

ORDINANCE NO. _____

BILL NO. 165 (2025)

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

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, 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 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 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:25-143k

INTRODUCED BY:

Nohelani U'u-Hodgins

NOHELANI U'U-HODGINS

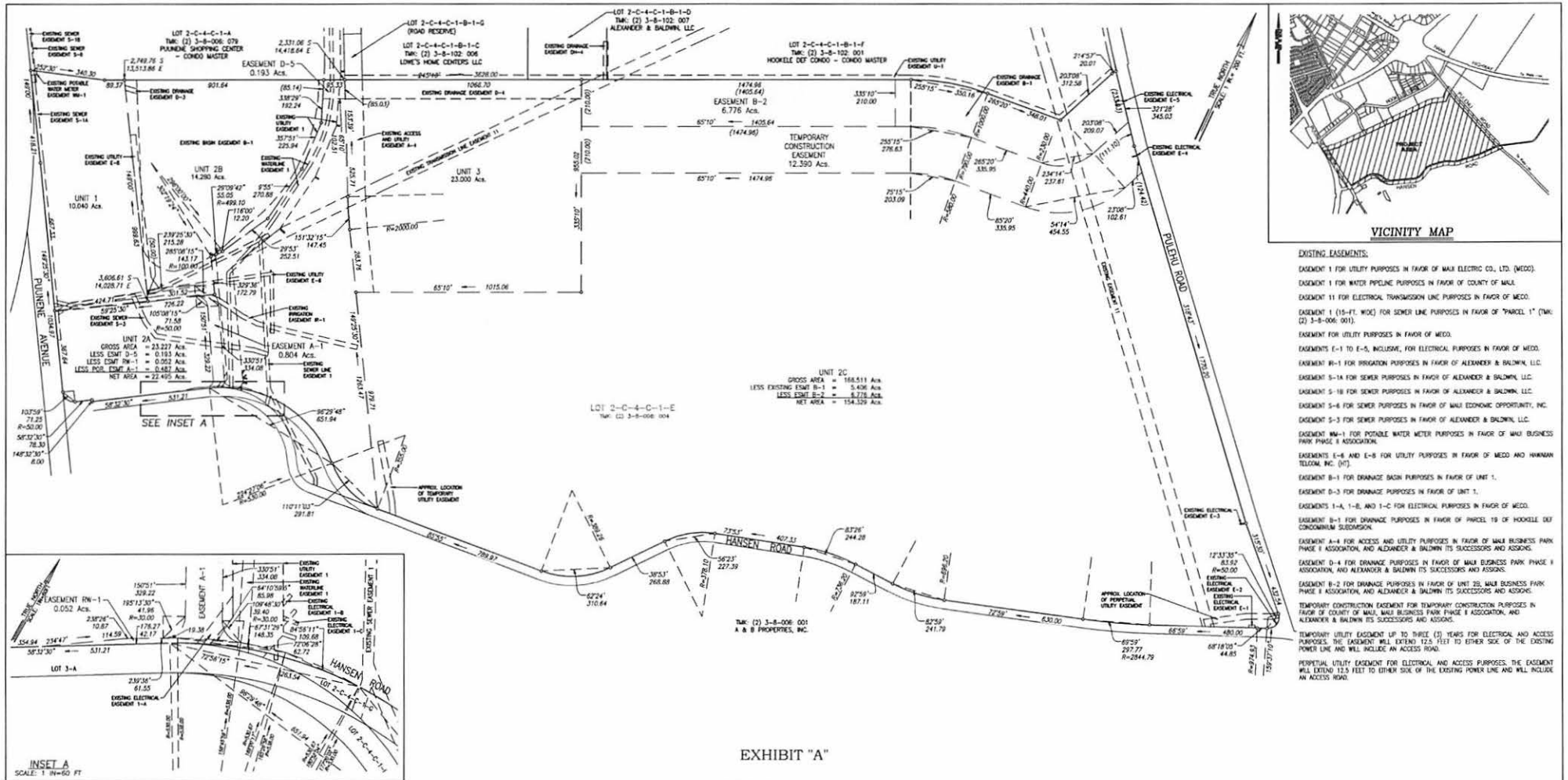


EXHIBIT "A"

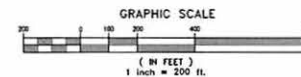
SITE PLAN MAUI ECONOMIC OPPORTUNITY CONDOMINIUM LOT 2-C-4-C-1-E OF THE FIRST ASSEMBLY OF GOD SUBDIVISION

TAX MAP KEY: (2) 3-8-006: 004
BEING A PORTION OF GRANT 3343 TO CLAUS SPRECKELS
AT PUUNENE, WAILUKU, MAUI, HAWAII

CONDOMINIUM MAP NO. 5149

Owner: Alexander & Baldwin, LLC.

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



NOTES:

1. AZIMUTHS AND COORDINATES REFERRED TO GOVERNMENT SURVEY TRIANGULATION STATION "LOKE" A.
2. THE DASHED LINES DELINEATE THE AREA FOR EACH UNIT AND IS NOT INTENDED TO REPRESENT A LEGALLY SUBDIVIDED LOT.
3. OWNERS OF ADJOINING PARCELS TAKEN FROM RECORDS OF THE REAL PROPERTY WRAPPING BRANCH.
4. EASEMENT A-1 (50-FT. WIDE) IS FOR ACCESS PURPOSES IN FAVOR OF UNIT 1 AND UNIT 2B.
5. EASEMENT A-4 IS FOR ACCESS AND UTILITY PURPOSES IN FAVOR OF UNIT 2B AND 2C.
6. 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.
7. EASEMENT B-3 (85-FT. WIDE) IS FOR DRAINAGE AND ACCESS PURPOSES IN FAVOR OF UNIT 2B, MAUI BUSINESS PARK PHASE I ASSOCIATION, AND ALEXANDER & BALDWIN, LLC, ITS SUCCESSORS AND ASSIGNS.
8. EASEMENT RW-1 IS FOR ACCESS AND ROAD WIDENING PURPOSES IN FAVOR OF UNIT 1 AND UNIT 2B.
9. EASEMENT D-4 IS FOR DRAINAGE PURPOSES IN FAVOR OF UNIT 2B.



AUSTIN, TROUTMAN & ASSOCIATES, INC.
501 SUMNER STREET, SUITE 527
HONOLULU, HI 96817
THIS WORK WAS PREPARED BY ME
OR UNDER MY SUPERVISION:
[Signature]
LICENSED PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 9626
EXP. 06/24

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;



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

CIVIL ENGINEERS • SURVEYORS

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

1871 WILI PA LOOP, SUITE A
WAILUKU, MAUI, HAWAII 96793

100 PAUAAHI 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.

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

