

**COUNCIL OF THE COUNTY OF MAUI**  
**PLANNING COMMITTEE**

September 6, 2013

**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 August 15, 2013, makes reference to County Communication 13-225, from Council Chair Gladys C. Baisa, transmitting correspondence dated July 9, 2013, from Grant Chun, Vice President, Maui, A&B Properties, Inc. ("A&B"). The correspondence transmits an annual compliance report pursuant to Condition 19 of Ordinance 3559 (2008), Change in Zoning from Agricultural, M-2 Heavy Industrial and R-1 Residential Districts to M-1 Light Industrial District (Conditional Zoning) for the Maui Business Park Phase II Project, Kahului, Maui, Hawaii.

Your Committee notes Ordinance 3559 (2008) granted A&B a Change in Zoning from Agricultural, M-2 Heavy Industrial, and R-1 Residential Districts to M-1 Light Industrial District (Conditional Zoning) for the Maui Business Park Phase II Project. The property is situated at Kahului, Maui, Hawaii, comprised of approximately 179 acres, and identified as TMK: (2) 3-8-001:002 (por.), TMK: (2) 3-8-006:004 (por.), and TMK: (2) 3-8-079:013.

Your Committee further notes the Maui Business Park Phase II Project is a continuation of A&B's existing Maui Business Park Phase I Project. Phase II will provide light industrial space in Maui's central commercial and business districts, in close proximity to the Kahului Airport and Kahului Harbor.

The Council imposed 19 conditions on the project to mitigate potential negative impacts resulting from the Change in Zoning. Condition 19 of the ordinance requires A&B to provide an annual report to the Council on its compliance with each of the conditions of zoning, commencing within one year of the effective date of the ordinance.

Mr. Chun reported that A&B has made significant progress since Ordinance 3559 (2008) was enacted. An offsite water system was constructed and completed in 2011. The required infrastructure, including drainage, sewer, and roadway systems, was substantially completed earlier this year. Sales and marketing began a year ago.

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Mr. Chun also reported accomplishments to date represent an investment of approximately \$45 million.

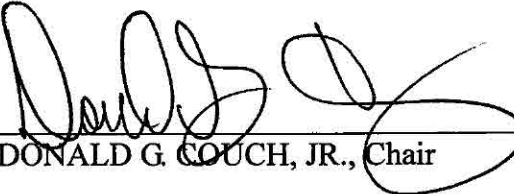
Mr. Chun reported on the status of Condition 7 of the ordinance, which requires A&B to provide approximately 40 acres for affordable housing. A location has been identified that A&B feels is suitable for affordable housing. He stated A&B is working closely with the Department of Housing and Human Concerns to ensure the project meets all County and State requirements.

Your Committee was satisfied A&B is complying with the conditions of zoning relating to the Maui Business Park Phase II Project.

Your Committee voted 6-0 to recommend filing of the communication. Committee Chair Couch, Vice-Chair Victorino, and members Cochran, Crivello, Guzman, and White voted "aye". Committee member Baisa was excused.

Your Planning Committee RECOMMENDS that County Communication 13-225 be FILED.

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

  
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DONALD G. COUCH, JR., Chair