

ORDINANCE NO. _____

BILL NO. 164 (2025)

A BILL FOR AN ORDINANCE TO AMEND THE WAILUKU-KAHULUI
COMMUNITY PLAN DESIGNATION FROM AGRICULTURE TO
BUSINESS/MULTI-FAMILY 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

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 amend the Wailuku-Kahului Community Plan designation from Agriculture to Business/Multi-Family 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, Hawaii.

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.

SECTION 2. Under Chapter 2.80B, Maui County Code, the Wailuku-Kahului Community Plan designation is amended from Agriculture to

Business/Multi-Family 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 the attached Exhibit "A."

SECTION 3. This Ordinance takes effect on approval.

APPROVED AS TO FORM AND LEGALITY:

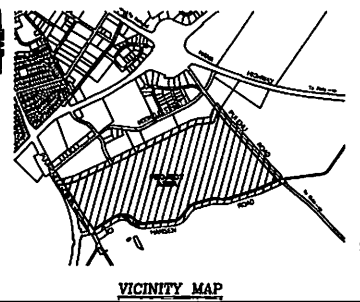
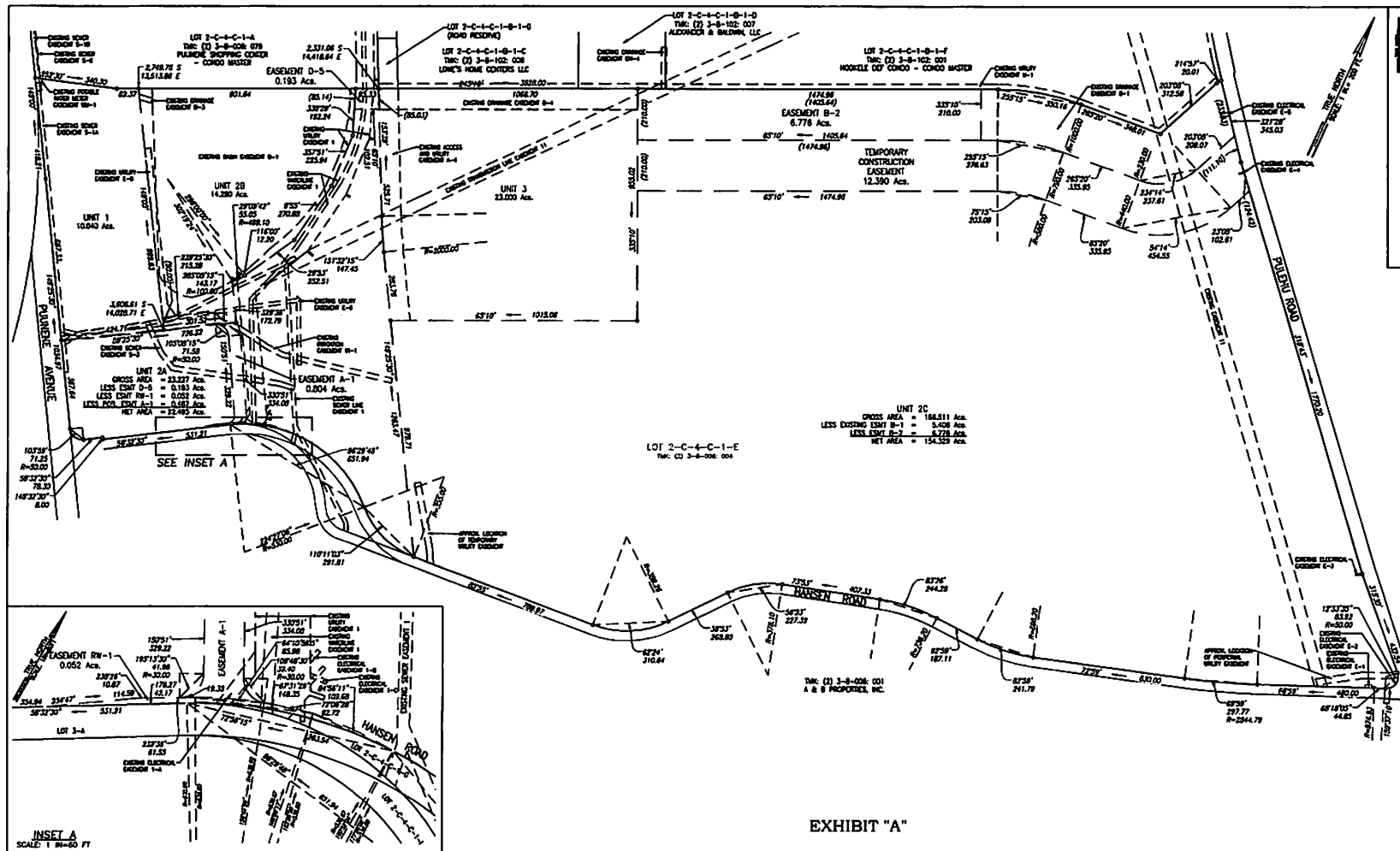
Department of the Corporation Counsel
County of Maui

paf:jpp:25-143j

INTRODUCED BY:

Nohelani U'u-Hodgins

NOHELANI U'U-HODGINS



EXISTING EASEMENTS:

EASEMENT 1 FOR UTILITY PURPOSES IN FAVOR OF MAUI ELECTRIC CO., LTD. (MECO).

EASEMENT 2 FOR WATER PIPELINE PURPOSES IN FAVOR OF COUNTY OF MAUI.

EASEMENT 3 FOR ELECTRICAL TRANSMISSION LINE PURPOSES IN FAVOR OF MECO.

EASEMENT 4 (15-FT. WIDE) FOR SENIOR LINE PURPOSES IN FAVOR OF "PARCEL 1" (TMC (2) 3-B-006: 001).

EASEMENT 5 FOR UTILITY PURPOSES IN FAVOR OF MECO.

EASEMENTS 6-1 TO 6-5, INCLUSIVE, FOR ELECTRICAL PURPOSES IN FAVOR OF MECO.

EASEMENT 6-6 FOR IRRIGATION PURPOSES IN FAVOR OF ALEXANDER & BALDWIN, LLC.

EASEMENT 6-7 FOR SENIOR PURPOSES IN FAVOR OF ALEXANDER & BALDWIN, LLC.

EASEMENT 6-8 FOR SENIOR PURPOSES IN FAVOR OF ALEXANDER & BALDWIN, LLC.

EASEMENT 6-9 FOR SENIOR PURPOSES IN FAVOR OF MAUI ECONOMIC OPPORTUNITY, INC.

EASEMENT 6-10 FOR SENIOR PURPOSES IN FAVOR OF ALEXANDER & BALDWIN, LLC.

EASEMENT 6-11 FOR POTENTIAL WATER METER PURPOSES IN FAVOR OF MAUI BUSINESS PARK PHASE 1 ASSOCIATION.

EASEMENTS 6-12 AND 6-13 FOR UTILITY PURPOSES IN FAVOR OF MECO AND HAWAIIAN TELCOM, INC. (HT).

EASEMENT 6-14 FOR DRAINAGE PURPOSES IN FAVOR OF UNIT 1.

EASEMENT 6-15 FOR DRAINAGE PURPOSES IN FAVOR OF UNIT 1.

EASEMENTS 6-16, 6-17, AND 6-18 FOR ELECTRICAL PURPOSES IN FAVOR OF MECO.

EASEMENT 6-19 FOR DRAINAGE PURPOSES IN FAVOR OF PARCEL 18 OF MOOKLE OF CONDOMINIUM SUBDIVISION.

EASEMENT 6-20 FOR ACCESS AND UTILITY PURPOSES IN FAVOR OF MAUI BUSINESS PARK PHASE 1 ASSOCIATION, AND ALEXANDER & BALDWIN ITS SUCCESSORS AND ASSIGNS.

EASEMENT 6-21 FOR DRAINAGE PURPOSES IN FAVOR OF MAUI BUSINESS PARK PHASE 1 ASSOCIATION, AND ALEXANDER & BALDWIN ITS SUCCESSORS AND ASSIGNS.

EASEMENT 6-22 FOR DRAINAGE PURPOSES IN FAVOR OF UNIT 2B, MAUI BUSINESS PARK PHASE 1 ASSOCIATION, AND ALEXANDER & BALDWIN ITS SUCCESSORS AND ASSIGNS.

TEMPORARY CONSTRUCTION EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES IN FAVOR OF COUNTY OF MAUI, MAUI BUSINESS PARK PHASE 1 ASSOCIATION, AND ALEXANDER & BALDWIN ITS SUCCESSORS AND ASSIGNS.

TEMPORARY UTILITY EASEMENT UP TO THREE (3) YEARS FOR ELECTRICAL AND ACCESS PURPOSES. THE EASEMENT WILL EXTEND 12.5 FEET TO EITHER SIDE OF THE EXISTING POWER LINE AND WILL INCLUDE AN ACCESS ROAD.

PERPETUAL UTILITY EASEMENT FOR ELECTRICAL AND ACCESS PURPOSES. THE EASEMENT WILL EXTEND 12.5 FEET TO EITHER SIDE OF THE EXISTING POWER LINE AND WILL INCLUDE AN ACCESS ROAD.

- NOTES:**
- ADVERTISEMENTS AND COORDINATES REFERRED TO GOVERNMENT SURVEY TRIANGULATION STATION "LOK" &.
 - THE DASHED LINES DELINEATE THE AREA FOR EACH UNIT AND IS NOT INTENDED TO REPRESENT A LEGALLY SUBDIVIDED LOT.
 - OWNERS OF ADJOINING PARCELS TAKEN FROM RECORDS OF THE REAL PROPERTY MAPPING DIVISION.
 - EASEMENT A-1 (50-FT. WIDE) IS FOR ACCESS PURPOSES IN FAVOR OF UNIT 1 AND UNIT 2B.
 - EASEMENT A-2 IS FOR ACCESS AND UTILITY PURPOSES IN FAVOR OF UNIT 2B AND 2C.
 - EASEMENT UNIT 2A SURFACE WATER - UNIT 2A SHALL HAVE AN EASEMENT FOR FLOW AND DISCHARGE OF SURFACE WATER OVER UNIT 2B AS DESCRIBED IN THE DECLARATION.
 - EASEMENT D-5 (25-FT. WIDE) IS FOR DRAINAGE AND ACCESS PURPOSES IN FAVOR OF UNIT 2B, MAUI BUSINESS PARK PHASE 1 ASSOCIATION, AND ALEXANDER & BALDWIN, LLC, ITS SUCCESSORS AND ASSIGNS.
 - EASEMENT RW-1 IS FOR ACCESS AND ROAD WIDENING PURPOSES IN FAVOR OF UNIT 1 AND UNIT 2B.
 - EASEMENT D-4 IS FOR DRAINAGE PURPOSES IN FAVOR OF UNIT 2B.

EXHIBIT "A"

SITE PLAN

MAUI ECONOMIC OPPORTUNITY CONDOMINIUM

LOT 2-C-4-C-1-E OF THE FIRST ASSEMBLY OF GOD SUBDIVISION

TAX MAP KEY: (2) 3-B-006: 004

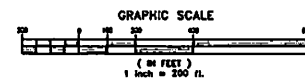
BEING A PORTION OF GRANT 3343 TO CLAUD SPRECKELS

AT PUUNENE, WAILUKU, MAUI, HAWAII

CONDOMINIUM MAP NO. 5149

Owner: Alexander & Baldwin, LLC.

Address: P.O. Box 156
Kahului, HI 96733



AUTUM, TRITUM, & ASSOCIATES INC.
500 BANNER STREET, SUITE 207
HONOLULU, HI 96817

THIS WORK WAS PREPARED BY ME
ON ORDER BY SUPERVISOR.

[Signature]

LICENSED PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 8628
EXP. 04/31

MARCH 20, 2023
SHEET 1

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 PALUHI 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 of Erik S. Kaneshiro in black ink, written over a horizontal line.

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

