

COUNCIL OF THE COUNTY OF MAUI
LAND USE COMMITTEE

November 7, 2008

**Committee
Report No.**

08-138

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

Chair and Members:

Your Land Use Committee, having met on October 15, 2008, makes reference to County Communication No. 08-60, from Councilmember Bill Kauakea Medeiros, transmitting a draft resolution entitled "REFERRING TO THE MAUI PLANNING COMMISSION BILLS TO, RESPECTIVELY, ENACT A STATE LAND USE DISTRICT CLASSIFICATION AMENDMENT, A COMMUNITY PLAN AMENDMENT, AND A CHANGE IN ZONING FOR PROPERTY SITUATED AT HANA, MAUI, HAWAII FOR THE PROPOSED EXPANSION AND IMPROVEMENTS TO PA'ANI MAI PARK".

The purpose of the draft resolution is to refer the draft bills, which are attached as exhibits to the draft resolution, to the Maui Planning Commission, entitled as follows:

1. "A BILL FOR AN ORDINANCE TO AMEND THE STATE LAND USE DISTRICT CLASSIFICATION FROM AGRICULTURAL TO URBAN FOR PROPERTY SITUATED AT HANA, MAUI, HAWAII FOR THE PROPOSED EXPANSION AND IMPROVEMENTS TO PA'ANI MAI PARK" (District Boundary Amendment bill).

The purpose of the draft District Boundary Amendment bill is to amend the State Land Use District Classification from Agricultural to Urban for approximately 2.946 acres located at Hana, Maui to facilitate the proposed expansion of, and improvements to, Pa'ani Mai Park.

2. "A BILL FOR AN ORDINANCE TO AMEND THE HANA COMMUNITY PLAN FROM MF, MULTI-FAMILY TO PK, PARK FOR PROPERTY SITUATED AT HANA, MAUI, HAWAII FOR THE PROPOSED EXPANSION AND IMPROVEMENTS TO PA'ANI MAI PARK" (Community Plan Amendment bill).

The purpose of the draft Community Plan Amendment bill is to amend the Hana Community Plan from Multi-Family to Park for approximately

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1.907 acres located at Hana, Maui to facilitate the proposed expansion of, and improvements to, Pa`ani Mai Park.

3. "A BILL FOR AN ORDINANCE TO CHANGE THE ZONING FROM INTERIM DISTRICT TO PK-2, PARK DISTRICT FOR PROPERTY SITUATED AT HANA, MAUI, HAWAII FOR THE PROPOSED EXPANSION AND IMPROVEMENTS TO PA`ANI MAI PARK"
(Change in Zoning bill).

The purpose of the draft Change in Zoning bill is to change the zoning from Interim District to PK-2 Community Park District for approximately 2.946 acres located at Hana, Maui to facilitate the proposed expansion of, and improvements to, Pa`ani Mai Park.

Your Committee notes that, according to the County Communication, the Pa`ani Mai Park project is a priority for the East Maui community. The communication explains that Pa`ani Mai Park will "provide a playground for children and their families, a skateboard area, and other compatible activities for a growing community".

By correspondence dated October 9, 2008, the Chair of your Committee transmitted a revised draft resolution, entitled "REFERRING TO THE MAUI PLANNING COMMISSION DRAFT BILLS TO, RESPECTIVELY, ENACT A STATE LAND USE DISTRICT CLASSIFICATION AMENDMENT, ENACT A COMMUNITY PLAN AMENDMENT, AND ESTABLISH ZONING FOR PROPERTY SITUATED AT HANA, MAUI, HAWAII FOR THE PROPOSED EXPANSION OF, AND IMPROVEMENTS TO, PA`ANI MAI PARK", incorporating nonsubstantive revisions. The revised draft resolution attached, as exhibits, the following revised draft bills, which incorporate nonsubstantive revisions, and the property descriptions that were provided as part of the County Communication:

1. A revised draft District Boundary Amendment bill entitled "A BILL FOR AN ORDINANCE TO AMEND THE STATE LAND USE DISTRICT CLASSIFICATION FROM AGRICULTURAL TO URBAN FOR PROPERTY SITUATED AT HANA, MAUI, HAWAII FOR THE PROPOSED EXPANSION OF, AND IMPROVEMENTS TO, PA`ANI MAI PARK";

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2. A revised draft Community Plan Amendment bill entitled "A BILL FOR AN ORDINANCE TO AMEND THE HANA COMMUNITY PLAN AND LAND USE MAP FROM MULTI-FAMILY TO PARK FOR PROPERTY SITUATED AT HANA, MAUI, HAWAII FOR THE PROPOSED EXPANSION OF, AND IMPROVEMENTS TO, PA'ANI MAI PARK"; and
3. A revised draft Change in Zoning bill entitled "A BILL FOR AN ORDINANCE TO ESTABLISH PK-2 COMMUNITY PARK DISTRICT ZONING FOR PROPERTY SITUATED AT HANA, MAUI, HAWAII FOR THE PROPOSED EXPANSION OF, AND IMPROVEMENTS TO, PA'ANI MAI PARK".

By correspondence dated October 9, 2008, the Chair of your Committee requested that the Department of the Corporation Counsel review the revised draft resolution and, if appropriate, transmit a proposed resolution, approved as to form and legality.

By correspondence dated October 9, 2008, the Department of the Corporation Counsel transmitted a proposed resolution entitled "REFERRING TO THE MAUI PLANNING COMMISSION DRAFT BILLS TO, RESPECTIVELY, ENACT A STATE LAND USE DISTRICT CLASSIFICATION AMENDMENT, ENACT A COMMUNITY PLAN AMENDMENT, AND ESTABLISH ZONING FOR PROPERTY SITUATED AT HANA, MAUI, HAWAII FOR THE PROPOSED EXPANSION OF, AND IMPROVEMENTS TO, PA'ANI MAI PARK", approved as to form and legality, attaching the revised draft bills as exhibits.

By correspondence dated October 9, 2008, Mich Hirano, Project Manager, Munekiyo & Hiraga, Inc., transmitted an overview of the proposed Pa'ani Mai Park expansion. According to the overview, the Department of Parks and Recreation proposes to expand Pa'ani Mai Park by approximately 1.907 acres. The existing 1.039-acre park site, identified as TMK: (2) 1-4-06:025 (Parcel 25), is located on Hana Highway, approximately 1,700 feet southeast of its intersection with Uakea Road. Parcel 25 is owned by the County. The expansion includes the addition and development of approximately 1.907 acres, located adjacent to the existing park, owned by Hana Ranch Partners, L.L.C. and identified as a portion of TMK: (2) 1-4-06:001 (Parcel 1). Proposed improvements on the expansion area include a restroom and pavilion building, a parking lot, picnic areas, a skateboard area, pathways, and an expansion of the play area.

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The overview further advises that both parcels currently have State Land Use District classifications of State Agricultural District and are zoned Interim District. The proposed District Boundary Amendment and Change in Zoning, therefore, apply to both Parcel 25 and the portion of Parcel 1 that will contain the expansion area, for a total of approximately 2.946 acres. Parcel 25 is designated Park in the Hana Community Plan, while Parcel 1 is designated Multi-Family. Accordingly, the proposed Community Plan Amendment applies only to the 1.907-acre portion of the subject property that falls within Parcel 1.

At its meeting, your Committee met with the Planning Director; a Planning Program Administrator, Department of Planning; the Director of Parks and Recreation; a Project Manager, Planning and Development Division, Department of Parks and Recreation; a Deputy Corporation Counsel; Calvin Higuchi, President, Hiyakumoto + Higuchi Architects, Inc., consultant for the Department of Parks and Recreation; Mich Hirano, Project Manager, Munekiyo & Hiraga, Inc., land use consultant for the Department of Parks and Recreation; and Erin Mukai, Planner, Munekiyo & Hiraga, Inc.

There was no public testimony.

Your Committee received a computer-generated presentation from Mr. Hirano, and a printout of the presentation. Mr. Hirano provided an overview of the request, describing surrounding land uses. He showed your Committee maps of the project site, a conceptual master plan for the site and its proposed uses, and photographs of the existing park and associated improvements. Mr. Hirano advised that a draft environmental assessment had been published on May 8, 2008, and that he anticipated the final environmental assessment would be completed by November 23, 2008. He noted that Hana Ranch Partners, L.L.C. would transfer ownership of the portion of Parcel 1 that would be used for the park expansion to the County upon final subdivision approval, if the land use entitlements are granted.

The Planning Program Administrator provided some historical background on the project. He advised that the Special Management Area (SMA) permit application would be processed concurrently with the proposed District Boundary Amendment, Community Plan Amendment, and Change in Zoning, before the Maui Planning Commission's recommendations were transmitted to the Council.

The Director of Parks and Recreation advised that the Hana community had generated the proposal for Pa`ani Mai Park's expansion. She summarized the funding

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that had been provided in the Fiscal Year (FY) 2005 Budget for master planning for the project, in the FY 2006 Budget for the SMA and environmental assessment processes and preliminary designs, and in the FY 2007 Budget for land use planning and topographical maps.

Your Committee discussed anticipated construction costs for the project. The Director of Parks and Recreation noted that construction costs had been estimated at \$2 million to \$2.5 million, depending on the amenities that are included. She advised that the high priority is the skate park. Your Committee requested that the Director also consider incorporating playground equipment into the plans.

Councilmember Medeiros, who had initiated the County Communication, noted that the Hana community may be a bit uncomfortable with an Urban State Land Use District classification due to concerns over urbanization of the area, and questioned whether a Rural classification would allow the same park activities as an Urban classification. The Planning Program Administrator advised that a Rural classification would still be consistent with PK-2 Community Park District zoning, and that the initial recommendation of Urban had been based on an evaluation of land use patterns in the area.

The Planning Director informed your Committee that the Department would be willing to examine the appropriateness of a Rural State Land Use District classification.

The Deputy Corporation Counsel advised that, if the Maui Planning Commission recommends a Rural classification rather than an Urban classification, that change could be incorporated into the draft bill without needing to repeat the steps in the entitlement process that had already been completed.

Your Committee voted to recommend adoption of the proposed resolution.

Your Land Use Committee RECOMMENDS that Resolution No. _____, attached hereto, entitled "REFERRING TO THE MAUI PLANNING COMMISSION DRAFT BILLS TO, RESPECTIVELY, ENACT A STATE LAND USE DISTRICT CLASSIFICATION AMENDMENT, ENACT A COMMUNITY PLAN AMENDMENT, AND ESTABLISH ZONING FOR PROPERTY SITUATED AT HANA, MAUI, HAWAII FOR THE PROPOSED EXPANSION OF, AND IMPROVEMENTS TO, PA'ANI MAI PARK", be ADOPTED.

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Adoption of this report is respectfully requested.

lu:cr:08033aa:cmn

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MICHAEL J. MOLINA Chair

JO ANNE JOHNSON Member

JOSEPH PONTANILLA Vice-Chair

DANNY A. MATEO Member

MICHELLE ANDERSON Member

BILL KAUAKEA MEDEIROS Member

GLADYS C. BAISA Member

MICHAEL P. VICTORINO Member

G. RIKI HOKAMA Member

Resolution

No. _____

REFERRING TO THE MAUI PLANNING COMMISSION DRAFT BILLS TO, RESPECTIVELY, ENACT A STATE LAND USE DISTRICT CLASSIFICATION AMENDMENT, ENACT A COMMUNITY PLAN AMENDMENT, AND ESTABLISH ZONING FOR PROPERTY SITUATED AT HANA, MAUI, HAWAII FOR THE PROPOSED EXPANSION OF, AND IMPROVEMENTS TO, PA'ANI MAI PARK

WHEREAS, the Council is considering a State Land Use District Classification Amendment from Agricultural to Urban for approximately 2.946 acres of property situated in Hana, Maui, Hawaii, identified for real property tax purposes by Tax Map Key Numbers: (2) 1-4-006:025 and (2) 1-4-006:001 (portion); and

WHEREAS, the Council is considering a Community Plan Amendment from Multi-Family to Park for approximately 1.907 acres of property situated at Hana, Maui, Hawaii, identified for real property tax purposes by Tax Map Key Number: (2) 1-4-006:001 (portion); and

WHEREAS, the Council is considering the establishment of PK-2 Community Park District zoning for approximately 2.946 acres of property situated in Hana, Maui, Hawaii, identified for real property tax purposes by Tax Map Key Numbers: (2) 1-4-006:025 and (2) 1-4-006:001 (portion); and

WHEREAS, Sections 8-8.4 and 8-8.6 of the Revised Charter of the County of Maui (1983), as amended, require that the appropriate planning commission review proposed land use ordinances and amendments to the General Plan and provide findings and recommendations to the Council; now, therefore,

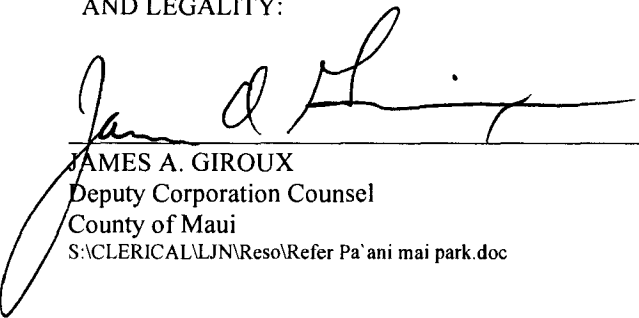
BE IT RESOLVED by the Council of the County of Maui:

1. That it hereby refers the draft bill entitled "A BILL FOR AN ORDINANCE TO AMEND THE STATE LAND USE DISTRICT CLASSIFICATION FROM AGRICULTURAL TO URBAN FOR PROPERTY SITUATED AT HANA, MAUI, HAWAII FOR THE PROPOSED EXPANSION OF, AND IMPROVEMENTS TO, PA'ANI MAI PARK", a copy of which is attached hereto as Exhibit "A" and made a part hereof, to the Maui Planning Commission for appropriate action pursuant to Sections 8-8.4 and 8-8.6 of the Revised Charter of the County of Maui (1983), as amended; and

Resolution No. _____

2. That it hereby refers the draft bill entitled "A BILL FOR AN ORDINANCE TO AMEND THE HANA COMMUNITY PLAN AND LAND USE MAP FROM MULTI-FAMILY TO PARK FOR PROPERTY SITUATED AT HANA, MAUI, HAWAII FOR THE PROPOSED EXPANSION OF, AND IMPROVEMENTS TO, PA`ANI MAI PARK", a copy of which is attached hereto as Exhibit "B" and made a part hereof, to the Maui Planning Commission for appropriate action pursuant to Sections 8-8.4 and 8-8.6 of the Revised Charter of the County of Maui (1983), as amended; and
3. That it hereby refers the draft bill entitled "A BILL FOR AN ORDINANCE TO ESTABLISH PK-2 COMMUNITY PARK DISTRICT ZONING FOR PROPERTY SITUATED AT HANA, MAUI, HAWAII FOR THE PROPOSED EXPANSION OF, AND IMPROVEMENTS TO, PA`ANI MAI PARK", a copy of which is attached hereto as Exhibit "C" and made a part hereof, to the Maui Planning Commission for appropriate action pursuant to Sections 8-8.4 and 8-8.6 of the Revised Charter of the County of Maui (1983), as amended; and
4. That it respectfully requests that the Maui Planning Commission transmit its findings and recommendations to the Council as expeditiously as possible; and
5. That certified copies of this resolution be transmitted to the Mayor, the Planning Director, and the Maui Planning Commission.

APPROVED AS TO FORM
AND LEGALITY:



JAMES A. GIROUX
Deputy Corporation Counsel
County of Maui

S:\CLERICAL\LJN\Reso\Refer Pa`ani mai park.doc

ORDINANCE NO. _____

BILL NO. _____ (2008)

A BILL FOR AN ORDINANCE TO AMEND THE STATE LAND USE DISTRICT
CLASSIFICATION FROM AGRICULTURAL TO URBAN FOR PROPERTY
SITUATED AT HANA, MAUI, HAWAII FOR THE PROPOSED EXPANSION OF,
AND IMPROVEMENTS TO, PA'ANI MAI PARK

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

SECTION 1. Pursuant to Chapter 205-3.1, Hawaii Revised Statutes, and Chapter 19.68, Maui County Code, the State Land Use District classification is reclassified from the Agricultural District to the Urban District for those certain parcels of land located at Hana, Maui, Hawaii, and identified for real property tax purposes by Tax Map Key Numbers (2) 1-4-006:025 and (2) 1-4-006:001 (portion), comprising approximately 2.946 acres, and more particularly described in Exhibit "1", attached hereto and made a part hereof, and in District Boundary Amendment Map No. DB-_____, which is on file at the Office of the County Clerk of the County of Maui, and by reference made a part hereof.

SECTION 2. This ordinance shall take effect upon its approval.

APPROVED AS TO FORM AND LEGALITY:

Department of the Corporation Counsel
County of Maui

lu:misc:033adba01

EXHIBIT "A"

DESCRIPTION
PORTION OF LAND COMMISSION AWARD 5180 TO KUMAIOHEA
[ALL OF LOT 1 (PA'ANI MAI PARK LOT) AND A PORTION OF LOT 2 OF THE
HANA RANCH SUBDIVISION NO. 3]

All of that certain parcel of land, being a Portion of Land Commission Award 5180 to Kumaiohea, being all of Lot 1 (Pa'ani Mai Park lot) [being Parcel 25 of Tax Map Key: (2) 1-4-006] and a portion of Lot 2 [being Parcel 1 of Tax Map Key: (2) 1-4-006] of the Hana Ranch Subdivision No. 3, situated at Kawaipapa, Niumahu, Hana, Island and County of Maui, State of Hawai'i and being more particularly described as follows:

Beginning at the west corner of this parcel of land, on the northeasterly boundary of the Hana Highway right-of-way, said point also being the south corner of a Portion of Grant 3228 to Unna, being a portion of said Lot 2 [being Parcel 1 of Tax Map Key: (2) 1-4-006] of the Hana Ranch Subdivision No. 3, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAUIKI" being:

1,722.19 feet North
3,375.26 feet West

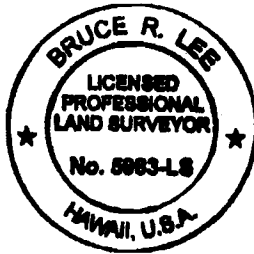
and running by azimuths measured clockwise from true South:

1. 230° 45' 00" 388.23 feet along said Portion of Grant 3228 to Unna, being a portion of Lot 2 [being Parcel 1 of Tax Map Key: (2) 1-4-006] of the Hana Ranch Subdivision No. 3, to a point on the southwest boundary of an Old Government Road, being an Exclusion of said Lot 2 [being Parcel 1 of Tax Map Key: (2) 1-4-006] of the Hana Ranch Subdivision No. 3;
2. 321° 54' 46" 282.17 feet along said Old Government Road, being an Exclusion of Lot 2 [being Parcel 1 of Tax Map Key: (2) 1-4-006] of the Hana Ranch Subdivision No. 3;
3. 322° 29' 00" 10.22 feet along said Old Government Road, being an Exclusion of Lot 2 [being Parcel 1 of Tax Map Key: (2) 1-4-006] of the Hana Ranch Subdivision No. 3 to the north corner of Lot 68 of the Hana Ranch Houselots No. 2, File Plan 1481, on the northwest boundary of Land Commission Award 4927 to Kauheewale;
4. 40° 29' 00" 410.39 feet along said Lot 68 of the Hana Ranch Houselots No. 2, File Plan 1481, along said Land Commission Award 4927 to Kauheewale to a (found) ¼-inch pipe on said north-easterly boundary of the Hana Highway right-of-way;

- | | | | |
|----|--------------|--------|--|
| 5. | 148° 06' 00" | 103.42 | feet along said northeasterly boundary of the Hana Highway right-of-way; |
| 6. | 145° 00' 00" | 110.97 | feet along said northeasterly boundary of the Hana Highway right-of-way; |
| 7. | 40° 29' 00" | 7.23 | feet along said northeasterly boundary of the Hana Highway right-of-way; |
| 8. | 143° 57' 00" | 104.20 | feet along said northeasterly boundary of the Hana Highway right-of-way; |
| 9. | 142° 27' 00" | 49.51 | feet along said northeasterly boundary of the Hana Highway right-of-way to the point of beginning and containing an area of 2.946 Acres, more or less. |

Prepared by:

**NEWCOMER-LEE
LAND SURVEYORS, INC., a Hawai'i Corporation**



This description was prepared by me
or under my supervision.

Bruce R. Lee 01/23/08

BRUCE R. LEE
Licensed Professional Land
Surveyor Certificate No. 5983-LS

1/23/08
HHA/PA'ANI MAI PARK
File 05-6958
05-6958 Pa'ani Mai Park CIZ & CPA M&B

ORDINANCE NO. _____

BILL NO. _____ (2008)

A BILL FOR AN ORDINANCE TO AMEND THE HANA COMMUNITY PLAN
AND LAND USE MAP FROM MULTI-FAMILY TO PARK FOR PROPERTY
SITUATED AT HANA, MAUI, HAWAII FOR THE PROPOSED EXPANSION OF,
AND IMPROVEMENTS TO, PA'ANI MAI PARK

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

SECTION 1. Pursuant to Chapter 2.80B, Maui County Code, the Hana Community Plan and Land Use Map is hereby amended from Multi-Family to Park for property situated at Hana, Maui, Hawaii, and identified for real property tax purposes by Tax Map Key Number (2) 1-4-006:001 (portion), comprising approximately 1.907 acres, and more particularly described in Exhibit "1", attached hereto and made a part hereof, and in Community Plan Amendment Map No. CP-_____, which is on file at the Office of the County Clerk of the County of Maui, and by reference made a part hereof.

SECTION 2. This ordinance shall take effect upon its approval.

APPROVED AS TO FORM AND LEGALITY:

Department of the Corporation Counsel
County of Maui

lu:misc:033acpa01

EXHIBIT "D"

DESCRIPTION
PORTION OF LAND COMMISSION AWARD 5180 TO KUMAIOHEA
(PORTION OF LOT 2 OF THE HANA RANCH SUBDIVISION NO. 3)

All of that certain parcel of land, being a Portion of Land Commission Award 5180 to Kumaiohea, being a portion of Lot 2 [being Parcel 1 of Tax Map Key: (2) 1-4-006] of the Hana Ranch Subdivision No. 3, situated at Kawaipapa, Niunahu, Hana, Island and County of Maui, State of Hawai'i and being more particularly described as follows:

Beginning at the west corner of this parcel of land, on the northeasterly boundary of the Hana Highway right-of-way, said point also being the south corner of a Portion of Grant 3228 to Unna, being a portion of said Lot 2 [being Parcel 1 of Tax Map Key: (2) 1-4-006] of the Hana Ranch Subdivision No. 3, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAUIKI" being:

1,722.19 feet North
3,375.26 feet West

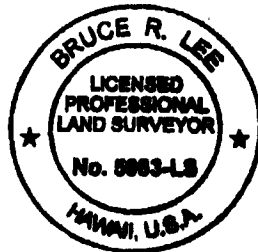
and running by azimuths measured clockwise from true South:

1. 230° 45' 00" 388.23 feet along said Portion of Grant 3228 to Unna, being a portion of Lot 2 [being Parcel 1 of Tax Map Key: (2) 1-4-006] of the Hana Ranch Subdivision No. 3, to a point on the southwest boundary of an Old Government Road, being an Exclusion of said Lot 2 [being Parcel 1 of Tax Map Key: (2) 1-4-006] of the Hana Ranch Subdivision No. 3;
2. 321° 54' 46" 282.17 feet along said Old Government Road, being an Exclusion of Lot 2 [being Parcel 1 of Tax Map Key: (2) 1-4-006] of the Hana Ranch Subdivision No. 3, to the northeast corner of Lot 1 (Pa'ani Mai Park lot) [being Parcel 25 of Tax Map Key: (2) 1-4-006] of said Hana Ranch Subdivision No. 3;
3. 40° 29' 00" 169.99 feet along said Lot 1 (Pa'ani Mai Park lot) [being Parcel 25 of Tax Map Key: (2) 1-4-006] of the Hana Ranch Subdivision No. 3, along the remainder of said Land Commission Award 5180 to Kumaiohea;
4. 130° 29' 00" 196.00 feet along said Lot 1 (Pa'ani Mai Park lot) [being Parcel 25 of Tax Map Key: (2) 1-4-006] of the Hana Ranch Subdivision No. 3, along the remainder of said Land Commission Award 5180 to Kumaiohea;

- 5. 40° 29' 00" 183.41 feet along said Lot 1 (Pa'ani Mai Park lot) [being Parcel 25 of Tax Map Key: (2) 1-4-006] of the Hana Ranch Subdivision No. 3, along the remainder of said Land Commission Award 5180 to Kumaiohea to a point on said northeasterly boundary of the Hana Highway right-of-way;
- 6. 40° 29' 00" 7.23 feet along said northeasterly boundary of the Hana Highway right-of-way;
- 7. 143° 57' 00" 104.20 feet along said northeasterly boundary of the Hana Highway right-of-way;
- 8. 142° 27' 00" 49.51 feet along said northeasterly boundary of the Hana Highway right-of-way to the point of beginning and containing an area of 1.907 Acres, more or less.

Prepared by:

**NEWCOMER-LEE
LAND SURVEYORS, INC., a Hawai'i Corporation**



This description was prepared by me
or under my supervision.

Bruce R. Lee 01/23/08

BRUCE R. LEE
Licensed Professional Land
Surveyor Certificate No. 5983-LS

1/23/08
HHA/PA'ANI MAI PARK
File 05-6958
05-6958 Pa'ani Mai Park CPA M&B

ORDINANCE NO. _____

BILL NO. _____ (2008)

A BILL FOR AN ORDINANCE TO ESTABLISH PK-2 COMMUNITY PARK DISTRICT ZONING FOR PROPERTY SITUATED AT HANA, MAUI, HAWAII FOR THE PROPOSED EXPANSION OF, AND IMPROVEMENTS TO, PA'ANI MAI PARK

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

SECTION 1. Pursuant to Chapters 19.615 and 19.510, Maui County Code, PK-2 Community Park District zoning is hereby established for those certain parcels of land situated at Hana, Maui, Hawaii, and identified for real property tax purposes by Tax Map Key Numbers (2) 1-4-006:025 and (2) 1-4-006:001 (portion), comprising approximately 2.946 acres, and more particularly described in Exhibit "1", attached hereto and made a part hereof, and in Land Zoning Map No. L-_____, which is on file at the Office of the County Clerk of the County of Maui, and by reference made a part hereof.

SECTION 2. This ordinance shall take effect upon its approval.

APPROVED AS TO FORM AND LEGALITY:

Department of the Corporation Counsel
County of Maui

lu:misc:033aciz01

EXHIBIT "C"

DESCRIPTION
PORTION OF LAND COMMISSION AWARD 5180 TO KUMAIOHEA
[ALL OF LOT 1 (PA'ANI MAI PARK LOT) AND A PORTION OF LOT 2 OF THE
HANA RANCH SUBDIVISION NO. 3]

All of that certain parcel of land, being a Portion of Land Commission Award 5180 to Kumaiohea, being all of Lot 1 (Pa'ani Mai Park lot) [being Parcel 25 of Tax Map Key: (2) 1-4-006] and a portion of Lot 2 [being Parcel 1 of Tax Map Key: (2) 1-4-006] of the Hana Ranch Subdivision No. 3, situated at Kawaipapa, Niumahu, Hana, Island and County of Maui, State of Hawai'i and being more particularly described as follows:

Beginning at the west corner of this parcel of land, on the northeasterly boundary of the Hana Highway right-of-way, said point also being the south corner of a Portion of Grant 3228 to Unna, being a portion of said Lot 2 [being Parcel 1 of Tax Map Key: (2) 1-4-006] of the Hana Ranch Subdivision No. 3, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAUIKI" being:

1,722.19 feet North
3,375.26 feet West

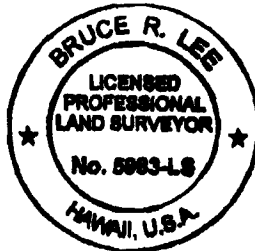
and running by azimuths measured clockwise from true South:

1. 230° 45' 00" 388.23 feet along said Portion of Grant 3228 to Unna, being a portion of Lot 2 [being Parcel 1 of Tax Map Key: (2) 1-4-006] of the Hana Ranch Subdivision No. 3, to a point on the southwest boundary of an Old Government Road, being an Exclusion of said Lot 2 [being Parcel 1 of Tax Map Key: (2) 1-4-006] of the Hana Ranch Subdivision No. 3;
2. 321° 54' 46" 282.17 feet along said Old Government Road, being an Exclusion of Lot 2 [being Parcel 1 of Tax Map Key: (2) 1-4-006] of the Hana Ranch Subdivision No. 3;
3. 322° 29' 00" 10.22 feet along said Old Government Road, being an Exclusion of Lot 2 [being Parcel 1 of Tax Map Key: (2) 1-4-006] of the Hana Ranch Subdivision No. 3 to the north corner of Lot 68 of the Hana Ranch Houselots No. 2, File Plan 1481, on the northwest boundary of Land Commission Award 4927 to Kauheewale;
4. 40° 29' 00" 410.39 feet along said Lot 68 of the Hana Ranch Houselots No. 2, File Plan 1481, along said Land Commission Award 4927 to Kauheewale to a (found) ¾-inch pipe on said northeasterly boundary of the Hana Highway right-of-way;

- 5. 148° 06' 00" 103.42 feet along said northeasterly boundary of the Hana Highway right-of-way;
- 6. 145° 00' 00" 110.97 feet along said northeasterly boundary of the Hana Highway right-of-way;
- 7. 40° 29' 00" 7.23 feet along said northeasterly boundary of the Hana Highway right-of-way;
- 8. 143° 57' 00" 104.20 feet along said northeasterly boundary of the Hana Highway right-of-way;
- 9. 142° 27' 00" 49.51 feet along said northeasterly boundary of the Hana Highway right-of-way to the point of beginning and containing an area of 2.946 Acres, more or less.

Prepared by:

**NEWCOMER-LEE
LAND SURVEYORS, INC.,** a Hawai'i Corporation



This description was prepared by me
or under my supervision.

Bruce R. Lee 01/23/08

BRUCE R. LEE
Licensed Professional Land
Surveyor Certificate No. 5983-LS

1/23/08
HHA/PA'ANI MAI PARK
File 05-6958
05-6958 Pa'ani Mat Park CIZ & CPA M&B