

Upcountry Maui Agricultural Park

Department of Agriculture
Maui County

September 2025 Update

Received at BFED meeting on 09/30/2025

Overview of Kula Agricultural Park

- 445 acre Kula Agricultural Park is straddled by Pulehu Road and Omaopio Road
- There are 31 farm lots ranging from 10 to 30 acres and supports 25 farmers
- The Ag Park program is to promote the development of diversified ag by providing appropriately sized lots at reasonable rent with long term tenure

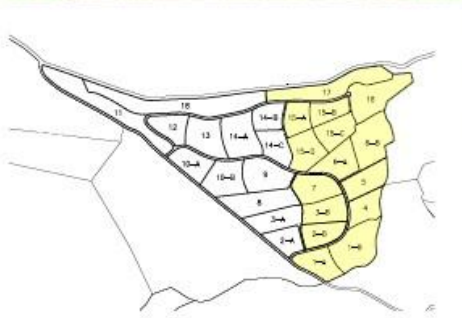
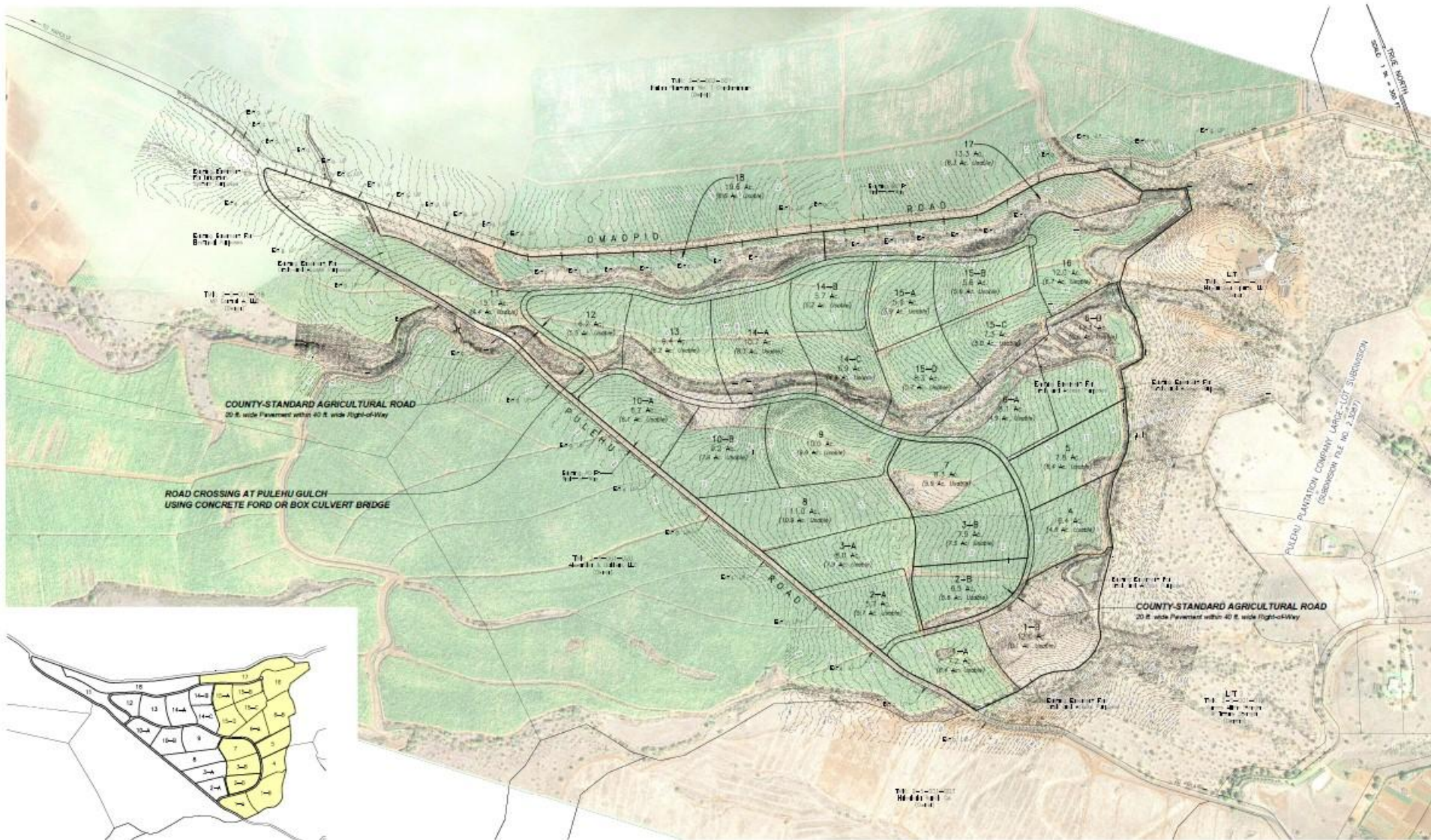


Background of the Kula Agricultural Park Expansion



Goals of the Upcountry Maui Ag. Park (UMAP)

- The expansion of the Kula Ag Park (KAP) supports the Hawaii State Plan Chapter § 226-7 items (2) and (3) because the plan identifies agriculture as an economic driver for the State of Hawaii.
- The Maui Island Plan also identifies agriculture as an economic driver.
- Supporting agriculture helps to diversify the economy to not be solely dependent on tourism.
- The new 262-acre UMAP will provide an additional 28 ag lots to farmers.



MOST SUITABLE USE

	NATURAL OR ORGANIC FARMING
	TRADITIONAL FARMING

ALTERNATIVE NO. 3

PRELIMINARY 28 LOT SUBDIVISION PLAN FOR UPCOUNTRY MAUI AG PARK

Tax Map Key 2-5-001: 002 (262.288 Acres)

SCALE: 1 IN. = 300 FT.





Project Timeline





Phases of the Expansion Project

WHAT EACH PHASE WILL ACCOMPLISH AND THE COST

Phase 1 – Construction of Booster Pump Station

The new booster pump station is required per an agreement between Mahi Pono and the County in order to supply 1.5 MGD to KAP and 1.0 MGD to UMAP.

Design by Austin, Tsutsumi & Associates	\$433,472	Encumbered FY24
Construction by P. B. Sullivan	\$3,957,532.22	Started Jan. 2025; Completion ETA: Dec. 2026

Phase 2 – Construction a 2.4 MG Concrete Reservoir

Reservoir provides water for UMAP as well as additional storage for fighting fires and for drought amelioration

Design by Austin, Tsutsumi & Associates	\$511,811	Encumbered FY24
Construction of Reservoir	Est. \$22,701,000 needed	Completion ETA: End of 2027

Phase 3 - 12” Water Main

The water main will connect the new 2.4 MGD reservoir to UMAP and will be gravity fed

Design by Austin, Tsutsumi & Associates, Inc.	Included with 2.4 MGD reservoir design fee	Encumbered in FY2024
12” Water Main	Est. \$1,150,000 Needed	Completion ETA: End of 2027

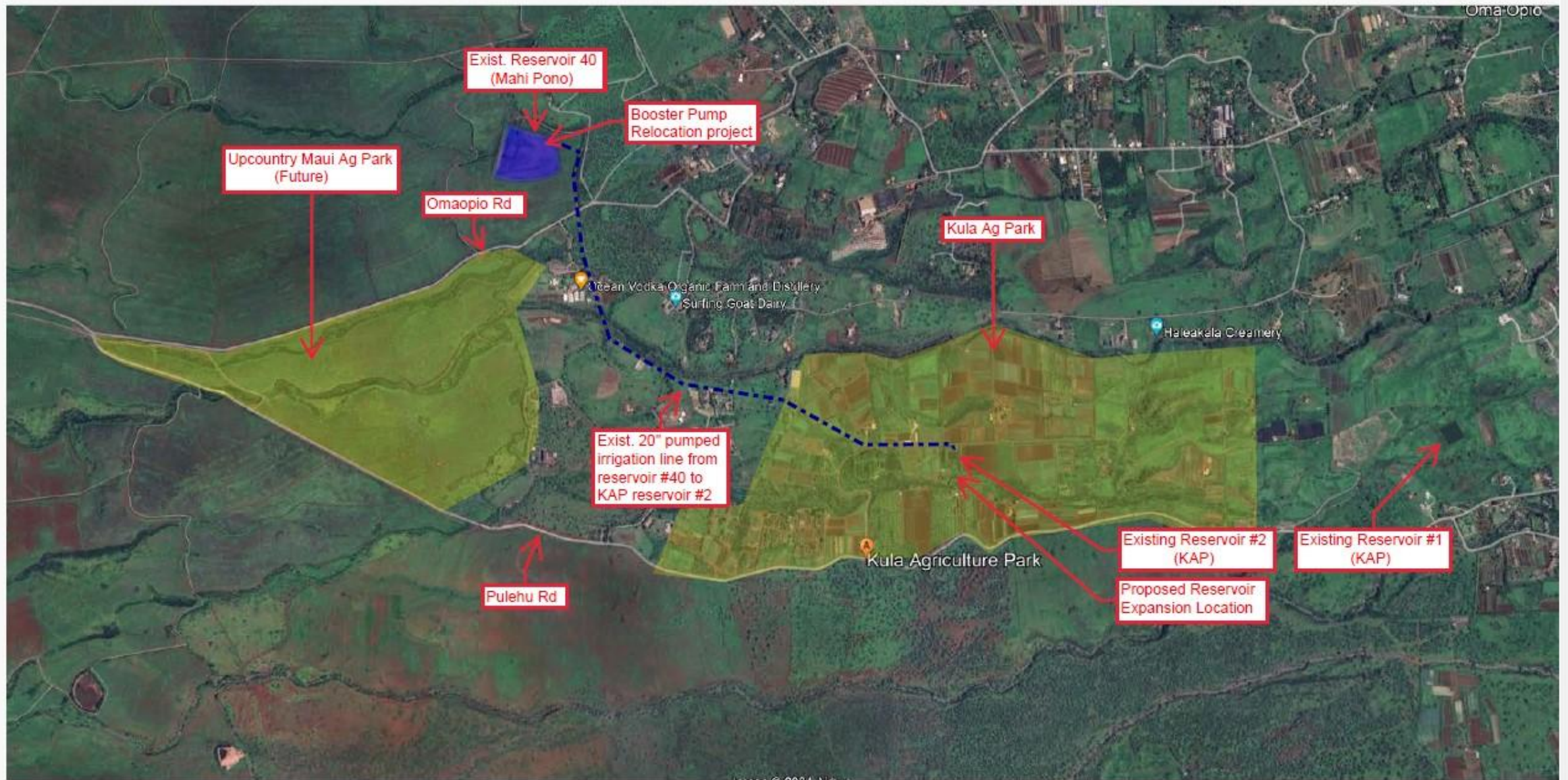
Phase 4 –Upcountry Maui Agricultural Park (UMAP)

Ag park improvements include grading, roadways, irrigation distribution main & lateral lines, overhead electrical service and miscellaneous off-site improvements

Design by Warren S. Unemori Engineering	\$1,399,716	Encumbered 2021, 2024, 2025
UMAP Construction	Est. \$11,100,00 Needed	Completion ETA: End of 2027 to mid-2028

Total Costs

Phase 1	Design & Construction of Booster Pump Station	\$4,391,004
Phase 2	Construction of 2.4 MG Concrete Reservoir	\$23,212,811
Phase 3	Construction of 12" Water Main Connecting Reservoir to UMAP	\$1,150,000
Phase 4	Construction of Upcountry Maui Agricultural Park (UMAP)	\$12,500,000
Construction Management	CM Services - All Project Phases	\$3,000,000
	TOTAL Project Cost	\$44,253,815 (est.)
	Less Previous Encumbrances and Current Available Funding (assuming Bill 127 passage)	(\$24,250,285)
	Future Funding Needs	\$20,000,000 (est.)



Takeaways

- Supports growth and development of diversified agriculture
- Promotes the agriculture industry



Mahalo

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