

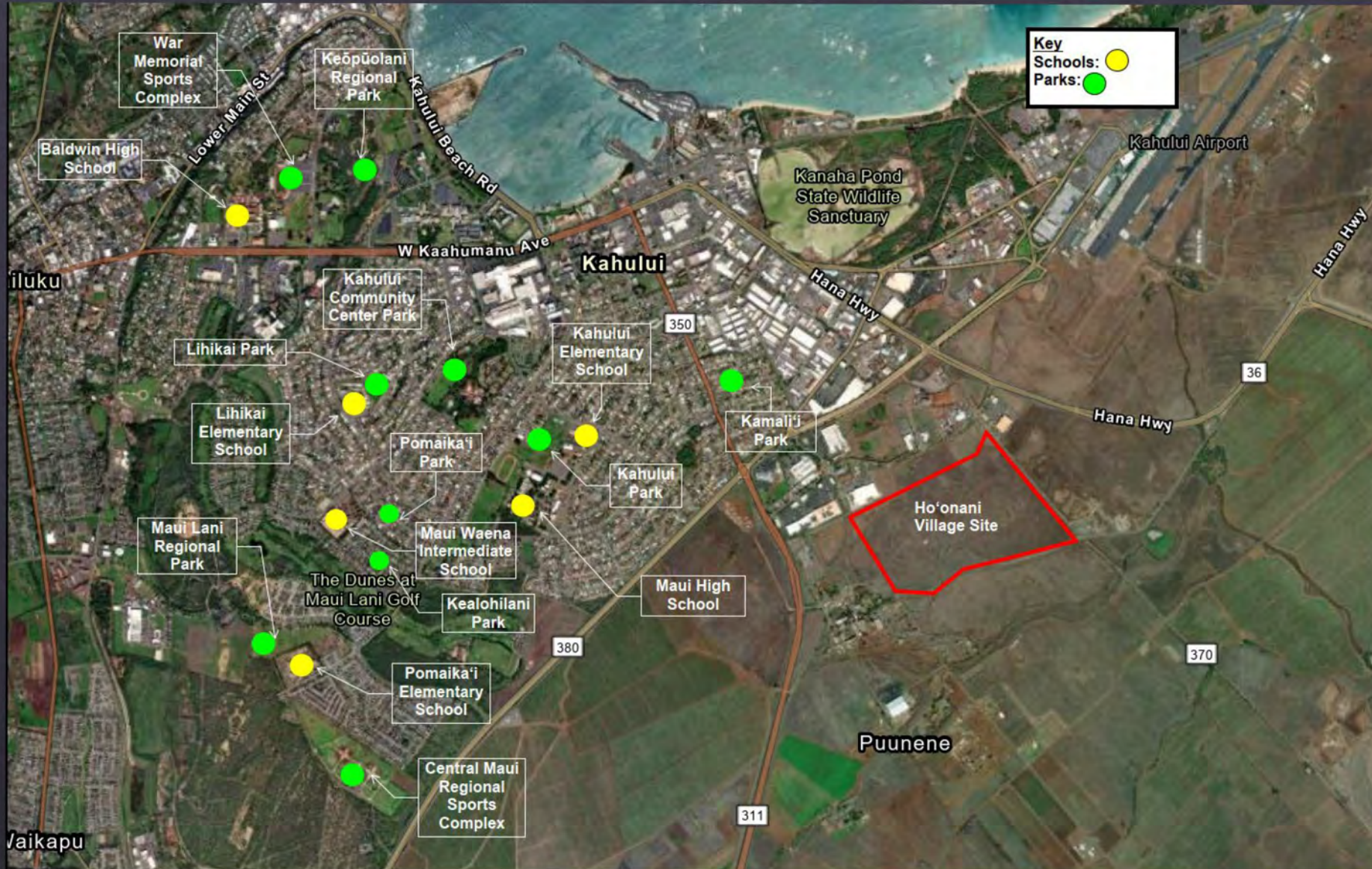
HO‘ONANI VILLAGE

A Vision for Sustainable Community Growth

Vision

- ◆ 1,608 Multi-family Units
- ◆ Commercial, office, retail, hospitality, light industrial uses
- ◆ Open Space, outdoor amphitheater, civic uses
- ◆ Restaurants and Outdoor Areas
- ◆ Community gathering places
- ◆ Project objectives drafted to help prepare the alternatives analysis ranking:
 - ◆ Housing opportunities for Maui residents across a range of income levels near existing services and job opportunities.
 - ◆ Commercial business and industrial spaces for local businesses to operate and expand.
 - ◆ Creates *authentic* community and gathering places for locals. We honor the history, culture, and connection to Central Maui.

Location



Site Plan



Phases

Land Use Summary - 2025.10.24

uses	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	PHASE 6	PHASE 7	PHASE 8	PHASE 9 / PHASE PARCEL	TOTAL KEYS	TOTAL GBA	TOTAL PARCEL ACREAGE	TOTAL UNIT
Multi-Family													
Market Rate Multi-Family (Walk-up) 7	268	268	268	268	268	268							1608
Affordable Multi-Family (Walk-up) 7				Part of 268		part of 268							TBD
Acreage	10	10	10	10	10	10						60	
Commercial & Others													
Commercial Retail & Restaurant 1		10,000			23,000						33,000	16.2	
Food Hall 2					7,000						7,000	(Part of 16.2)	
Entertainment Space 3					5,000						5,000	(Part of 16.2)	
Light Industrial Park 4			75,000					180,000			255,000	23.4	
Office Building 5				45,000				55,000			100,000	9.7	
Hospitality 6							240*			240*		8.0	
Future Phase Commercial / Civic 9									30,000		30,000	7.2	
Future Phase (Recreation / Entertainment / Park) 8									TBD		TBD	14.4	
Future Phase / Civic 9									TBD		TBD	3.4	
Parcel Acreage		5	9.5	4.3	11.2		8	19.3	25			82.3	
Total										240*	430,000	142	1608

* Dual-brand Hotels site with shared common amenities; Circulation major ROW, water treatment and pump station site area are excluded

Features

- ◆ **Unit Mix**
 - ◆ Studios, 1, 2, and 3 Bedrooms
- ◆ **Parking**
 - ◆ Provided as required by code
 - ◆ Parking rates and traffic management will be implemented via studies and best practices
- ◆ **Laundry Facilities Onsite**
- ◆ **Water Use**
 - ◆ 925k / day at Full Buildout
 - ◆ 680k / day R-1 at Full Buildout
- ◆ **Schools**
 - ◆ Kahului Elementary
 - ◆ Maui Waena
 - ◆ Maui High School
- ◆ **Transit Oriented Design**
 - ◆ Walkable Neighborhoods
 - ◆ Bicycle Routes Throughout
 - ◆ Improvements to Hansen and Pulehu
 - ◆ Bus Stops
 - ◆ Working with County Department of Transportation to confirm interest and possible routes
- ◆ **Photovoltaics**
 - ◆ Yes, as feasible and allowable
- ◆ **County Park**
 - ◆ Working with the County to provide land for civic uses, possibly a community center

Estimated Timeline

- ◇ February 2026 – January 2027: Phase I Design.
- ◇ January 2028: Phase I Building Permit Issued.*
- ◇ January 2028– June 2029: Phase I Construction to Substantial Completion.
- ◇ June 2028 – June 2029: Phase II Design.
- ◇ July 2030 – December 2031: Phase II Construction to Substantial Completion.
- ◇ December 2031 – December 2032: Phase III Design.
- ◇ January 2033– June 2034: Phase III Construction to Substantial Completion.
- ◇ June 2033 – June 2034: Phase IV & V Design.
- ◇ July 2035 – December 2036: Phase IV Construction to Substantial Completion (Office).
- ◇ July 2035 – December 2036: Phase V Construction to Substantial Completion.
- ◇ December 2035 – December 2036: Phase VI & VII Design.
- ◇ January 2037– June 2038: Phase VI Construction to Substantial Completion.
- ◇ January 2037– June 2038: Phase VII Construction to Substantial Completion.
- ◇ June 2037 – June 2038: Phase VIII Design.
- ◇ July 2039 – December 2040: Phase VIII Construction to Substantial Completion.
- ◇ December 2039 – December 2040: Phase IX Design.
- ◇ January 2041– June 2042: Phase IX Construction to Substantial Completion.

- ◇ **If 201-H is approved, Building Permit could be issued as early as Q1 of 2027.*

Maui Island Plan



Business/Multi-Family Community Plan Designation

- ◆ Wailuku-Kahului Community Plan (2002)
- ◆ This includes a mixture of retail, office, and commercial services which are oriented to neighborhood service and single family and multi-family residential uses
- ◆ Designation to be updated in the forthcoming Wailuku-Kahului Community Plan Update

M-1 Light Industrial Zoning

- ◆ Any use permitted in a B-1, B-2, or B-3 business district **EXCEPT** single family dwellings, duplexes, bungalow courts, short-term rental homes, and transient vacation rentals
- ◆ B-2 & B-3 allows Multifamily dwellings
 - ◆ “Multifamily dwelling unit” means a building or portion thereof which consists of three or more dwelling units and which is designed for occupancy by three or more families living independently of each other.
- ◆ Allows for an assortment of business related permitted uses

Required Permits & Approvals

◆ State of Hawai'i:

- ◆ Chapter 343, Hawai'i Revised Statutes (HRS), Environmental Impact Statement
- ◆ State Land Use Commission District Boundary Amendment
- ◆ Chapter 6E, HRS, Historic Preservation Compliance
- ◆ National Pollutant Discharge Elimination System (NPDES) Permit
- ◆ Noise Permit, as applicable
- ◆ Section 401 Water Quality Certification, as applicable (if DA permit required)
- ◆ Well Permit for off-site water source (if applicable)
- ◆ Pump Modification Permit (if applicable)
- ◆ Wastewater Permit with the Department of Health for the W.W.T.P. (if applicable).
- ◆ Department of Health
- ◆ CWRM
- ◆ Energy Code

◆ County of Maui:

- ◆ Residential Workforce Housing Requirements
- ◆ Subdivision
 - ◆ Traffic
 - ◆ Roadways
 - ◆ Sidewalks
 - ◆ Drainage
- ◆ County Council Initiated Maui Island Plan Amendment
- ◆ County Council Initiated Community Plan Amendment
- ◆ County Council Initiated Change In Zoning
- ◆ Fire
- ◆ Building Permits
- ◆ Grading, Accessories & Sitework (including off-site improvements)
- ◆ County Right of Way (Roadway)
- ◆ Electrical Permit
- ◆ Plumbing Permit

201-H

◆ What

- ◆ Administered by Hawaii Housing Finance & Development Corporation
- ◆ Provides financial/technical assistance for affordable housing & community facilities
- ◆ Offers exemptions from certain building/development rules for cost savings & flexibility
- ◆ Requires $\geq 50\%$ + 1 units affordable ($\leq 140\%$ AMI)

◆ Why

- ◆ Addresses Maui's severe housing crisis & shortage
- ◆ Increases supply of affordable units for low/moderate-income residents
- ◆ Enables project to be classified as an affordable housing project, providing access to grants/loans & reduced regulatory requirements
- ◆ Will speed the entitlement and permitting process to **get units in place faster**

Cost

- ◆ Request for \$35M in assistance for Off-Site Infrastructure (roads, drainage, water system, wastewater)
 - ◆ Request would be for \$45M without a Hospitality Component
- ◆ Each phase of 268 units is expected to cost around \$150M
- ◆ Additional subsidies would be needed to increase the number of residential workforce housing units in the Project

Zoning Criteria (19.510.040, MCC)

- ◆ Community Plan Amendment (CPA) is being pursued concurrently to redesignate the area as “Business/Multi-Family” consistent with the project’s intended development pattern. Upon concurrent adoption of the CPA, the proposed M-1 zoning will be consistent with the updated Community Plan Land Use Map, fulfilling County requirements for plan and zoning conformance.
- ◆ The proposed request meets the intent of the general plan and the objectives and policies of the community plans of the county
- ◆ The proposed request is consistent with the applicable community plan land use map of the county
- ◆ The proposed request meets the intent and purpose of the district being requested
- ◆ The application, if granted, would not adversely affect or interfere with public or private schools, parks, playgrounds, water systems, sewage and solid waste disposal, drainage, roadway and transportation systems, or other public requirements, conveniences and improvements

Zoning Application Information (19.510.010, MCC)

Policies and objectives of the general plan, the provisions of the community plan

- ◆ The proposed change in zoning from Agricultural to M-1 Light Industrial supports the policies and objectives of the Maui County General Plan and Wailuku-Kahului Community Plan by directing growth toward existing urban areas, promoting economic diversification, and providing housing and employment opportunities in proximity to similar uses.
- ◆ The project site is located adjacent to the established industrial and commercial corridor of Kahului, consistent with community plan objectives to expand industrial activity near the airport and harbor. Reclassification to M-1 will allow for compatible light industrial, office, commercial and residential uses that align with the General Plan's goals for a balanced, sustainable economy and efficient land use pattern.
- ◆ The proposed zoning district meets the intent of the M-1 designation by accommodating low-impact industrial, commercial and housing in an appropriately serviced area with planned access, drainage, and wastewater systems that ensure environmental protection and public health.
- ◆ Granting the zoning change will bring the property's use into greater conformity with County growth policies by converting underutilized former agricultural land into a well-planned, employment-generating district that supports the island's long-term social, economic, and infrastructure objectives.

Land Use History

- ◆ The project site encompasses approximately 166.5 acres located at the northwest corner of Hansen Road and Pūlehu Road in Kahului, Maui. Historically, the site has been limited to plantation agriculture and related uses.
- ◆ From the late 19th century through the mid-20th century, the project area was fully integrated into Claus Spreckels' sugarcane enterprise, which was later subsumed into the Hawaiian Commercial & Sugar Company (HC&S). Historical maps dating from 1885 through 1955 clearly depict the presence of sugarcane fields, railroad lines, irrigation ditches, and associated infrastructure.
- ◆ Aerial imagery from the 1950s further corroborates this transformation, showing that the area was actively cultivated and structured for plantation operations.
- ◆ Following the closure of HC&S operations in 2016, ownership of the land transferred from Alexander & Baldwin, Inc. (A&B) to the current landowner and project applicant.
- ◆ Since that time, the property has remained undeveloped, fallow agricultural land. The site is currently designated Agricultural by the State Land Use Commission (LUC), consistent with its historical use.
- ◆ The County zoning for the parcel is Agricultural (Ag). There are no known State or County land use violations associated with the property.

Archaeological & Historical Data

- ◆ An archaeological literature review report was prepared for the project by Honua Consulting, in addition to a cultural impact assessment (CIA).
- ◆ The archaeological report noted that previous archaeological surveys that included portions of the project area have only identified historic-period sites related to commercial (plantation) agriculture.
- ◆ Due to over a century of sugar cane cultivation and the installation and use of related infrastructure (e.g., roads, ditches, fence lines, railroads and reservoirs), no traditional (pre-Contact) Hawaiian site-features have been identified in or near the current project area.
- ◆ The CIA concluded that there are no identified traditional or customary Native Hawaiian practices currently taking place within the project site, but recommended use of native and canoe plants for landscaping.
- ◆ Consultation with OHA and DLNR SHPD pending

Secondary Impacts (Positives)

- The Ho‘onani Village project would provide several beneficial outcomes that are part of the positive cumulative impact, including the removal of non-native vegetation and the introduction of native and canoe plants, consistent with the County of Maui’s landscaping guidelines for the area.
- The proposed development will also reduce areas susceptible to wildfire hazards, illegal dumping, homeless camps and invasive species.
- The proposed development will create an available water source and wastewater treatment facility that could be utilized to serve other landowners in the area. These resources are very limited in the County of Maui and would be very beneficial for the adjacent property owners.
- The Proposed Action is anticipated to increase State and County revenues, thereby enhancing the capacity to support community facilities and public services.
- The Ho‘onani Village project will function as a genuine community gathering place, featuring cultural programming, local entertainment, dining and retail amenities, and site improvements that highlight both the properties and the island of Maui’s natural character and Hawaiian cultural heritage.
- This vision for the site reflects and addresses many concerns in the Wailuku/Kahului Community Plan and the Maui Island Plan, supports stakeholder goals to celebrate local culture and history of the area, and achieves a balanced integration of economic development, cultural preservation, and public access that outweighs potential adverse effects.
- The vacant site currently provides little existing visual benefits to the community. Additionally, the choice to keep the buildings to 3 stories or less will preserve the existing visual resources including Haleakalā and the west Maui Mountains.

Secondary Impacts (Negatives)

- These include, but are not limited to, increases in vehicular traffic and associated use of pedestrian, bicycle, and transit facilities; greater demand for potable water, wastewater treatment, electrical power, drainage infrastructure, solid waste and recycling services; as well as increases in residential and traffic-related noise, air pollutant emissions, and greenhouse gas emissions resulting from transportation, construction, and energy generation activities.
- Additional cumulative demands are expected on public schools, recreational facilities, and public safety services, including police, fire protection, and emergency medical response.

Traffic

- Ho‘onani Village project is designed with the mindset of creating a place for the Maui community to live, work and play; a place to grow together and thrive.
- In efforts to achieve this, the site plan is designed for the residents of the project to be able to access the Town Center and various commercial areas without the need to drive.
- Pedestrian facilities including the sidewalks and multi-use paths are located adjacent to all interior streets and are protected by the proposed curbs, planter strips and traffic calming measures.
- Additionally, pedestrian walking paths will be located throughout the Town Center to provide active open space for the residents and visitors to Ho‘onani Village, and to connect the various commercial uses.
- The Ho‘onani Village site plan will create a very walkable community.
- TIAR will need to be updated, there will be coordination with DPW and HDOT on improvements.

Impact on Agriculture

- An Agricultural Impact Assessment was prepared by Plasch Econ Pacific LLC. to assess the potential impact of the proposed project on the availability of productive agricultural lands on Maui.
- Approximately 90 percent of land on Maui is designated Agriculture or Conservation. The conversion of this 166.5-acre parcel will reduce the island's supply of high-quality farmland by just 0.23%.
- The proposed project will have minimal to no effect on the agriculture of the island of Maui. While the site is technically classified as “prime” under some soil systems, it is no longer practically viable for agriculture and its conversion to urban land will not significantly impact Maui's ability to grow commercial crops.
- The project site is not designated as Important Agricultural Lands (IAL).

Water

- Developer is currently working with a neighboring landowner to utilize an existing well
- Goal is partner with the County of Maui on the development of the water system (source, storage and transmission)
- Water system will meet all requirements of the County of Maui Department of Water Supply and the State of Hawai‘i Department of Health.

Sewer

- Goal is to connect to the existing County of Maui sanitary sewer system
- If that is infeasible, plan is to develop a Wastewater Reclamation Facility to serve the project
- Sewer system to serve development will meet all requirements of the County of Maui and State of Hawai‘i Dept of Health.

Environmentally Sensitive Areas

- No streams, wetlands or critical habitats for endangered species are present within the project area.
- A flora and fauna survey was conducted by Starr Environmental.
- The only native plant found on the main site was the common shrub 'uhaloa (*Waltheria indica*). No other native, endangered or threatened species were documented.
- However, tree tobacco, a host tree for the endangered Blackburn's Sphinx Moth was present. As such, monitoring of the trees for presence of the Blackburn's Sphinx Moth will be conducted prior to construction.

Topographical

- Site is located on the base of Haleakala
- Site slopes from the SE to the NW towards Kahului harbor.
- Proposed development will alter the existing elevations on site to construct the proposed streets, buildings and other improvements, but will not change the overall direction flow direction of the site.

Flora / Fauna

- No streams, wetlands or critical habitats for endangered species are present within the project area.
- A flora and fauna survey was conducted by Starr Environmental.
- The only native plant found on the main site was the common shrub 'uhaloa (*Waltheria indica*). No other native, endangered or threatened species were documented.

Phase I Environmental Assessment

- A Phase 1 Environmental Site Assessment was conducted and due to the former agricultural use on the site.
- Soil sampling was subsequently conducted to test for Hawai'i Department of Health (DOH) target pesticide categories associated with former sugar cane and pineapple fields, which include Organo-Chlorine Pesticides and Arsenic.
- No Organo-Chlorine Pesticide chemicals were detected in the soil samples analyzed. Arsenic was detected at concentrations less than the DOH applicable environmental action levels (EALs) of 24 mg/kg.
- The soil sampling data generated during this investigation indicates that the subject site is suitable for unrestricted use of the property.

Conditions of Zoning

- ◆ Request that all timelines be based on matters that are under the Developer's control.
- ◆ Please do not include:
 - ◆ Matters that are required by law
 - ◆ Annual compliance reporting



AFFORDABLE RENT GUIDELINES*

2025

Affordable rents are based on 30% of income (including utilities)**

Area	\$110,900	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
MAUI						
30% of Median		\$707	\$757	\$909	\$1,050	\$1,171
50% of Median		\$1,178	\$1,262	\$1,515	\$1,750	\$1,952
60% of Median		\$1,414	\$1,515	\$1,818	\$2,100	\$2,343
80% of Median		\$1,886	\$2,020	\$2,424	\$2,800	\$3,124
100% of Median		\$2,357	\$2,525	\$3,030	\$3,500	\$3,905
120% of Median		\$2,829	\$3,030	\$3,636	\$4,200	\$4,686
140% of Median		\$3,300	\$3,535	\$4,242	\$4,900	\$5,467

*Please note that area market rents may be lower than these rent guidelines.

**Monthly rent levels would include the cost of the following utilities: water, sanitary sewage services, electricity and gas (where applicable). Please refer to the Utility Allowance Schedule for each island.

Thank You!!!

DRIP Committee

From: Jeffrey Ueoka <jeff@wslmaui.com>
Sent: Thursday, October 30, 2025 9:47 AM
To: DRIP Committee
Subject: DRIP-19_Hoonani Village_Presentation
Attachments: 2025_10_30 - Hoonani Village Presentation.pdf

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