



**MUNEKIYO HIRAGA**

COMMUNITY DEVELOPMENT CONSULTANTS

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**TO:** Robert Carroll, Chair  
Maui County Council  
Land Use Committee  
200 South High Street, 7<sup>th</sup> Floor  
Wailuku, Hawaii 96793

**DATE:** February 26, 2018

**SUBJECT:** Council Committee 18-53, A Bill  
for an Ordinance Amending  
Ordinance No. 3554 (2008) to  
Amend Condition No. 5 to  
Provide All or a Portion of the  
Workforce Housing Units Within  
the 670 Acre Honua'ula Project  
District Site, Paeahu, Palauea,  
Keahou, Maui, Hawaii; TMK(2)2-  
1-008:056 and (2)2-1-008:071  
(CIZ 2000/0009)

**Enclosed is/are:**


Copies	Date	Description
1 CD	February 28, 2018	PowerPoint Presentation for the February 28, 2018 Council Land Use Committee Meeting
16 Hard Copies	February 28, 2018	PowerPoint Presentation for the February 28, 2018 Council Land Use Committee Meeting

X	For your comment For necessary action For your review For your files	For your use As requested For your signature Returning
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**REMARKS:**

We are transmitting the PowerPoint for the February 28, 2018 Council Land Use Committee meeting on a CD and hard copies for distribution to the Councilmembers.

If there are any questions, I can be reached at 244-2015. Thank you.

Signed:   
Colleen Suyama, Senior Associate

Copy to: Charles Jencks, Honua'ula Partners (w/out enclosure)

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# **Honua‘ula Project**

## **Change of Zoning for Amendment to Condition No. 5 Request**

**Honua‘ula Partners, LLC**

**Maui County Council  
Land Use Committee**

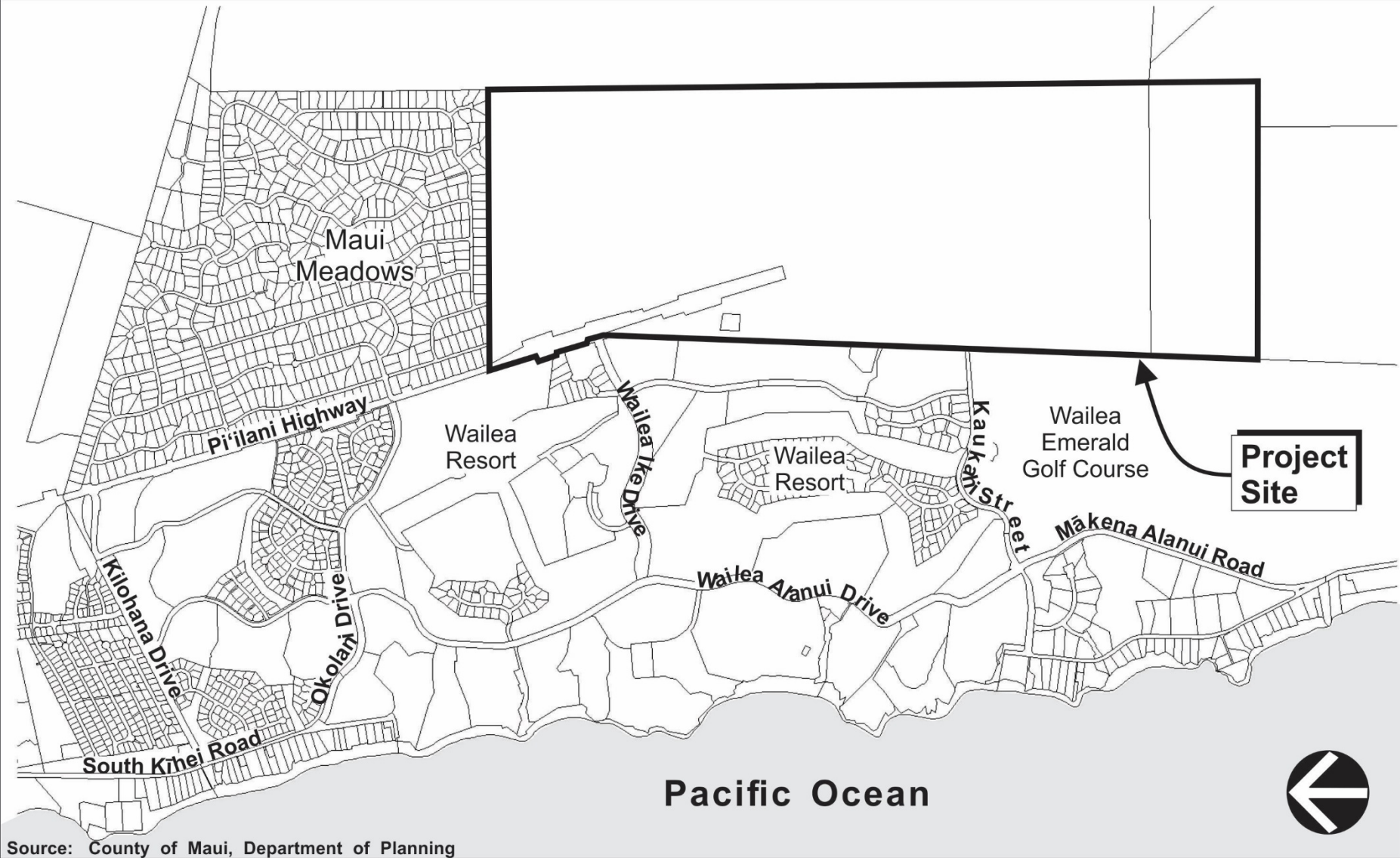
**February 28, 2018**



# Honua'ula Project

- **Master-planned community approved for:**
  - 1,400 residential units (1,150 onsite units and 250 offsite workforce housing units)
  - 100,000 sq. ft. of commercial use
  - Golf course
  - Recreational and open space uses
- **Zoning granted on April 8, 2008 with adoption of Ordinance No. 3554**
  - 30 conditions of zoning

# Project Location



Source: County of Maui, Department of Planning

# Honua‘ula Project Background

- September 8, 1994 State District Boundary Amended From “Agricultural” District to “Urban” District
- April 8, 2008 Ordinance No. 3553 Establishes Kihei-Makena Project District 9 (Wailea 670) in Maui County Code
- Ordinance No. 3554 Amended County Zoning to Kihei-Makena Project District 9 (Wailea 670) Conditional Zoning
- July 25, 2012 Maui Planning Commission Accepted Final Environmental Impact Statement (EIS) for Honua‘ula Project
- August 8, 2012 Final EIS Published in Office of Environmental Quality Control Environmental Bulletin
- October 2012 Sierra Club and Maui Unite Appeal Final EIS
- October 14, 2016 A Settlement Agreement Executed between Honua‘ula Partners, LLC and Plaintiffs, Sierra Club and Maui Unite
- May 31, 2017 Change in Zoning Application to Modify Condition No. 5 of Ordinance No. 3554 Filed with Department of Planning

# 2016 Honua'ula Conceptual Master Plan



## Legend

Land Use Subdistricts	Acreage	Preservation and Conservation Areas	Acreage	Recreation and Open Space/Utility	Acreage	Miscellaneous
Single-Family Residential and Roadways	+/- 170 ac.	South Preserve Area	+/- 154 ac.	Short Course and Parks	+/- 26 ac.	Walls
Multi-Family Residential and Roadways	+/- 129 ac.	Natural Gulches & Native Plant Conservation Area	+/- 91 ac.	Landscape Buffers	+/- 31 ac.	Preservation Site
VMX: Village-Mixed Use and Roadways	+/- 53 ac.	North Preserve Common Area	+/- 28 ac.	Maui Meadows Buffers	+/- 8 ac.	Kamao-Kalama Road Trail
	Sub-Total Area: +/- 352 acres		Sub-Total Area: +/- 253 acres			Site 200 Wall



Source: VITA Planning and Landscape Architecture and PBR Hawaii

# Overview of Request

- Condition No. 5 of Ordinance 3554 requires the Applicant to provide 250 units of workforce housing at the Ka'ono'ulu Light Industrial Subdivision.
- Applicant would like to amend Condition No. 5 to allow for a portion or all of the required workforce housing units to be provided onsite within the 670-acre Honua'ula project site
  - Total number of onsite units would remain the same at 1,150 units
  - Does not change any other development or infrastructure assumptions for the project
  - Workforce housing units would be provided within multi-family or village mixed use areas of Honua'ula

# Condition No. 5

*That Honua‘ula Partners, LLC, its successors and permitted assigns, shall provide workforce housing in accordance with Chapter 2.96, Maui County Code (the “Residential Workforce Housing Policy”); provided that, 250 of the required workforce housing units shall be located at the Kaonoulu Light Industrial Subdivision and completed prior to any market-rate unit, that 125 of those workforce housing units shall be ownership units, and that 125 of those units shall be rental units. In addition, construction of those workforce housing units shall be commenced within two years, provided all necessary permits can be obtained within that timeframe. Honua‘ula Partners, LLC, its successors and permitted assigns, shall provide a minimum two-acre park at the Kaonoulu Light Industrial Subdivision, which shall be credited toward the requirements of Section 18.16.320, Maui County Code, for that subdivision.*



# Requested Amendment to Condition No. 5

*That Honua‘ula Partners, LLC, its successors and permitted assigns, shall provide workforce housing in accordance with Chapter 2.96, Maui County Code (the “Residential Workforce Housing Policy”); provided that, 250 of the required workforce housing units shall be located either within Project District No. 9/Wailea 670 or at the Kaonoulu Light Industrial Subdivision, or a combination of those locations, as determined by Honua‘ula Partners, LLC, its successors and permitted assigns, and provided that each workforce housing unit shall have a certificate of occupancy [and completed] prior to the sale of any market-rate unit, and further provided that 125 of those workforce housing units shall be ownership units, and that 125 of those units shall be rental units. [In addition, construction of those workforce housing units shall be commenced within two years, provided all necessary permits can be obtained within that timeframe.] In the event that the 250 workforce housing units, or any portion thereof, are constructed at the Kaonoulu Industrial Subdivision, then Honua‘ula Partners, LLC, its successors and permitted assigns, shall provide a minimum two-acre park at the Kaonoulu Light Industrial Subdivision, which shall be credited toward the requirements of Section 18.16.320, Maui County Code, for that subdivision.*

# Reason for Amendment Request

- Condition No. 5 was originally included because the Ka'ono'ulu Light Industrial Subdivision was fully entitled and construction could begin relatively soon
- The 88-acre Ka'ono'ulu Subdivision received a District Boundary Amendment from the Land Use Commission in 1995
- The property has since been sold to two different entities
  - 13 acres – Honua'ula Workforce Housing
  - 75 acres – Pi'ilani Promenade
- Due to legal challenges and further entitlement requirements for workforce housing at Ka'ono'ulu, there is significant uncertainty about the timing and ability to comply with Condition No. 5