

COUNCIL OF THE COUNTY OF MAUI
PLANNING COMMITTEE

October 19, 2012

**Committee
Report No.** _____

Honorable Chair and Members
of the County Council
County of Maui
Wailuku, Maui, Hawaii

Chair and Members:

Your Planning Committee, having met on October 1, 2012, makes reference to County Communication 12-180, from Council Chair Danny A. Mateo, transmitting an annual status report dated July 25, 2012, from Grant Y. M. Chun, Vice President, A&B Properties, Inc. ("A&B"), in accordance with Condition 17 of Ordinance 3312 (2005), for its residential subdivision located in Haliimaile, Maui, Hawaii.

Your Committee notes that Ordinance 3312 (2005) granted A&B a change in zoning from Interim District to R-1 Residential District and PK-1 Neighborhood Park District (Conditional Zoning) for its residential subdivision in Haliimaile, comprised of approximately 55 acres, identified as TMK: (2) 2-5-003:010 (por.).

The Council imposed 17 conditions on the project to mitigate potential negative impacts resulting from the change in zoning. Condition 17 requires that A&B submit an annual status report to the Director of Housing and Human Concerns and the Council commencing within one year of the effective date of the change in zoning and ending five years after the last lot is sold. The status reports shall include updates on the sale and construction of the housing units. According to the status report, upon commencement of construction and sale of the housing units, A&B will provide applicable information pursuant to this condition. In addition to the status report required by Condition 17, A&B provided the status of its compliance with all 17 conditions.

Condition 7 states that the construction of homes within the subdivision shall not commence until A&B has secured a new well and transmission lines sufficient to provide 600 gallons of water per day for each home in the subdivision that is to be constructed. According to the annual status report, A&B will continue its discussions with the Department of Water Supply and area landowners to identify an acceptable water source location to meet this condition.

Mr. Chun stated that A&B is prepared to proceed with the project as soon as a water source is secured. He also stated that A&B is currently an applicant on the Upcountry Water Meter Priority List.

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Mr. Chun stated that A&B has requested that 80 acres adjacent to this project be included in the Maui Island Plan's urban growth boundaries. If this request is approved, the infrastructure for the Haliimaile residential project could be utilized more economically over a larger number of units with the development of the additional 80 acres.

Your Committee had concerns about ease of access and versatile transportation options within the subdivision. Mr. Chun noted that, pursuant to Condition 10, an eight-foot walking path within the project's buffer areas had been incorporated into the construction plans, and a bikeway or walking path would be developed along Haliimaile Road.

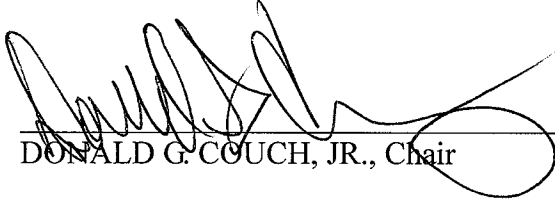
Mr. Chun confirmed that a traffic signal has been installed at the intersection of Haliimaile Road and Haleakala Highway, as required by Condition 5.

Your Committee encouraged Mr. Chun to commence discussions with the Department of the Corporation Counsel to satisfy Condition 15 relating to a plan to give Maui County residents first preference for housing opportunities within the project area. Your Committee also encouraged Mr. Chun to include adequate pull-off areas for buses in the construction plans for the bus shelters required by Condition 13.

Your Committee voted 7-0 to recommend filing of the communication. Committee Chair Couch, Vice-Chair Baisa, and members Cochran, Mateo, Pontanilla, Victorino, and White voted "aye".

Your Planning Committee RECOMMENDS that County Communication 12-180 be FILED.

This report is submitted in accordance with Rule 8 of the Rules of the Council.



DONALD G. COUCH, JR., Chair