

COUNCIL OF THE COUNTY OF MAUI
PLANNING COMMITTEE

October 18, 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 October 2, 2013, makes reference to General Communication 13-2, from Grant Y. M. Chun, Vice President, A&B Properties, Inc., transmitting an annual status report dated September 4, 2013, in accordance with Condition 17 of Ordinance 3312 (2005).

Your Committee notes Ordinance 3312 (2005) granted Alexander & Baldwin, Inc. ("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, Maui, Hawaii, 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 A&B to 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 Ordinance 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.

In addition to the information required by Condition 17, A&B provided the status of its compliance with all 17 conditions.

Condition 7 states 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 to be constructed in the subdivision. According to the status report, A&B will continue its discussions with the Department of Water Supply and area landowners to identify an acceptable water source to meet this condition.

Mr. Chun stated A&B is currently an applicant on the Upcountry Water Meter Priority List.

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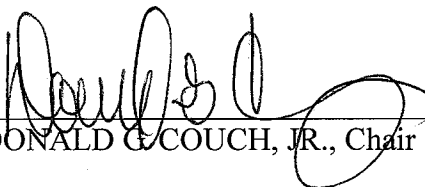
Condition 14 requires A&B to provide 15 per cent of the total units, or 25 units, whichever is greater, to persons or families whose incomes are between 100 and 120 per cent of the area median income for the County, as determined by guidelines established by the Department of Housing and Urban Development of the United States of America and the Department of Housing and Human Concerns. According to the status report, A&B expects to execute an Affordable Housing Agreement with the Department of Housing and Human Concerns prior to construction of any homes.

Mr. Chun stated A&B plans to construct 200 residences within the next two years.

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

Your Planning Committee RECOMMENDS that General Communication 13-2 be FILED.

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



DONALD G. COUCH, JR., Chair

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