

**Maui County Council
Housing and Land Use
Committee Meeting
March 11, 2026**

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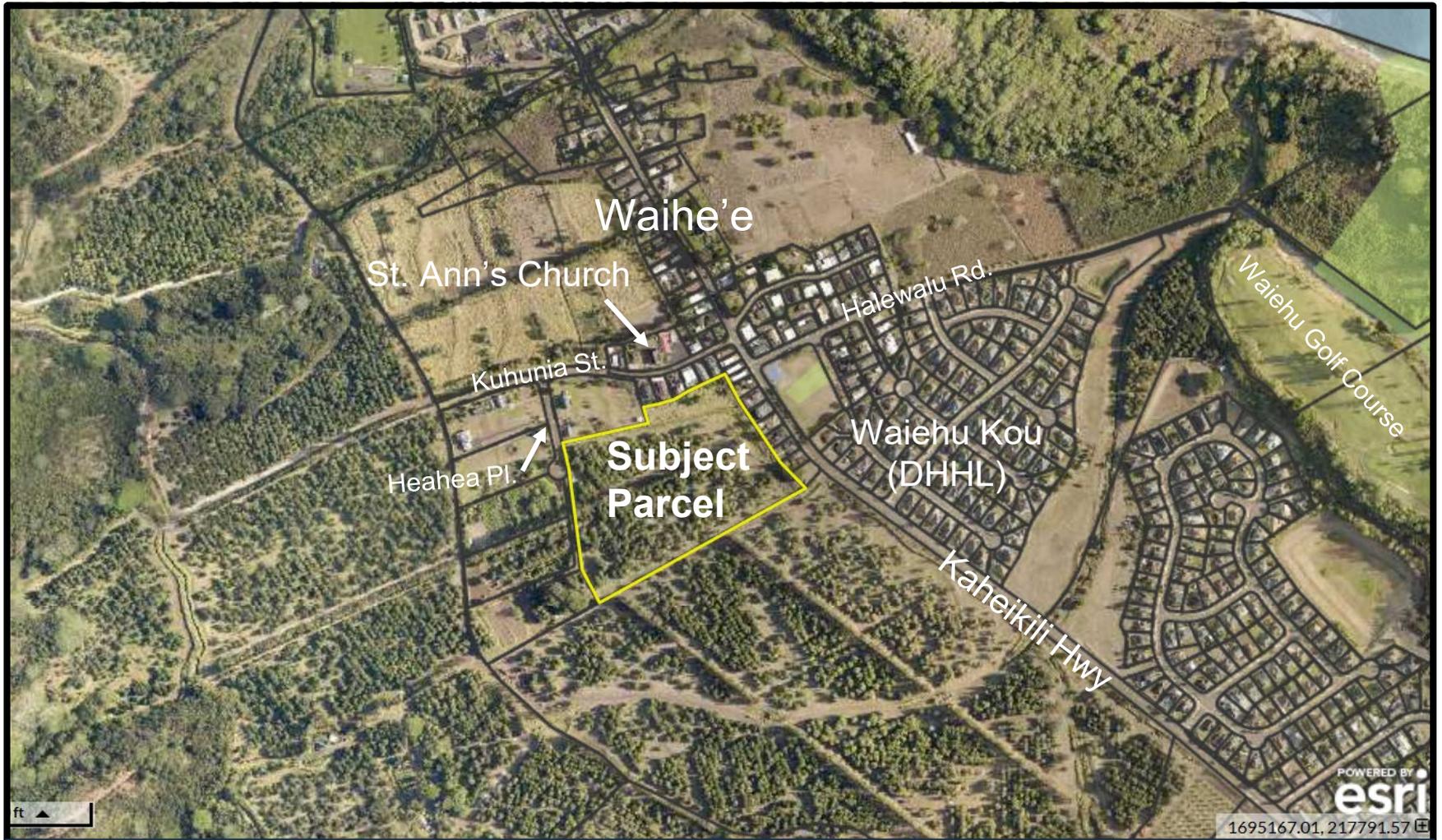
Kaio Family Subdivision

**201 Heahea Place
Waihe'e, Island of Maui
TMK: (2) 3-2-008: 067**

**Applicant:
Andrea M. Kaio Trust and
Galvin K. Kaio Trust
Rory Frampton Consulting Inc.**

Meeting Purpose

Respectfully request the
HLU Committee's recommendation for
approval of a four-lot family subdivision
pursuant to Section 19.30A.040(F), MCC



Location Map
Kaio Family Subdivision
201 Heahea Pl., Waihee TMK (2) 3-2-008: 067

Regulatory Background

Maui County's Agricultural Zoning Ordinance establishes the maximum number of lots that can be created from a lot under Section 19.030A.040, aka the sliding scale.

Maximum number of lots is based on parcel size of the original lot as of March 1988

“If the original lot has been subdivided into the maximum number of lots ... additional lots may be created for family members as described in subsections 18.20.280 B.1 and [18.20.280 B.2](#) of this code, .., with the approval of the council; the application for such additional lots shall be processed in the same manner as applications for conditional permits, as provided by [chapter 19.40](#) of this title.” (19.030A.040.F)

Regulatory Background (cont'd)

Family Subdivision definition of family members under Section 18.020.280.B 1 & 2:

1. The applicant must be an owner of real property who is:
 - a. A parent who intends to transfer property to a spouse or children; or
 - b. Siblings who intend to divide among themselves property received from a parent or grandparent.

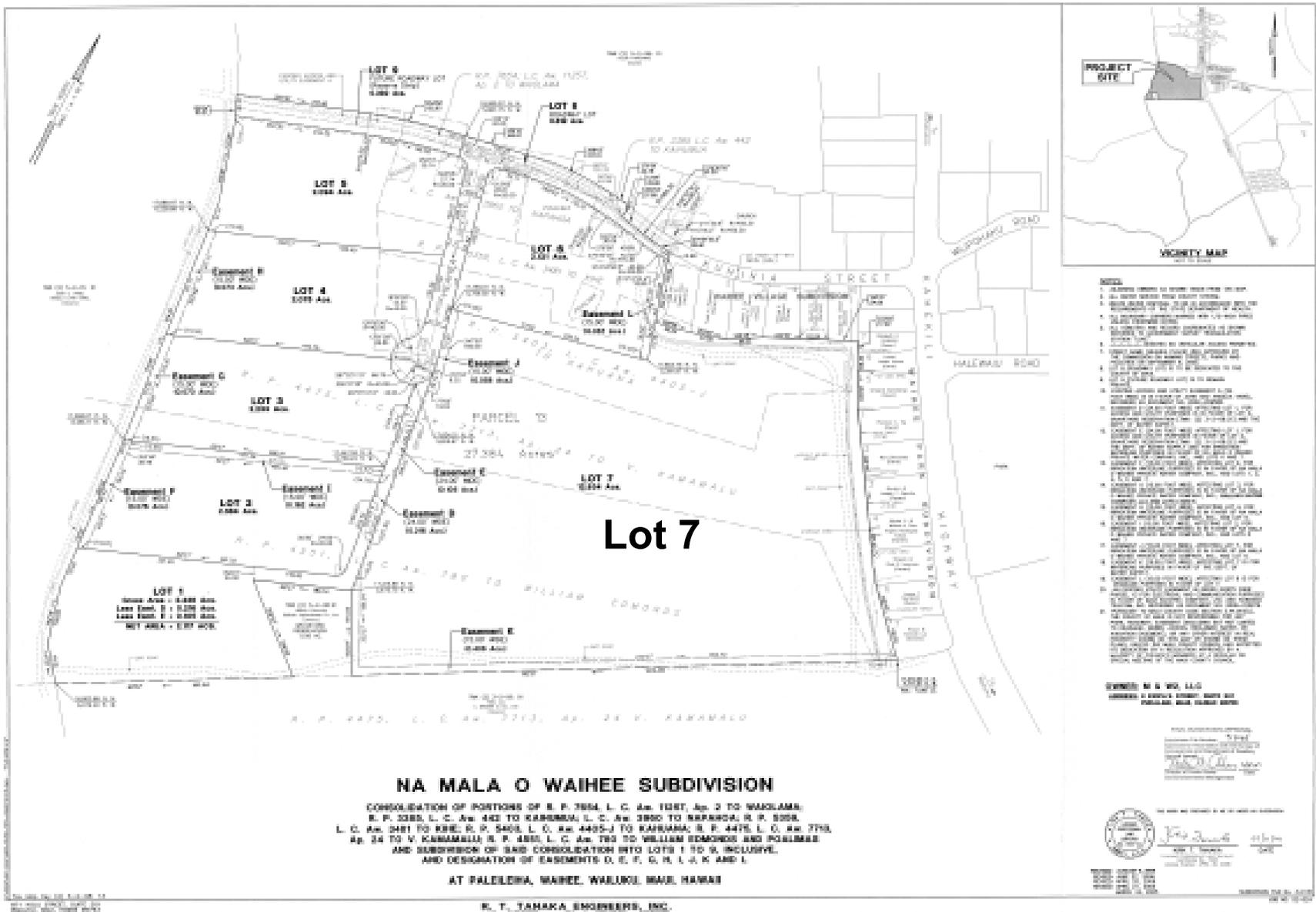
2. The transfer shall be immediate and shall be limited to the following persons who are related to the applicant by blood, adoption or marriage: spouse, children, brothers and sisters. The intended transferee(s) shall be designated by the applicant(s) at the time of the application. Proof of the relationship shall be required by the director.

Project Background

Na Mala o Waihee Subdivision, June 2007

- Original lot: TMK (2) 3-2-008: 013 = approx. 26 acres
- Maximum number of lots = 7 (minimum lot size of 2 acres each)

Na Mala o Waihee Subdivision





Aerial view of the immediate vicinity



Photo 1 – Looking east at intersection of Kuhunia and Heahea Place



Heahea Place

Photo 2 – Looking south from intersection of Kuhunia and Heahea Place



201 Heaheha

Photo 3 – Looking south from Heaheha cul de sac

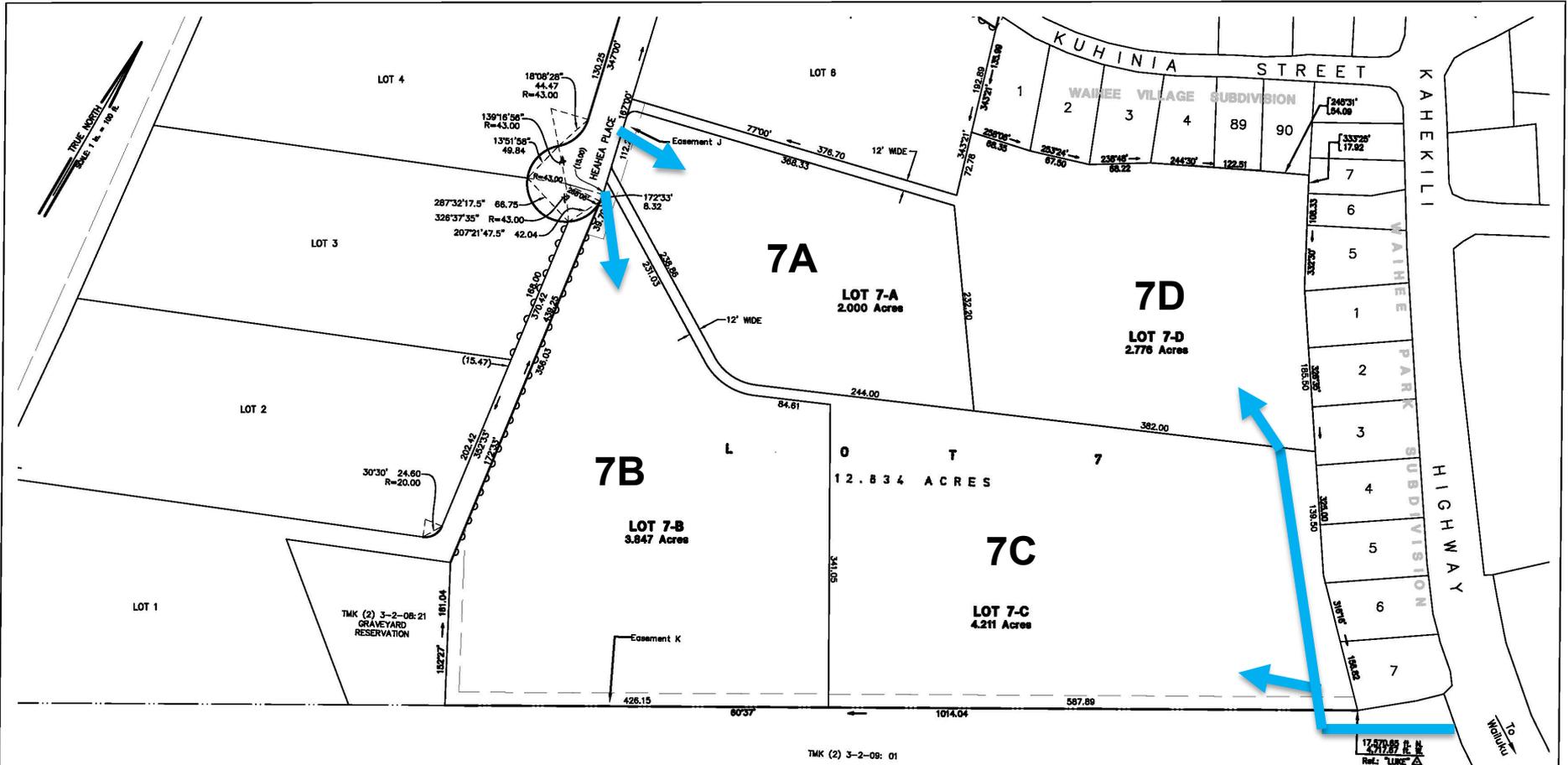


Photo 4 – Looking east from Heahea cul de sac



Photo 5 – Looking north from Heahea cul de sac

Proposed Project

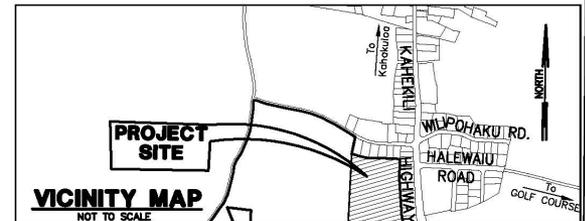


OWNERS: KAALA AND ANDREA KAIO
ADDRESS: 2211 KEANU STREET
 WAILUKU, HI - 96793

NA MALA O WAIHEE SUBDIVISION SUBDIVISION OF LOT 7 INTO LOTS 7-A, 7-B, 7-C, AND 7-D AT PALEILEIHA, WAIHEE, WAILUKU, MAUI, HAWAII



TAX MAP KEY: (2) 3-2-008:067



REVISED: JULY 23, 2024
 JULY 8, 2024

Purpose and Need

- Provide housing opportunities for the Kaio family's 3 children
- Need exacerbated by Maui's high housing costs

Rationale in Support

- Allowed for by County's Agricultural Ordinance
- Consistent with intent and purpose of the ordinance which is to allow for additional Ag lots for family members
- Compatible with existing uses in the area
- Relatively small project with minimal impacts to surrounding area
- Infrastructure readily available from Heahea Pl.

Next Steps

- Review by Maui County Council
- Subdivision following normal requirements of Title 18, including:
 - Provision of infrastructure and utility hook ups
 - Payment of fees, including Parks and School Impact Fees

We respectfully request the
HLU Committee's recommendation for
approval of the four-lot family subdivision
pursuant to Section 19.30A.040.F, MCC

Mahalo