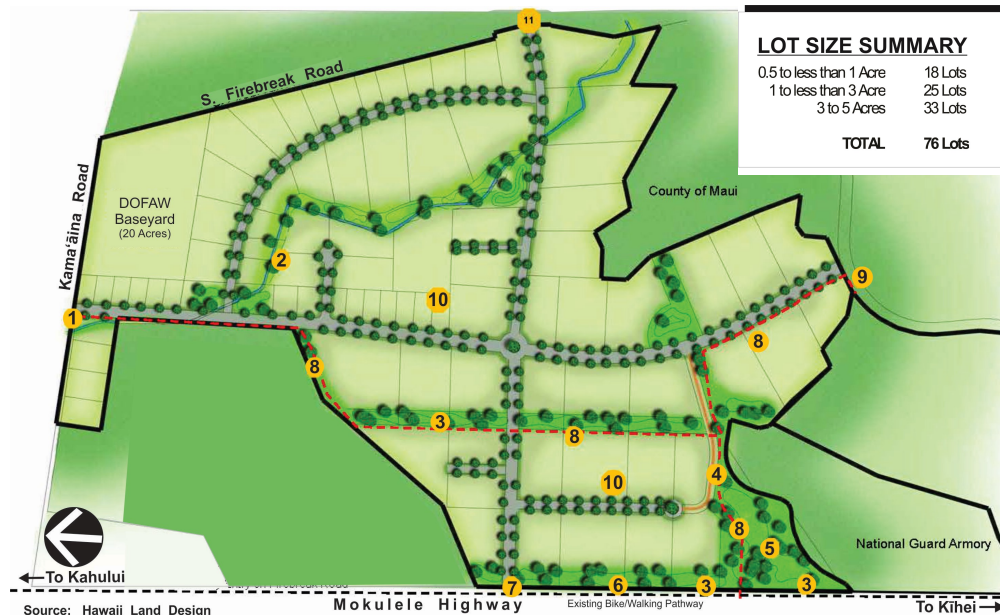
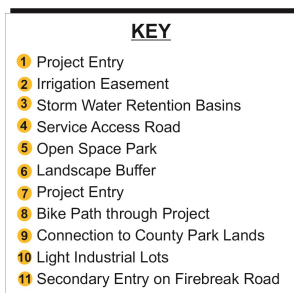
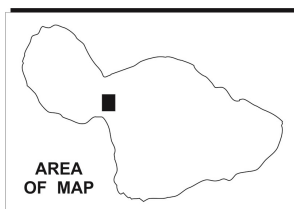


Funding for key branch positions, and the implementation of priority projects and programs of the **Commission on Water Resource Management**



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Historic Land Use

The project site is located adjacent to the former Pu'unēnē Airport, which served as the Army and Navy Headquarters on Maui during World War II. The area has a pre-war history of agricultural use. Following World War II, the majority of the project site returned to sugarcane cultivation until December 2016, when HC&S harvested its last crop and ended sugar operations.

Current Land Use

With the cessation of sugarcane cultivation, the project site is currently vacant. Other land uses in the surrounding area include Maui Raceway Park, Maui Army National Guard Armory, and Hawaiian Cement quarrying and concrete production operations.

Development Potential

The DLNR Industrial and Business Park is centrally located and connected to Maui's major highway transportation network. Terrain at the project site is relatively flat and easy to develop with respect to layout and construction of roadways, utilities, and site preparation requirements. Previous archaeological and biological studies conducted in the vicinity reported no significant findings.

Stakeholder Engagement

DLNR has and will continue to coordinate with neighboring landowners, State and County agencies, elected officials, and other community stakeholders as the planning for the DLNR Industrial and Business Park moves forward.

Environmental Review

An Environmental Impact Statement (EIS) will be prepared to assess potential impacts and mitigation measures for the DLNR Industrial and Business Park. The EIS Preparation Notice was published in the March 8, 2017 edition of the Office of Environmental Quality Control's Environmental Notice. The EIS process will be undertaken in 2017 and 2018. The following studies will be included in the EIS:

- Preliminary Engineering Report
- Preliminary Drainage Report
- Traffic Impact Analysis Report
- Noise Study
- Air Quality Study
- Archaeological Inventory Survey
- Cultural Impact Assessment
- Biological Resources Study
- Market Study
- Fiscal and Economic Impact Assessment
- Agricultural Impact Assessment
- Sustainability Report
- Design Guidelines and View Analysis
- Phase I Environmental Site Assessment
- Financial Feasibility Study
- Hydrogeological Study

State and County Land Use Entitlements

State and County land use entitlements, summarized in the table below, will be required prior to development. The environmental review and land use entitlement process is anticipated to take three to five years.

| Entitlements | Current | Proposed |
|-----------------------------|-------------------------------|-------------------------------|
| State Land Use District | Agricultural | Urban |
| Kihei-Makena Community Plan | Project District 10 (portion) | Light Industrial |
| | Agriculture (portion) | Light Industrial |
| Zoning | Agricultural | M-1 Light Industrial District |

The project site is located within the Maui Island Plan Urban Growth Boundary; no amendment is required for the Maui Island Plan.