



DEPARTMENT OF  
**HOUSING AND HUMAN CONCERNS**  
COUNTY OF MAUI

ALAN M. ARAKAWA  
Mayor

CAROL K. REIMANN  
Director

JAN SHISHIDO  
Deputy Director

RECEIVED

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October 6, 2017

Honorable Alan M. Arakawa  
Mayor, County of Maui  
200 South High Street  
Wailuku, Hawaii 96793

For Transmittal to:

Honorable Robert Carroll, Chair  
Land Use Committee  
Maui County Council  
200 South High Street  
Wailuku, Hawaii 96793

Dear Chair Carroll:

**SUBJECT: DISTRICT BOUNDARY AMENDMENT FOR 4356 HANA HIGHWAY,  
HANA (LU-46)**

I am transmitting a proposed bill for an ordinance entitled "A BILL FOR AN ORDINANCE TO AMEND THE STATE LAND USE DISTRICT CLASSIFICATION FROM AGRICULTURAL DISTRICT TO RURAL DISTRICT FOR PROPERTY SITUATED AT 4356 HANA HIGHWAY, HANA, MAUI, HAWAII, TAX MAP KEY NO. (2) 1-3-004:001 (POR.), CONTAINING A TOTAL OF 7.226 ACRES".

The purpose of the proposed bill for an ordinance is to authorize the reclassification of certain land situated at 4356 Hana Highway, Hana, Maui, Hawaii, identified for real property tax purposes by Tax Map Key No. (2) 1-3-004:001 (Por.) from the Agricultural District to the Rural District, pursuant to Section 205-3.1, Hawaii Revised Statutes, and Chapter 19.68, Maui County Code.

The proposed bill for an ordinance would be conditional upon the Council's passage of a resolution approving, with modifications, the independent development of the 100% Affordable Hana Housing Project pursuant to Section 201H-38, Hawaii Revised Statutes.

Thank you for your attention to this matter. Should you have any questions, please feel free to call me at Ext. 7805.

Sincerely,

CAROL K. REIMANN  
Director of Housing and Human Concerns

Attachment

2017 OCT -6 PM 3:29  
OFFICE OF THE MAYOR

2017 OCT -9 AM 9:44  
OFFICE OF THE  
COUNTY COUNCIL

RECEIVED

APPROVED FOR TRANSMITTAL  
*Alan Arakawa* 10/9/17  
Mayor Date

ORDINANCE NO. \_\_\_\_\_

BILL NO. \_\_\_\_\_ (2017)

A BILL FOR AN ORDINANCE TO AMEND THE STATE LAND USE DISTRICT CLASSIFICATION FROM AGRICULTURAL DISTRICT TO RURAL DISTRICT FOR PROPERTY SITUATED AT 4356 HANA HIGHWAY, HANA, MAUI, HAWAII, TAX MAP KEY NO. (2) 1-3-004:001 (POR.), CONTAINING A TOTAL OF 7.226 ACRES

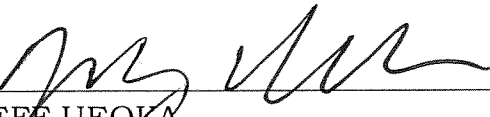
BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. Pursuant to Section 205-3.1, Hawaii Revised Statutes, and Chapter 19.68, Maui County Code, the State Land Use District Classification is reclassified from the Agricultural District to the Rural District for that certain land situated at 4356 Hana Highway, Hana, Maui, Hawaii, identified for real property tax purposes by Tax Map Key No. (2) 1-3-004:001 (por.), containing a total of 7.226 acres, and more particularly described in Exhibit "A" attached hereto and made a part hereof, and shown on the map attached hereto as Exhibit "B".

SECTION 2. Pursuant to Section 19.68.040, Maui County Code, the State Land Use District classification granted by this ordinance is subject to the Unilateral Agreement and Declaration of Conditions for State Land Use District Boundary Amendment, attached hereto and made a part hereof as Exhibit "C", which shall be executed and recorded in the Bureau of Conveyances of the State of Hawaii.

SECTION 3. This ordinance shall take effect upon its approval.

APPROVED AS TO FORM  
AND LEGALITY:

  
\_\_\_\_\_  
JEFF UEOKA

Deputy Corporation Counsel  
County of Maui

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2017-0623

EXHIBIT "A"

LAND DESCRIPTION

Tax Map Key (2) 1-3-004:006(Portion)  
(Fist Parcel)

Land situated at Kawaipapa, Hana ~~Island~~ and County of Maui, State of Hawaii.

Being a portion of Grant 2579 to Paele and Kuihanui.

Beginning at the northeast corner of this parcel of land, along the west side of Hana Highway the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAUIKI" being 5,408.15 feet North and 5,425.22 feet West and running by azimuths measured clockwise from true South:

1. 327° 30' 247.86 feet along the west side of Hana Highway to a point; thence,
2. 327° 30' 253.84 feet along Government Land designated as Tax Map Key : (2) 1-3-004::022 to a point; thence,
3. 339° 45' 195.36 feet along the same to a point; thence,
4. 315° 00' 136.49 feet along the same to a point; thence,
5. 51° 00' 164.81 feet along Grant 4534 to Ulunaele to a point, thence,
6. 332° 48' 53" 118.98 feet along the same to a point; thence,
7. 88° 18' 53" 161.12 feet along portion of Grant 2579 to Paele and Kuihanui being portion of Tax Map Key : (2) 1-3-004:001 a point; thence,
8. 146° 00' 981.65 feet along the same to a point; thence,
9. 253° 32' 30" 364.96 feet along Government Land to the point of beginning and containing an area of 6.986 acres, more or less.

Note: This metes and bounds description has been prepared for Land Use District Boundary Amendment purposes only.

This work was prepared by me  
or under my direct supervision.

DMC, ENGINEERING

 7/6/17

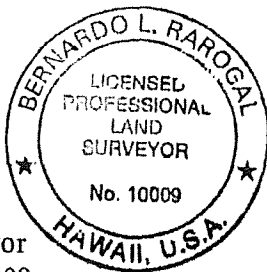
Bernardo L. Rarogal

Licensed Professional Land Surveyor

State of Hawaii Certificate No. 10009

License Expire: 4/18

End of description.



LAND DESCRIPTION

Tax Map Key (2) 1-3-004:006(Portion)  
(Second Parcel)

Land situated at Kawaipapa, Hana ~~Island~~ and County of Maui, State of Hawaii.

Being a portion of Grant 2579 to Paele and Kuihanui.

Beginning at the northeast corner of this parcel of land, along the west side of Hana Highway, (Federal Aid Project F58(1)) the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAUIKI" being 4,593.72 feet North and 4,873.89 feet West and running by azimuths measured clockwise from true South:

Along the west side of Hana Highway (Federal Aid Project F58(1)) on a curve to the right a radius of 2,242.52 feet and a central angle of 3° 15' 15" the chord azimuth and distance being:

1. 325° 33' 53.1" 126.04 feet to a point; thence,
2. 90° 00' 199.65 feet along portion of Grant 2579 to Paele and Kuihanui being portion of Tax Map Key :(2) 1-3-004:001 to a point; thence,
8. 231° 00' 165.19 feet along Grant 4534 to Ulunaele to the point of beginning and containing an area of 0.240 acre, more or less.

Note: This metes and bounds description has been prepared for Land Use District Boundary Amendment purposes only.

This work was prepared by me  
or under my direct supervision  
DMC, ENGINEERING

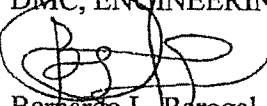
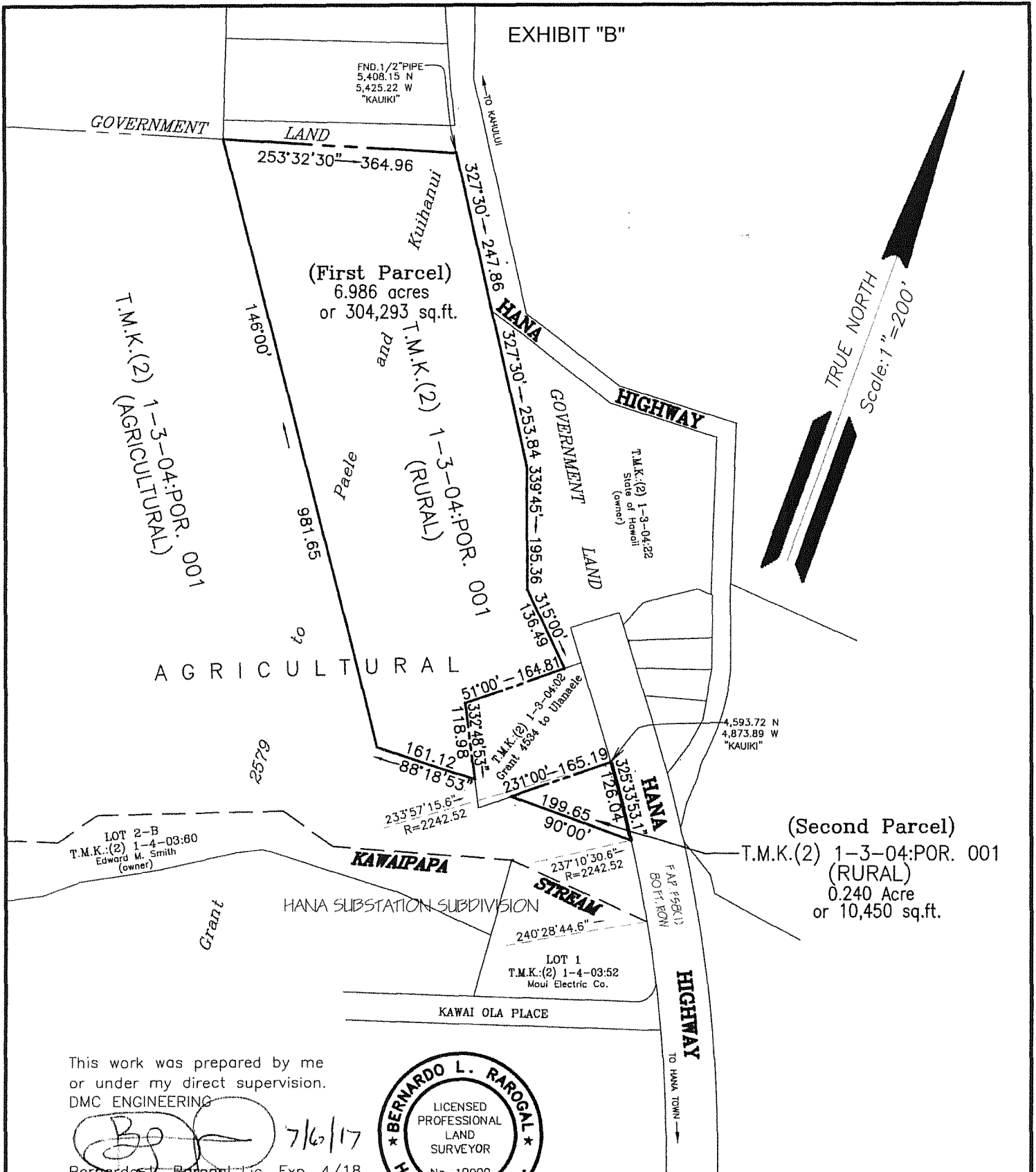
  
Bernardo L. Rarogal  
Licensed Professional Land Surveyor  
State of Hawaii Certificate No. 10009  
License Expire:4/18  
End of description.



EXHIBIT "B"



This work was prepared by me or under my direct supervision.  
DMC ENGINEERING

*[Signature]*

7/6/17

Bernardo L. Rarogal Lic. Exp. 4/18  
Licensed Professional Land Surveyor  
State of Hawaii Certificate No. 10009



First Parcel=6.986 acres  
Second Parcel=0.240 acre  
Total Area=7.226 Acres

T.M.K.(2) 1-3-004: PORTIONS 001

LAND USE DISTRICT BOUNDARY AMENDMENT MAP NO.

HANA, MAUI  
FROM: AGRICULTURAL DISTRICT  
TO: RURAL DISTRICT

APPROVED:

COUNTY CLERK DATE

APPROVED:

PLANNING DIRECTOR DATE

PUBLIC HEARING:

ADOPTED - COUNCIL:

ADOPTED - MAYOR:

ORDINANCE:

DATE:

SCALE: 1" = 200'

OFFICE OF THE COUNTY CLERK

200 HIGH STREET, WAILUKU, MAUI, HAWAII 96793

DB-

EXHIBIT "C"  
CONDITIONS

1. This ordinance is conditional upon the Council's passage of a resolution approving, with modifications, the independent development of Hana Housing Development, pursuant to Section 201H-38, Hawaii Revised Statutes (the "201H Resolution").
2. If the 201H Resolution shall expire due to the developer's failure to start physical construction on the Property by the time deadline set forth in the 201H Resolution, this ordinance shall also terminate concurrently with the expiration of the 201H Resolution.
3. Developer shall act in good faith and with its reasonable best efforts to complete all of the 25 residential workforce housing lots on the Property with all related roads and infrastructure not later than the fifth anniversary of the effective date of the 201H Resolution.
4. The Property shall be developed as a residential workforce housing project in accordance with the 201H Resolution.
5. The Property shall be developed in strict compliance with the representations made to the Council in obtaining approval of the State District Boundary Amendment.