

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

BILL NO. 74 (2016)

A BILL FOR AN ORDINANCE AMENDING ORDINANCE NO. 2641 (1998),  
KIHEI-MAKENA COMMUNITY PLAN AND LAND USE MAP,  
FROM PROJECT DISTRICT 6 (R & T PARK), PUBLIC/QUASI-PUBLIC,  
AND AGRICULTURE TO MAUI RESEARCH & TECHNOLOGY PARK  
FOR PROPERTY SITUATED AT KIHEI, MAUI, HAWAII

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

SECTION 1. Pursuant to Chapter 2.80B, Maui County Code, the Kihei-Makena Community Plan and Land Use Map is hereby amended for certain parcels of land situated at Kihei, Maui, Hawaii, identified in Table 1, comprising approximately 390.104 acres, and more particularly described in Exhibit "A," which is attached hereto and made a part hereof, as shown in Community Plan Map No. CP-539, which is on file in the Office of the County Clerk of the County of Maui, and by reference made a part hereof.

Table 1

COMMUNITY PLAN AMENDMENT			
TMK	From	To	Acres
(2) 2-2-024:003, (2) 2-2-024:005, (2) 2-2-024:007, (2) 2-2-024:008, (2) 2-2-024:009, (2) 2-2-024:014, (2) 2-2-024:015, (2) 2-2-024:016, (2) 2-2-024:032, (2) 2-2-024:034, (2) 2-2-024:037, (2) 2-2-024:038, (2) 2-2-024:039, (2) 2-2-024:041, (2) 2-2-024:042, (2) 2-2-024:043, (2) 2-2-024:044, (2) 2-2-024:045, (2) 2-2-024:046, (2) 2-2-002:085	Project District 6 (R & T Park)	Maui Research & Technology Park	343.231
(2) 2-2-024:017	Public/Quasi -Public	Maui Research & Technology Park	39.018
(2) 2-2-024:018	Agriculture	Maui Research & Technology Park	7.855
<b>Total</b>			<b>390.104</b>

SECTION 2. Part III.C.2. of the Kihei-Makena Community Plan, adopted by Ordinance No. 2641 (1998), relating to Project District 6 (R & T Park), is amended to read as follows:

"PROJECT DISTRICT 6 (R & T Park) [385] 41.769 acres

The research and technology park project district is located *mauka* of Pi'ilani Highway [between Waipuilani Gulch and Keokea Stream.] and defined as tax map keys (2) 2-2-024:001, (2) 2-2-024:002, (2) 2-2-024:004, (2) 2-2-024:030, (2) 2-2-024:031, (2) 2-2-024:036, and (2) 2-2-024:040.

The objective of the project district is to encourage the development of non-polluting research and technology on individual 1 to 5-acre sites planned and built in accordance with specific standards and guidelines as established by an appropriate county zoning ordinance. Design guidelines should encourage low-rise, low-density developments with ample setbacks and open space, underground utilities, and architectural and signage controls in accordance with the park's theme."

SECTION 3. Part V.A. of the Kihei-Makena Community Plan, adopted by Ordinance No. 2641, relating to Land Use Map, Land Use Categories and Definitions, is amended by inserting the following entry to be placed at the end of the list of Land Use Categories and Definitions, to read as follows:

"MAUI RESEARCH & TECHNOLOGY PARK (MRTP) 390.104 acres

The following description and planning standards are provided in Chapter 8, Directed Growth Plan of the Maui Island Plan, adopted December 2012.

#### Maui Research & Technology Park

The MRTP was the vision of a core group of community leaders in the early 1980s who sought to diversify the economic and employment base on Maui beyond tourism and agriculture. Today, the MRTP is home to a diverse range of companies and government projects that together employ approximately 400 persons in high-technology and related industries. The MRTP is envisioned to continue to be a major employment generator for Maui. The Park's mission of job creation and diversification of the island's economy remains one of vital importance.

## **Planned Growth Area Rationale**

Since the opening of the MRTP, experts in the field of economic development have gained a better understanding of innovation clusters and the needs of knowledge workers and businesses. Technology businesses thrive in areas of diversity and activity. A diversity of businesses and workers, and the availability of a variety of commercial and industrial spaces, enhance the viability and success of individual businesses. The intent of the MRTP planned growth area is to create opportunities for a broader range of desirable knowledge-based and emerging industries,<sup>1</sup> which will provide high-skilled and well-paying jobs for Maui residents.

As the MRTP develops, it should utilize the principles of new urbanism, smart growth, and the Association of University Research Park's "Power of Place" study to create a community of innovation. This includes providing diverse housing options within close proximity of the MRTP's employment, and integrating neighborhood-serving retail, civic, and commercial uses in a manner that encourages bicycling, walking, and public transport. The growth area may also include exhibit halls and meeting space to support the development of the research and technology sector, and to serve the broader needs of South and Central Maui. Build-out of the MRTP should be coordinated with the development of the neighboring Kihei Mauka planned growth area to ensure efficient intra- and inter-regional transportation connectivity for both motorized and non-motorized transportation. The MRTP should also develop pedestrian and bicycle linkages between the future Kihei High School and the core commercial and civic uses within Central Kihei."

SECTION 4. Material to be repealed is bracketed. New material is underscored. In printing this bill, the County Clerk need not include the brackets, the bracketed material, or the underscoring.

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<sup>1</sup> Industries characterized by highly-skilled workers in fields such as science and research, biotechnology, clean technology, information technology, disaster mitigation, education, healthcare and medicine, media production as well as other industries supported in the Emerging Sector's Supplement, Chapter 4, Maui Island Plan.

SECTION 5. This ordinance shall take effect upon its approval.

APPROVED AS TO FORM  
AND LEGALITY:

A handwritten signature in black ink, appearing to read 'J. Oana', written over a horizontal line.

JENNIFER OANA  
Deputy Corporation Counsel  
County of Maui

lu:misc:004acpabill01a

## Maui Research & Technology Park District

Land situated on the easterly side of Piilani Highway, Federal Aid Project Number RF-031-1(5), at Waiohuli-Keokea, Makawao, Kula (Kihei), Maui, Hawaii

Being a portion of Grant 9325, Apana 1 to Haleakala Ranch Company

Beginning at a point at the northwesterly corner of this land, being also the northwesterly corner of Lot 3-F of Haleakala Greens Subdivision, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU-O-KALI" being 10,267.07 feet North and 20,573.46 feet West and running by azimuths measured clockwise from True South:

1. 266° 30' 150.00 feet along Lot 2-B-1 of Anawio Subdivision, being also along the remainder of Grant 9325, Apana 1 to Haleakala Ranch Company to a point;
2. 293° 00' 410.00 feet along same to a point;
3. 291° 30' 350.00 feet along same to a point;
4. 286° 00' 850.00 feet along same to a point;
5. 301° 30' 650.00 feet along same to a point;
6. 283° 15' 270.00 feet along same to a point;
7. 42° 37' 15" 411.97 feet along Lot 3-C-2 of Haleakala Greens Subdivision, being also along the remainder of Grant 9325, Apana 1 to Haleakala Ranch Company to a point;
8. 351° 00' 173.44 feet along same to a point;
9. 321° 00' 174.23 feet along same to a point;
10. 284° 00' 97.63 feet along same to a point;

**EXHIBIT** "A"

11. 226° 00' 113.25 feet along same to a point;
12. 246° 00' 216.19 feet along same to a point;
13. 226° 00' 104.08 feet along same to a point;
14. 174° 00' 133.43 feet along same to a point;
15. 154° 00' 180.12 feet along same to a point;
16. 165° 35' 149.98 feet along same to a point;
17. 255° 35' 618.14 feet along Lot 2-B-1 of Anawio Subdivision, being also along the remainder of Grant 9325, Apana 1 to Haleakala Ranch Company to a point;
18. 252° 15' 1,569.53 feet along same to a point;
19. 289° 28' 1,013.85 feet along same to a point;
20. 313° 36' 250.68 feet along same to a point;
21. 327° 52' 140.72 feet along same to a point;
22. 301° 45' 162.86 feet along same to a point;
23. 27° 26' 3,394.12 feet along same to a point;
24. Thence along Lot 2-B-1 of Anawio Subdivision, being also along the remainder of Grant 9325, Apana 1 to Haleakala Ranch Company on a curve to the left, with the point of curvature azimuth from the radial point being: 205° 18', and the point of tangency azimuth from the radial point being: 192° 00', having a radius of 3,350.00 feet, the chord azimuth and distance being: 108° 39' 775.89 feet to a point;

25. 102° 00' 48.76 feet along same to a point;
26. 9° 07' 30" 2,680.65 feet along Lots 2-B-3 and 2-B-1 of Anawio Subdivision and Lot 3-A-1-A of Haleakala Greens Subdivision, being also along the remainder of Grant 9325, Apana 1 to Haleakala Ranch Company to a point;
27. 80° 58' 10" 1,410.00 feet along Lot 3-E-2 of Haleakala Greens Subdivision, being also along the remainder of Grant 9325, Apana 1 to Haleakala Ranch Company to a point;
28. 350° 30' 699.93 feet along same to a point;
29. 298° 30' 84.00 feet along same to a point;
30. 76° 15' 249.57 feet along Lot 2-B-1 of Anawio Subdivision, being also along the remainder of Grant 9325, Apana 1 to Haleakala Ranch Company to a point;
31. 188° 00' 275.00 feet along Lot 2-A of Haleakala Greens Subdivision, being also along the remainder of Grant 9325, Apana 1 to Haleakala Ranch Company to a point;
32. 170° 30' 920.00 feet along same to a point;
33. 156° 07' 760.00 feet along Lots 2-A and 2-B of Haleakala Greens Subdivision, being also along the remainder of Grant 9325, Apana 1 to Haleakala Ranch Company to a point;
34. 168° 25' 590.00 feet along Lot 2-B of Haleakala Greens Subdivision, being also along the remainder of Grant 9325, Apana 1 to Haleakala Ranch Company to a point;

35. 198° 45' 515.00 feet along same to a point;
36. 181° 25' 469.77 feet along Lots 2-B and 2-A of Haleakala Greens Subdivision, being also along the remainder of Grant 9325, Apana 1 to Haleakala Ranch Company to a point;
37. 256° 55' 517.80 feet along Lot 2-A of Haleakala Greens Subdivision, being also along the remainder of Grant 9325, Apana 1 to Haleakala Ranch Company to a point;
38. 198° 30' 91.14 feet along same to a point;
39. 285° 30' 395.25 feet along Lot 1 of Maui Research and Technology Park Phase I / Increment I (File Plan 2008) to a point;
40. Thence along same on a curve to the right, with the point of curvature azimuth from the radial point being:  
97° 15' 34", and the point of tangency azimuth from the radial point being:  
107° 00', having a radius of 1,177.00 feet, the chord azimuth and distance being:  
192° 07' 47" 199.85 feet to a point;
41. 197° 00' 74.63 feet along same to a point;
42. Thence along same on a curve to the left, with the point of curvature azimuth from the radial point being:  
287° 00', and the point of tangency azimuth from the radial point being:  
196° 50' 09.5", having a radius of 30.00 feet, the chord azimuth and distance being:  
151° 55' 04.75" 42.49 feet to a point;



43. Thence along same on a curve to the right, with the point of curvature azimuth from the radial point being:  
16° 50' 09.5", and the point of tangency azimuth from the radial point being:  
18° 30', having a radius of 10,075.00 feet, the chord azimuth and distance being:  
107° 40' 04.75" 292.60 feet to a point;
44. 108° 30' 334.19 feet along Lot 1 of Maui Research and Technology Park Phase I / Increment I (File Plan 2008) and Lot 2-A of Haleakala Greens Subdivision, being also along the remainder of Grant 9325, Apana 1 to Haleakala Ranch Company to a point;
45. Thence along Lot 2-A of Haleakala Greens Subdivision, being also along the remainder of Grant 9325, Apana 1 to Haleakala Ranch Company on a curve to the left, with the point of curvature azimuth from the radial point being:  
198° 30', and the point of tangency azimuth from the radial point being:  
144° 25', having a radius of 921.94 feet, the chord azimuth and distance being:  
81° 27' 30" 838.30 feet to a point;

46. Thence along same on a curve to the right, with the point of curvature azimuth from the radial point being:  
 324° 25', and the point of tangency azimuth from the radial point being:  
 350° 36' 30", having a radius of 1,375.00 feet, the chord azimuth and distance being:  
 67° 30' 45" 623.10 feet to a point;
47. 80° 36' 30" 37.58 feet along same to a point;
48. 350° 36' 30" 100.00 feet along same to a point;
49. 35° 36' 30" 183.85 feet along same to a point;
50. 170° 36' 30" 458.05 feet along the easterly side of Piilani Highway, F.A.P. No. RF-031-1(5) to a point;
51. 80° 36' 30" 5.00 feet along same to a point;
52. 170° 36' 30" 156.95 feet along same to a point;
53. 305° 36' 30" 190.92 feet along Lot 1-A of Haleakala Greens Subdivision, being also along the remainder of Grant 9325, Apana 1 to Haleakala Ranch Company to a point;
54. 350° 36' 30" 100.00 feet along same to a point;
55. 260° 36' 30" 37.58 feet along same to a point;

56. Thence along Lots 1-A and 1-B of Haleakala Greens Subdivision, being also along the remainder of Grant 9325, Apana 1 to Haleakala Ranch Company on a curve to the left, with the point of curvature azimuth from the radial point being: 350° 36' 30", and the point of tangency azimuth from the radial point being: 324° 25', having a radius of 1,225.00 feet, the chord azimuth and distance being: 247° 30' 45" 555.12 feet to a point;
57. Thence along Lot 1-A of Haleakala Greens Subdivision, being also along the remainder of Grant 9325, Apana 1 to Haleakala Ranch Company on a curve to the right, with the point of curvature azimuth from the radial point being: 144° 25', and the point of tangency azimuth from the radial point being: 198° 30', having a radius of 1,071.94 feet, the chord azimuth and distance being: 261° 27' 30" 974.69 feet to a point;
58. 288° 30' 287.03 feet along same to a point;
59. 198° 30' 375.12 feet along same to a point;
60. 293° 00' 364.17 feet along Lot 13-A-1 of Maui Research & Technology Park - Phase I / Increment I, being also along the remainder of Grant 9325, Apana 1 to Haleakala Ranch Company to a point;

61. Thence along same on a curve to the right, with the point of curvature azimuth from the radial point being:  
 114° 40' 50", and the point of tangency azimuth from the radial point being:  
 115° 30', having a radius of 682.00 feet, the chord azimuth and distance being:  
 205° 05' 25" 9.75 feet to a point;
62. 205° 30' 103.62 feet along same to a point;
63. Thence along same on a curve to the right, with the point of curvature azimuth from the radial point being:  
 115° 30', and the point of tangency azimuth from the radial point being:  
 136° 11' 02", having a radius of 333.08 feet, the chord azimuth and distance being:  
 215° 50' 31" 119.59 feet to a point;
64. 115° 38' 385.50 feet along same to a point;
65. 62° 46' 157.74 feet along same to a point;
66. 152° 46' 363.03 feet along Lot 1-A of Haleakala Greens Subdivision, being also along the remainder of Grant 9325, Apana 1 to Haleakala Ranch Company to a point;
67. 180° 21' 1,180.00 feet along same to a point;
68. 83° 00' 585.00 feet along same to a point;
69. 102° 25' 640.00 feet along same to a point;
70. 125° 30' 800.00 feet along same to a point;

71. 160° 00'

815.00 feet along same to the point of beginning and containing a GROSS AREA of 400.218 Acres and a NET AREA of 390.104 Acres after excluding therefrom the following listed Exclusions:

EXCLUSIONS:

- |    |  |             |
|----|--|-------------|
| 1. | All of Lot 2 of Maui Research and Technology Park Phase I / Increment I (File Plan 2008)   | 5.145 Acres |
| 2. | All of Lot 4 of Maui Research and Technology Park Phase I / Increment I (File Plan 2008)   | 2.676 Acres |
| 3. | All of Lot 4 of Maui Research and Technology Park Phase I / Increment I-A (File Plan 2461) | 2.293 Acres |

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TOTAL AREA OF EXCLUSIONS 10.114 Acres



A handwritten signature in black ink, appearing to read "Darren T. Unemori", written over a horizontal line.

Licensed Professional Land Surveyor  
Certificate No. 10008

November 18, 2015

Note: This metes and bounds description has been prepared for Change in Zoning and Community Plan Amendment purposes only.

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DIGEST

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BILL NO. 74 (2016)

A BILL FOR AN ORDINANCE AMENDING ORDINANCE NO. 2641 (1998),  
KIHEI-MAKENA COMMUNITY PLAN AND LAND USE MAP  
FROM PROJECT DISTRICT 6 (R & T PARK), PUBLIC/QUASI-PUBLIC,  
AND AGRICULTURE TO MAUI RESEARCH & TECHNOLOGY PARK  
FOR PROPERTY SITUATED AT KIHEI, MAUI, HAWAII

This bill proposes to amend the Kihei-Makena Community Plan and Land Use Map from Project District 6 (R & T Park), Public/Quasi-Public, and Agriculture to Maui Research & Technology Park for approximately 390.104 acres located mauka of Piilani Highway and adjacent to Lipoa Parkway, Kihei, Maui, Hawaii.

I, JOSIAH K. NISHITA, Deputy County Clerk of the County of Maui, State of Hawaii, DO HEREBY CERTIFY that the foregoing BILL NO. 74 (2016) was passed on First Reading by the Council of the County of Maui, State of Hawaii, on the 15th day of July, 2016, by the following vote:

AYES: Councilmembers Gladys C. Baisa, Robert Carroll, Eleanora Cochran, Donald G. Couch Jr., S. Stacy Crivello, G. Riki Hokama, Michael P. Victorino, and Chair Michael B. White.

NOES: None.

EXCUSED: Vice-Chair Donald S. Guzman.

DATED at Wailuku, Maui, Hawaii, this 18th of July, 2016.



JOSIAH K. NISHITA, DEPUTY COUNTY CLERK  
COUNTY OF MAUI, STATE OF HAWAII

Copies of the foregoing Bill, in full, are on file in the Office of the County Clerk, County of Maui, for use and examination by the public.