

August 5, 2026, HLU Committee meeting

HOUSING AND LAND USE COMMITTEE
Amendment Summary Form

Legislation: Resolution 26-129, "REFERRING TO THE MAUI PLANNING COMMISSION PROPOSED BILLS TO AMEND THE KIHEI-MAKENA COMMUNITY PLAN AND WEST MAUI COMMUNITY PLAN, AND TO CHANGE THE ZONING FOR A-1 AND A-2 APARTMENT DISTRICT PROPERTIES IN THE SEA LEVEL RISE EXPOSURE AREA."

Proposer: Alice L. Lee, Council Chair 

Description: My amendment would add nine properties to the proposed bills attached to Resolution 26-129. These properties are noticed on the agenda's Exhibit "1."

Motions: I move to amend Resolution 26-129 by adding the following nine properties:

1. Makani A Kai
2. Maalaea Banyans
3. Kamaole One
4. Kahana Reef
5. Nohonani
6. Makani Sands
7. Hoyochi Nikko
8. Noelani, and
9. Puunoa Beach Estates.

Effect: All nine of the properties are listed on the agenda's Exhibit "1" and under my motion would be included in the bills as follows:

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1. Makani A Kai:

A 0.948-acre parcel located at 300 Hauoli Street, Mā‘alaea identified for Real Property Tax purposes as Tax Map Key: (2) 3-8-014:001.

- Community Plan Amendment bill, Section 2, from Multi-Family to Hotel.
- Change in Zoning bill, Section 2, from A-1 Apartment District to H-3 Hotel District.

2. Maalaea Banyans:

A 2.131-acre parcel located at 190 Hauoli Street, Mā‘alaea, identified for Real Property Tax purposes as Tax Map Key (2) 3-8-014:011.

- Community Plan Amendment bill, Section 2, from Multi-Family to Hotel.
- Change in Zoning bill, Section 3, from A-2 Apartment District to H-4 Hotel District.

3. Kamaole One:

A 0.5-acre parcel located at 2230 South Kihei Road, Kihei, identified for Real Property Tax purposes as Tax Map Key (2) 3-9-005:023.

- Community Plan Amendment bill, Section 2, from Multi-Family to Hotel.
- Change in Zoning bill, Section 2, from A-1 Apartment District to H-3 Hotel District.

4. Kahana Reef:

A 1.96-acre parcel located at 4471 Lower Honoapiilani Road, Lahaina, identified for Real Property Tax purposes as Tax Map Key (2) 4-3-005:009.

- Community Plan Amendment bill, Section 3, from Residential to Resort/Hotel.
- Change in Zoning bill, Section 3, from A-2 Apartment District to H-4 Hotel District.

5. Nohonani:

A 0.8446-acre parcel located at 3723 Lower Honoapiilani Road, Lahaina, identified for Real Property Tax purposes as Tax Map Key (2) 4-3-006:007.

- Community Plan Amendment bill, Section 3, from Residential to Resort/Hotel.

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- Change in Zoning bill, Section 3, from A-2 Apartment District to H-4 Hotel District.

6. Makani Sands:

A portion of a 0.8927-acre parcel located at 3765 Lower Honoapiilani Road, Lahaina, identified for Real Property Tax purposes as Tax Map Key (2) 4-3-006:012.

- Community Plan Amendment bill, Section 3, from Residential to Resort/Hotel.
- Change in Zoning bill, Section 3, from A-2 Apartment District to H-4 Hotel District.

7. Hiyochi Nikko:

A 0.5981-acre parcel located at 3901 Lower Honoapiilani Road, Lahaina, identified for Real Property Tax purposes as Tax Map Key (2) 4-3-008:006.

- Community Plan Amendment bill, Section 3, from Residential to Resort/Hotel.
- Change in Zoning bill, Section 2, from A-1 Apartment District to H-3 Hotel District.

8. Noelani:

A 1.428-acre parcel located at 4095 Lower Honoapiilani Road, Lahaina, identified for Real Property Tax purposes as Tax Map Key (2) 4-3-009:002.

- Community Plan Amendment bill, Section 3, from Residential to Resort/Hotel.
- Change in Zoning bill, Section 3, from A-2 Apartment District to H-4 Hotel District.

9. Puunoa Beach Estates:

A 1.129-acre parcel located at 45 Kai Pali Place, Lahaina, identified for Real Property Tax purposes as Tax Map Key (2) 4-5-004:002.

- Community Plan Amendment bill, Section 3, from Residential to Resort/Hotel.
- Change in Zoning bill, Section 2, from A-1 Apartment District to H-3 Hotel District.

Reason: These properties are all in the Sea Level Rise Exposure Area, also known as the SLR-XA.

HOLD FOR MEETING

HLU-20

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Attachments: Markup of Resolution 26-129's Exhibit "1" Community Plan Amendment bill and Exhibit "2" Change in Zoning bill showing the changes in highlighting if my motion to amend is approved.

paf:mkm:26-234a

EXHIBIT “1”
MARKUP OF COMMUNITY PLAN AMENDMENT BILL

ORDINANCE NO. _____

BILL NO. _____ (2026)

A BILL FOR AN ORDINANCE TO AMEND THE KIHAI-MAKENA COMMUNITY
 PLAN AND WEST MAUI COMMUNITY PLAN FOR A-1 AND A-2 APARTMENT
 DISTRICT PROPERTIES IN THE SEA LEVEL RISE EXPOSURE AREA

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

SECTION 1. Under Ordinance 5909, Transient Vacation Rental uses are being phased out of the Apartment Districts. By Ordinance 6008, effective June 22, 2026, the Council established the H-3 and H-4 Hotel District. The Council now intends to rezone properties in the Sea Level Rise Exposure Area as H-3 and H-4, respectively.

Under Section 19.510.040(A)(4)(b), Maui County Code, a Change in Zoning requires consistency “with the applicable community plan land use map.” This Ordinance provides the necessary consistency by granting a Hotel land use designation for certain properties within the Kihei-Makena Community Plan Area and a Resort/Hotel land use designation for certain properties within the West Maui Community Plan Area.

SECTION 2. Under Chapter 2.80B, Maui County Code, the Kihei-Makena Community Plan is amended by amending the Community Plan Land Use Map by changing the designation from Multi-Family to Hotel for the following properties:

Property Name	Tax Map Key	Address	Size in Acres
Island Sands	(2) 3-8-014:015	150 Hauoli Street, Mā'alaea	1.752
Maalaea Kai	(2) 3-8-014:021	70 Hauoli Street, Mā'alaea	2.288
Kihei Bay Surf	(2) 3-9-001:107	715 South Kihei Road, Kihei	2.84
Kihei Bay Vista	(2) 3-9-001:143	679 South Kihei Road, Kihei	2.118
Makani A Kai	(2) 3-8-014:001	300 Hauoli Street, Mā'alaea	0.948
Maalaea Banyans	(2) 3-8-014:011	190 Hauoli Street, Mā'alaea	2.131
Kamaole One	(2) 3-9-005:023	2230 South Kihei Road, Kihei	0.5

SECTION 3. Under Chapter 2.80B, Maui County Code, the West Maui Community Plan is amended by amending the Community Plan Land Use Map by changing the designation from Residential to Resort/Hotel for the following properties:

Property Name	Tax Map Key	Address	Size in Acres
Lokelani	(2) 4-3-006:016 (portion)	3833 Lower Honoapiilani Road, Lahaina	Portion of 1.349
Hale Ono Loa	(2) 4-3-006:044	3823 Lower Honoapiilani Road, Lahaina	1.766
Pikake	(2) 4-3-006:063	3701 Lower Honoapiilani Road, Lahaina	0.545
Hale Kai I	(2) 4-4-001:042	3695 Lower Honoapiilani Road, Lahaina	1.064
Kahana Reef	(2) 4-3-005:009	4471 Lower Honoapiilani Road, Lahaina	1.96
Nohonani	(2) 4-3-006:007	3723 Lower Honoapiilani Road, Lahaina	0.8446
Makani Sands	(2) 4-3-006:012	3765 Lower Honoapiilani Road, Lahaina	Portion of 0.8927
Hoyochi Nikko	(2) 4-3-008:006	3901 Lower Honoapiilani Road, Lahaina	0.5981
Noelani	(2) 4-3-009:002	4095 Lower Honoapiilani Road, Lahaina	1.428
Puunoa Beach Estates	(2) 4-5-004:002	45 Kai Pali Place, Lahaina	1.129

SECTION 4. The West Maui Community Plan is amended by amending page 176 in the table under “Most Compatible Zoning Districts for Updated Community Plan Designations” for the “Resort/Hotel (RH)” designation by repealing the bracketed material and adding the underscored material:

“B-R, B-1, H-1, H-2, H-3, H-4, H-M, [A-1, A-2,] PK, PKGC, OS-1, OS-2”

SECTION 5. This Ordinance takes effect on approval.

INTRODUCED BY:

Nohelani U'u-Hodgins

NOHELANI U'U-HODGINS

EXHIBIT “2”
MARKUP OF CHANGE IN ZONING BILL

ORDINANCE NO. _____

BILL NO. _____ (2026)

A BILL FOR AN ORDINANCE TO CHANGE THE ZONING FOR A-1 AND A-2 APARTMENT DISTRICT PROPERTIES IN THE SEA LEVEL RISE EXPOSURE AREA TO THE H-3 AND H-4 HOTEL DISTRICT

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

SECTION 1. Under Ordinance 5909, Transient Vacation Rental uses are being phased out of the Apartment Districts. By Ordinance 6008, effective June 22, 2026, the Council established the H-3 and H-4 Hotel District.

A-1 and A-2 Apartment District properties in the Sea Level Rise Exposure Area are appropriate for H-3 and H-4 Hotel District zoning, respectively, to allow for continued Transient Vacation Rental uses.

This Ordinance’s purpose is to change the zoning for these properties.

This Ordinance is intended to advance the following General Plan policies:

- “Support the renovation and enhancement of existing visitor facilities.” (Countywide Policy Plan)
- “Recognize the important contributions that the visitor industry makes to the County’s economy.” (Countywide Policy Plan)

- “Provide a rich visitor experience, while protecting the island’s natural beauty, culture, lifestyles, and aloha spirit.” (Maui Island Plan)
- “Recognize the important economic contributions that the visitor industry makes and support a healthy and vibrant visitor industry.” (Maui Island Plan)
- “Establish balance between visitor industry employment and non-visitor industry employment.” (Kihei-Makena Community Plan)
- “Support best practices for tourism management in West Maui to protect the residents’ quality of life, and the area’s environment, culture, and character.” (West Maui Community Plan)
- “Evaluate shoreline access locations to be impacted by sea level rise, and identify solutions to preserve shoreline access.” (West Maui Community Plan)

SECTION 2. Under Chapters 19.14 and 19.510, Maui County Code, a Change in Zoning from A-1 Apartment District to H-3 Hotel District is granted for the following properties:

Property Name	Tax Map Key	Address	Size in Acres
Kihei Bay Surf	(2) 3-9-001:107	715 South Kihei Road, Kihei	2.84
Kihei Bay Vista	(2) 3-9-001:143	679 South Kihei Road, Kihei	2.118
Makani A Kai	(2) 3-8-014:001	300 Hauoli Street, Mā'alaea	0.948
Kamaole One	(2) 3-9-005:023	2230 South Kihei Road, Kihei	0.5
Hoyochi Nikko	(2) 4-3-008:006	3901 Lower Honoapiilani Road, Lahaina	0.5981
Puunoa Beach Estates	(2) 4-5-004:002	45 Kai Pali Place, Lahaina	1.129

SECTION 3. Under Chapters 19.14 and 19.510, Maui County Code,
a Change in Zoning from A-2 Apartment District to H-4 Hotel District is
granted for the following properties:

Property Name	Tax Map Key	Address	Size in Acres
Island Sands	(2) 3-8-014:015	150 Hauoli Street, Mā'alaea	1.752
Maalaea Kai	(2) 3-8-014:021	70 Hauoli Street, Mā'alaea	2.288
Lokelani	(2) 4-3-006:016	3833 Lower Honoapiilani Road, Lahaina	1.349
Hale Ono Loa	(2) 4-3-006:044	3823 Lower Honoapiilani Road, Lahaina	1.766
Pikake	(2) 4-3-006:063	3701 Lower Honoapiilani Road, Lahaina	0.545
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Maalaea Banyans	(2) 3-8-014:011	190 Hauoli Street, Mā'alaea	2.131
Kahana Reef	(2) 4-3-005:009	4471 Lower Honoapiilani Road, Lahaina	1.96
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SECTION 4. This Ordinance takes effect on approval.

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