

**RICHARD T. BISSEN, JR.**  
Mayor

**JACKY TAKAKURA**  
Acting Director

**ANA LILLIS**  
Deputy Director



**DEPARTMENT OF PLANNING**  
COUNTY OF MAUI  
ONE MAIN PLAZA  
2200 MAIN STREET, SUITE 315  
WAILUKU, MAUI, HAWAI'I 96793

March 10, 2026

Honorable Richard T. Bissen, Jr.  
Mayor, County of Maui  
200 South High Street  
Wailuku, Hawai'i 96793

**APPROVED FOR TRANSMITTAL**

 3-11-26  
\_\_\_\_\_  
Mayor Date

For Transmittal to:

Councilmember Nohealani U'u-Hodgins, Chair  
Housing and Land Use Committee  
200 South High Street  
Wailuku, Hawai'i 96793  
Via email: [hlu.committee@mauicounty.us](mailto:hlu.committee@mauicounty.us)

Dear Chair U'u-Hodgins:

**SUBJECT: BILL 28 (2026), GRANTING APPROVAL TO ANDREA M. KAIO, AS TRUSTEE FOR SPECIFIED TRUSTS, TO CREATE ADDITIONAL LOTS ON PROPERTY IN THE AGRICULTURAL DISTRICT AT 201 HE'AHE'A PLACE, WAILUKU, HAWAI'I, TAX MAP KEY (2) 3-2-008:067 (HLU-9)**

The Department of Planning (Department) is in receipt of your correspondence dated February 24, 2026 requesting the Department's response to the following questions:

1. The Department's report and recommendation to the Maui Planning Commission on the application to subdivide the property at 201 He'ahe'a Place, Wailuku, Hawaii, contains two versions of page 7 — one designates the property as Important Agricultural Lands while the other version does not. Which version of Page 7 is correct?

*Response: The correct language on page 7 is that the subject property is not designated as Important Agricultural Lands (IAL). As shown in the attached Statewide Important Agricultural Lands GIS map (Exhibit A), TMK (2)3-2-008:067 is not within an adopted IAL designation area.*

Councilmember Nohealani U'u-Hodgins, Chair  
Housing and Land Use Committee  
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2. Several County departments provided comments on the application. For example, the Department of Water Supply recommended "Best Management Practices (BMPs) to conserve water for future water development" and the Department of Parks and Recreation requested "the developer provide a cash contribution to satisfy park dedication requirements." Should any comments from the departments be included as conditions in Bill 28?

*Response: No. Departmental comments, including those from the Department of Water Supply and the Department of Parks and Recreation, are implemented through existing code requirements and subsequent subdivision and permitting processes. The proposed bill requires compliance with all applicable governmental requirements. Therefore, separate inclusion of those comments as conditions in Bill 28 is not necessary.*

3. On page 11 of the Department's report, the Department recommended the Commission recommend approval of the application to the Council with four conditions. Based on the July 8, 2025, meeting minutes, the Maui Planning Commission approved the first and third conditions; however, the third condition to require the Applicant to "develop the property in substantial compliance with the representations made to the Council in obtaining the project's approval" is not in Bill 28. Should this condition be incorporated?

*Response: Yes. Condition three should be incorporated into Bill 28 to align with the Maui Planning Commission's recommendation.*

Should you have any further questions, please staff planner Wilton Leauanae by email, [Wilton.Leauanae@mauicounty.gov](mailto:Wilton.Leauanae@mauicounty.gov) or by phone, (808) 270-8036.

Sincerely,



JACKY TAKAKURA  
Acting Planning Director

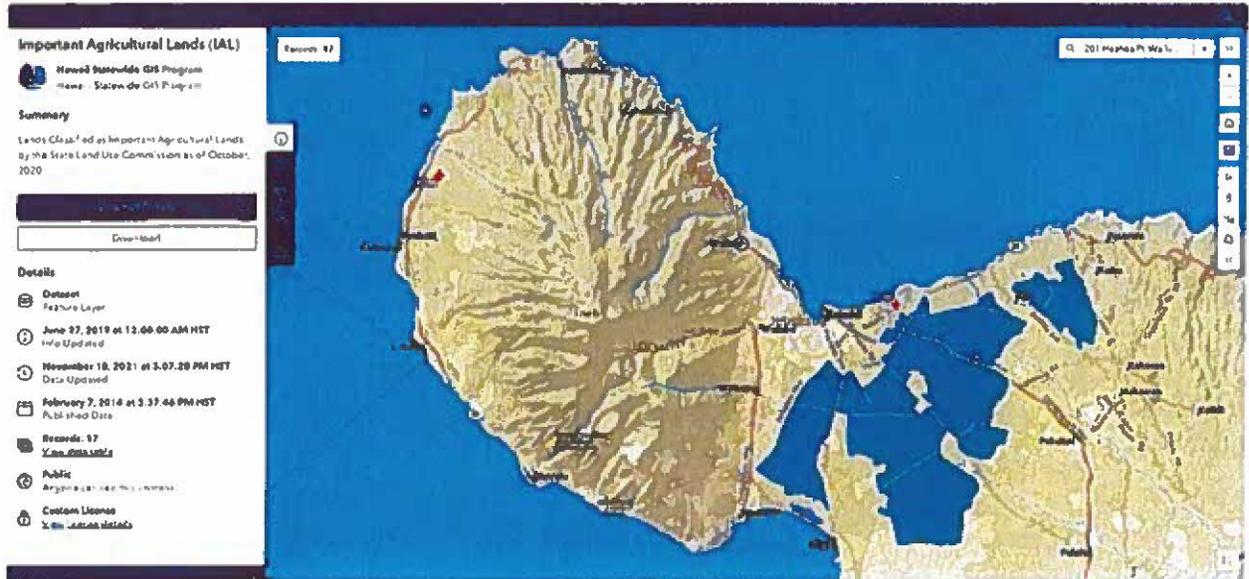
Attachment: Exhibit A – Statewide IAL GIS Map

cc: Ana Lillis, Deputy Director  
Danny A. Dias, Planning Program Administrator (PDF)  
Kurt Wollenhaupt, Staff Planner (PDF)  
Wilton Leauanae, Staff Planner (PDF)  
Rory Frampton, Consultant (PDF)

JMCT:WL:lp

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# EXHIBIT A





## HLU Committee

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**From:** Estrelita B. Dahilig <Estrelita.B.Dahilig@co.maui.hi.us>  
**Sent:** Wednesday, March 11, 2026 1:15 PM  
**To:** HLU Committee; Nohe M. Uu-Hodgins  
**Cc:** Jacalyn M. Takakura; Ana L. Lillis; joy.paredes@co.maui.hi.us; Josiah K. Nishita; Erin A. Wade; Cynthia E. Sasada; Didi A. Hamai; Kelii P. Nahooikaika  
**Subject:** TRANSMITTAL: BILL 28 (2026), GRANTING APPROVAL TO ANDREA M. KAIO, AS TRUSTEE FOR SPECIFIED TRUSTS, TO CREATE ADDITIONAL LOTS ON PROPERTY IN THE AGRICULTURAL DISTRICT AT 201 HE'AHE'A PLACE, WAILUKU, HYAWAII TAX MAP KEY (2) 3-2-008:067 (HLU-9)  
**Attachments:** MT#11423.HLU.Chair Hodgins, Nohealani.pdf

Aloha,

Please see attached transmittal dated March 10, 2026, from Acting Planning Director Jacky Takakura regarding the above subject matter.

Thank you and have a great day!

Mahalo,  
Lita



**Lita B. Dahilig**

Secretary

County of Maui  
Office of the Mayor  
808-270-7855  
estrelita.b.dahilig@co.maui.hi.us