

November 6, 2025, DRIP Committee meeting

DISASTER RECOVERY, INTERNATIONAL AFFAIRS, AND PLANNING
COMMITTEE

Amendment Summary Form

Legislation: Bill 165 (2025), entitled "A BILL FOR AN ORDINANCE TO CHANGE THE ZONING FROM AGRICULTURAL DISTRICT TO M-1 LIGHT INDUSTRIAL DISTRICT FOR A 166.511-ACRE PORTION OF A PARCEL IDENTIFIED FOR REAL PROPERTY TAX PURPOSES AS TAX MAP KEY (2) 3-8-006:004-0005, SITUATED AT KAHULUI, HAWAII."

Proposer: Tamara Paltin, Chair *Tamara A. M. Paltin*
Disaster Recovery, International Affairs, and Planning Committee.

Description: The proposed CD1 version:

1. Amends the bill's title.
2. Incorporates Conditions of Zoning into the bill and makes conforming amendments.
3. Incorporates nonsubstantive revisions for clarity, consistency, and style.

Motions: First, move to amend Bill 165 (2025) by inserting a condition of zoning, along with conforming amendments to Bill 165. A condition of zoning would be appropriately numbered and to read as follows:

"The State Land Use District for the Property must be reclassified to Urban before a building permit for any development on the Property is obtained."

Second, move to amend the bill by inserting a condition of zoning to be appropriately numbered and to read as follows:

"The Developer must provide at least 1,000 residential workforce housing rental units on the Property."

November 6, 2025, DRIP Committee meeting

Third, move to amend the bill by inserting a condition of zoning to be appropriately numbered and to read as follows:

“The multifamily dwelling units must be rented at or below 140 percent of the area median income, with a deed-restriction period of 30 years, starting on the date of initial occupancy.”

Fourth, move to amend the bill by inserting a condition of zoning to be appropriately numbered and to read as follows:

“The Developer must construct at least 250 multifamily dwelling units before applying for any non-residential building permits.”

Reasons: Zoning conditions will tie the developer to representations made in obtaining the land use entitlement. The project representatives noted that Ho‘onani Village will consist of 1,608 multifamily units and that at least 50 percent of the units will be rented at or below 140 percent of the area median income. In addition, a 30-year deed restriction would preserve the affordable housing supply.

Attachment: Proposed CD1 version of Bill 165 (2025).

drip:ltr:019aasf01:jpp

ORDINANCE NO. _____

BILL NO. 165, CD1 (2025)

A BILL FOR AN ORDINANCE TO CHANGE THE ZONING FROM AGRICULTURAL DISTRICT TO M-1 LIGHT INDUSTRIAL DISTRICT (CONDITIONAL ZONING) FOR A 166.511-ACRE PORTION OF A PARCEL IDENTIFIED FOR REAL PROPERTY TAX PURPOSES AS TAX MAP KEY (2) 3-8-006:004-0005, SITUATED AT KAHULUI, HAWAI'I (HO'ONANI VILLAGE)

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. By Resolution 25-132, FD1, adopted on June 6, 2025, the Council referred a proposed bill to change the zoning from Agricultural District to M-1 Light Industrial District for a 166.511-acre portion of a parcel identified for Real Property Tax purposes as Tax Map Key (2) 3-8-006:004-0005, Kahului, Hawai'i.

Section 8-8.6(2), Revised Charter of the County of Maui (1983), as amended, provides a 120-day period after receipt of the referral within which the planning commission must make its report. By County Communication 192-25, dated September 29, 2025, the Planning Director advised the Council that the Maui Planning Commission cannot provide a recommendation within that timeframe. Under the Charter, the Council may pass the bill without the planning commission's review and report by an affirmative vote of at least two thirds of the Council's entire membership.

This Ordinance's purpose is to approve the Change in Zoning for the Property proposed by Resolution 25-132, FD1, with conditions.

SECTION 2. Under Chapters 19.24 and 19.510, Maui County Code, a Change in Zoning from Agricultural District to M-1 Light Industrial District is granted for a 166.511-acre portion of a parcel identified for Real Property Tax purposes as Tax Map Key (2) 3-8-006:004-0005, situated at Kahului, Hawai'i, as described and depicted in Exhibit "A," subject to the conditions established in Exhibit "B."

SECTION 3. Under Section 19.510.050, Maui County Code, the zoning granted by this Ordinance is subject to the Unilateral Agreement and Declaration for Conditional Zoning in Exhibit "C," which must be recorded with the Bureau of Conveyances or Land Court of the State of Hawai'i.

SECTION 4. This Ordinance takes effect on approval.

APPROVED AS TO FORM AND LEGALITY:

Department of the Corporation Counsel
County of Maui

drip:misc:019acizbill01:jpp

INTRODUCED BY:

NOHELANI U'U-HODGINS

MAUI ECONOMIC OPPORTUNITY CONDOMINIUM

UNIT 2C

Being a portion of Lot 2-C-4-C-1-E of The First Assembly of God Subdivision (Subdivision File No. 3.2208), being also a portion of Grant 3343 to Claus Spreckels.

Situate at Puunene, Wailuku, Maui, Hawaii.

Beginning at the Northwest corner of the parcel of land, being also the Northeast corner of Unit 1 of Maui Economic Opportunity Condominium, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LUKE" being 4,019.58 feet South and 15,364.93 feet East thence running by azimuths measured clockwise from true South:

1. 149° 25' 30" 979.71 feet along Unit 2A of Maui Economic Opportunity Condominium, also along the remainder of Grant 3343 to Claus Spreckels;
 2. 245° 10' 1015.06 feet along Unit 3 of Maui Economic Opportunity Condominium, also along the remainder of Grant 3343 to Claus Spreckels;
 3. 155° 10' 955.02 feet along same;
 4. 245° 10' 1474.96 feet along Lots 2-C-4-C-1-B-1-D and 2-C-4-C-1-B-1-F of The First Assembly of God Subdivision, also along the remainder of Grant 3343 to Claus Spreckels;
- Thence along Lot 2-C-4-C-1-B-1-F of The First Assembly of God Subdivision, also along the remainder of Grant 3343 to Claus Spreckels, on a curve to the right with a radius of 1000 feet, the chord azimuth and distance being:
5. 255° 15' 350.16 feet;
 6. 265° 20' 348.01 feet along same;



501 SUMNER STREET, SUITE 521
HONOLULU, HAWAII 96817-5031

AUSTIN, TSUTSUMI & ASSOCIATES, INC.

CIVIL ENGINEERS • SURVEYORS
1871 WILI PA LOOP, SUITE A
WAILUKU, MAUI, HAWAII 96793

100 PAUHAH STREET, SUITE 207
HILO, HAWAII 96720

7. 203° 08' 312.58 feet along same;
8. 214° 57' 20.01 feet along same;
9. 321° 28' 345.03 feet along Pulehu Road;
10. 318° 43' 1770.20 feet along same;
11. 315° 30' 432.54 feet along same;

Thence along same, on a curve to the right with a radius of 50.00 feet, the chord azimuth and distance being:

12. 12° 33' 35" 83.92 feet;

Thence along Hansen Road, on a curve to the left with a radius of 974.93 feet, the chord azimuth and distance being:

13. 68° 18' 05" 44.85 feet;

14. 66° 59' 480.00 feet along same;

Thence along same, on a curve to the right with a radius of 2844.79, the chord azimuth and distance being:

15. 69° 59' 297.77 feet;

16. 72° 59' 630.00 feet along same;

Thence along same, on a curve to the right with a radius of 696.20 feet, the chord azimuth and distance being:

17. 82° 59' 241.79 feet;

18. 92° 59' 187.11 feet along same;

Thence along same, on a curve to the left with a radius of 736.20 feet, the chord azimuth and distance being:



19. 83° 26' 244.28 feet;

20. 73° 53' 407.33 feet along same;

Thence along same, on a curve to the left with a radius of 378.10 feet, the chord azimuth and distance being:

21. 56° 23' 227.39 feet;

22. 38° 53' 268.88 feet along same;

Thence along same, on a curve to the right with a radius of 389.26 feet, the chord azimuth and distance being:

23. 62° 24' 310.64 feet;

24. 85° 55' 789.97 feet along same, to the point of beginning and containing an area of 166.511 Acres.



Description Prepared By:

AUSTIN, TSUTSUMI & ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Erik S. Kaneshiro".

ERIK S. KANESHIRO
Licensed Professional Land Surveyor
Certificate No. 9826
Exp. 04/26

Honolulu, Hawaii
December 18, 2024

TMK: (2) 3-8-006: POR. 004

Y:\2022\22-530 Maui Business Park DEF Subdiv\SURVEY\Descriptions\MEO CPR UNIT 2C.docx



EXHIBIT "B"

CONDITIONS OF ZONING

"Developer" means any current or future developer or owner of the Property that is subject to this Change in Zoning.

- ___ The State Land Use District for the Property must be reclassified to Urban before a building permit for any development on the Property is obtained.
- ___ The Developer must provide at least 1,000 residential workforce housing rental units on the Property.
- ___ The multifamily dwelling units must be rented at or below 140 percent of the area median income, with a deed-restriction period of 30 years, starting on the date of initial occupancy.
- ___ The Developer must construct at least 250 multifamily dwelling units before applying for any non-residential building permits.

drip:misc:019aconditions01:jpp