



Resolution 25-132, FD1 Bills 163, 164, 165 (2025) Ho‘onani Village

**Amendments to Maui Island Plan and Community Plan,
and Change of Zoning**

Tax Map Key (2) 3-8-006:004-0005

Kahului, Maui

Parcel Information



- Approximately 166 acres
- In the vicinity of Pulehu Road, Hansen Road and Veteran's Highway
- Former sugar cane fields

Proposal

- Expand Maui Island Plan Urban Growth Boundary
- Change Community Plan designation from Ag to Business/Multi-Family
- Change zoning from Ag to M-1 Light Industrial



Chronology

- 6/6/25 – Council adopted Resolution
- 6/16/25 – Planning Dept received Resolution
- 11/5-6/25 – DRIP Committee review, and applicant information provided
- 11/16/25 – State Land Use Commission approved to be accepting authority for EIS
- 11/19/25 – Planning Dept initiated agency review and public hearing notice
- 12/26/25 – Planning Dept received updated maps from County Council
- 1/13/26 – Maui Planning Commission public hearing
- 3/18/26 – Applicant submitted Draft EIS to LUC
- 3/23/26 – Draft EIS published in *The Environmental Notice*
- 5/7/26 – Deadline for comments on Draft EIS

Department's Concerns

- Refer to Department's 11/3/25 Letter to Council (Granicus #15) and 1/13/26 Report to MPC (CC 86-26)
- Department Concerns with **Process**: Council initiated change vs. Developer/Applicant initiated change
 - No developer application submitted - results in lack of project information to conduct analysis of impacts normally required of a development project (MCC 19.510.010.D)
 - Reduced level of community input - no public hearing notice to neighboring properties and reduced newspaper public hearing posting requirements
 - No environmental review/analysis prior to Department/Planning Commission review.

Department's Concerns

- Department Concerns with Proposed Project:
 - Inconsistency with various General Plan policies – examples:
 - Need to conserve and protect prime agricultural lands from development
 - MIP Policy 8.1.a – Public input needed for designating new growth areas.
 - Concern: No robust public input regarding this project.
 - MIP Policy 8.1.b – Amendments to Urban Growth Boundary **shall only be expanded** if the island-wide inventory indicates that additional urban density land is necessary to provide for the needs of the projected population growth within 10 years of that inventory or during the decennial update of the MIP.
 - Concern: This policy controls development if it is not needed. A decision on expanding growth is being considered without an inventory indicating such growth is necessary.
 - No control over future development after entitlements are granted – need thorough conditions on change of zoning
 - Infrastructure availability – Water? Sewer? Stormwater? Traffic impacts (20,000 daily trips)?
 - Noise impacts to residential uses under flight path – closed windows and A/C required 24/7 for affordable units?
 - Proposed M-1 zoning does not allow for transient use (hotel).

Department's Recommendations

- Deferral of Maui Island Plan amendment until **Final** EIS is accepted by Land Use Commission and island-wide inventory of existing vacant land is updated and indicates additional urban density **is necessary** to provide for the needs of projected population growth.
- Deferral of Community Plan amendment until **Final** EIS is accepted by LUC and MIP Urban Growth Boundary is expanded
- Deferral of Change of Zoning until LUC approves District Boundary Amendment (not part of this Resolution), and project meets criteria in Maui County Code 19.510.040.A.4.

Maui Planning Commission Recommendations

Same as Department, with change to EIS status:

- Deferral of Maui Island Plan amendment until **Draft** EIS is submitted to Land Use Commission and island-wide inventory of existing vacant land is updated and indicates additional urban density is necessary to provide for the needs of projected population growth.
- Deferral of Community Plan amendment until **Draft** EIS is submitted to LUC and MIP Urban Growth Boundary is expanded
- Deferral of Change of Zoning until LUC approves District Boundary Amendment (not part of this Resolution), and project meets criteria in Maui County Code 19.510.040.A.4.

MPC Proposed Conditions for Change of Zoning

- All residential units will be rented at or below 140% of AMI level rental rates
- All residential units will be rented at or below 140% of AMI level rental rates for a minimum of 30 years
- Annual compliance reports must be submitted to the Department of Planning
- That the Project will have a minimum of 1,000 residential units and will be built according to the phasing plan as represented to MPC 1/13/26, with the exception that the civic, recreation, entertainment, and park elements are to be built concurrently or in earlier phases than represented in the phasing plan.

Permitted Uses in M-1 Light Industrial		
Any use permitted in a B-1, B-2, or B-3 business district except single family dwellings, duplexes, bungalow courts, STRH, and TVR	Ice cream and milk producing, manufacturing and storage	Production facility, multimedia
Animal kennels	Laboratories—experimental, photo or motion picture, film or testing	Radio transmitting and television stations; provided, that towers are of the self-sustaining type without guys (antenna can be 75’ tall)
Dwelling units located in the same building as any non-dwelling permitted use	Light and heavy equipment and product display rooms, storage and service	Replating shop
Assembly of electrical appliances, radios and phonographs including manufacture of small parts (coils, condensers crystal holders etc.)	Machine shop or other metal working shop. Tire repair operation including recapping and retreading	Retail lumber yard including mill and sash work
Carpet cleaning plants. Commercial laundries.	Manufacture, compounding or treatment of articles or merchandise from aluminum, bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, plastics, precious or semi-precious metals or stones, shell, tobacco and wood	Small boat building. Harbor facilities.
Cold storage plants	Manufacture, compounding, processing, packing or treatment of candy, cosmetics, drugs, perfumes, pharmaceutical, toiletries, food products, etc.	Soda water and soft drink bottling and distribution plants. Milk bottling or central distribution stations
Craft cabinet and furniture manufacturing	Manufacture, dyeing and printing of cloth fabrics and wearing apparel, musical instruments, toys, novelties and rubber and metal stamps, pottery and figurines or other similar ceramic products	Utility facilities, minor, and substations up to, and including, 69 kv transmission (antenna and wind turbines can be 75’ tall)
Education, specialized	Mortuaries and morgues	Warehouse, storage and loft buildings
Farm implement sales and service	Plumbing shops	Wearing apparel manufacturing
General food, fruit and vegetable processing and manufacturing plants	Poultry or rabbit slaughter incidental to a retail business on the same premises	Wholesale business, storage buildings, nonexplosive goods and warehouses

Current Status

- Draft EIS published 3/23/26 – Comments were due 5/7/26
- 2026 inventory of vacant land within MIP Small Town & Urban Growth Boundaries island-wide = 9,352 acres
- Wailuku-Kahului Community Plan area inventory of vacant land within MIP Small Town & Urban Growth Boundaries = 3,042 acres
- Need to prepare detailed growth analysis per MIP Policy 8.1.b



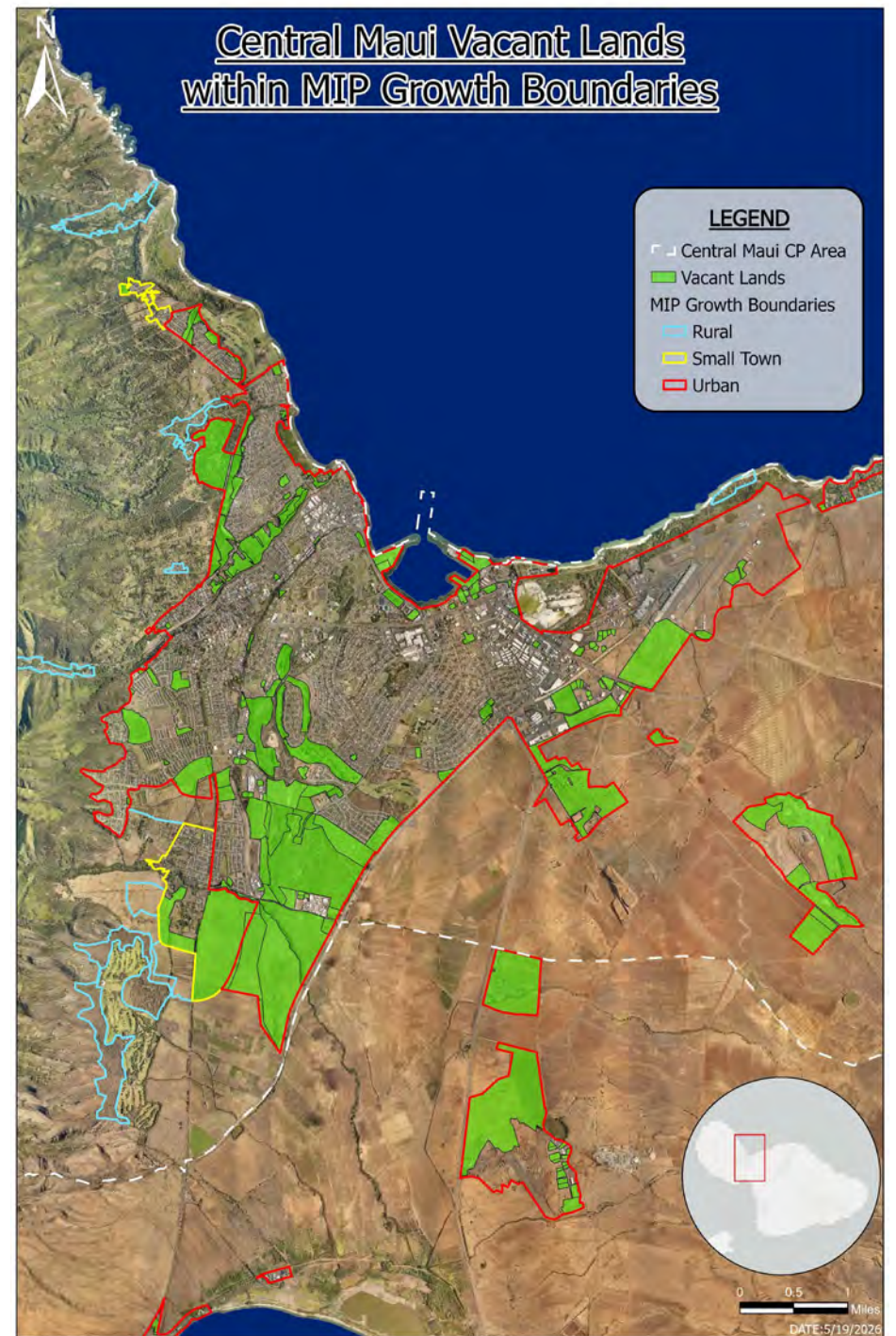
Scan Here

Ho'onani Village Draft EIS

MIP Policy 8.1.b

Amendments to a UGB or STB shall be reviewed as a MIP amendment. A UGB or STB shall only be expanded if the island-wide inventory (maintained by the Department of Planning) of existing land uses (residential, commercial, industrial) indicates that additional urban density land is necessary to provide for the needs of the projected population growth within ten years of that inventory; or, during the decennial update of the MIP.

Vacant Lands within MIP Small Town and Urban Growth Boundaries	
533	vacant parcels
9,352.41	total acreage
MIP Growth Boundary Type (island-wide)	Acres
Small Town	836.25
Urban	8,516.16
Total	9,352.41
Wailuku-Kahului Community Plan Area Vacant Lands	Acres
Small Town	302.30
Urban	2,740.12
Total	3,042.42

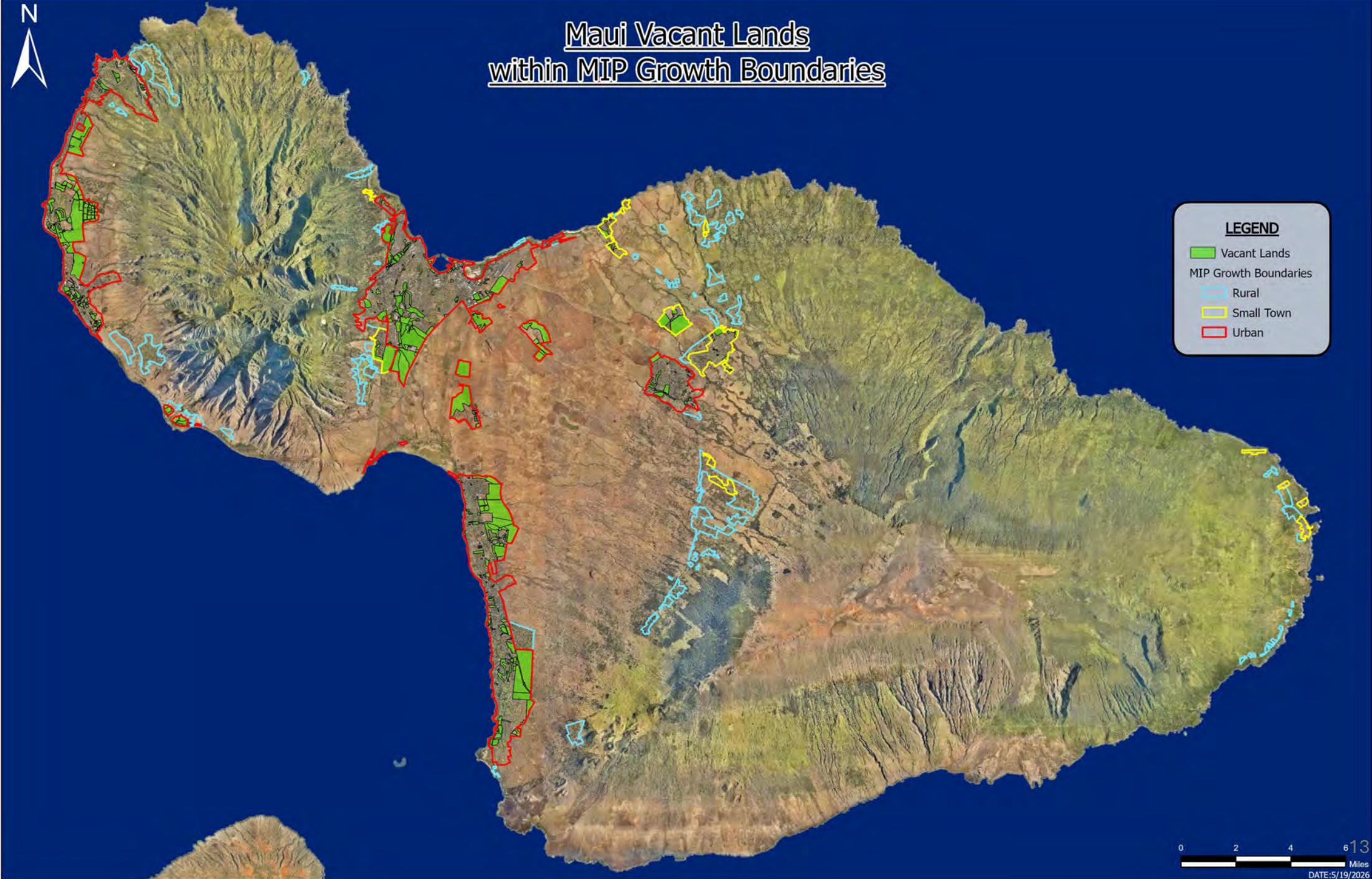


Maui Vacant Lands within MIP Growth Boundaries



LEGEND

- Vacant Lands
- MIP Growth Boundaries
 - Rural
 - Small Town
 - Urban



Maui County Resident Population From 2000 to 2025

UHERO Dashboard Project



UHERO.data

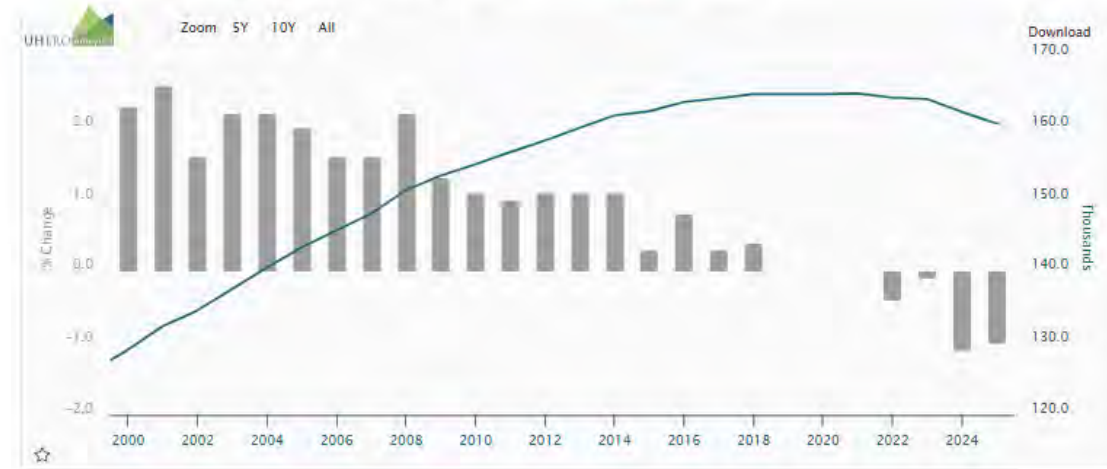
- At a Glance
- At a Glance
- > Employment
- > Visitor Industry
- > Income, Wages, GDP
- > Construction & Housing
- > External Indicators

Min : 129.1 (2000) (Thous) Max : 164.9 (2021) (Thous) % Change over Selected Range: 24.5 Change over Selected Range: 31.6

Date ↑↓	Level	Year/Year % Chg
2025	160.7	-1.0
2024	162.3	-1.1
2023	164.1	-0.1
2022	164.3	-0.4
2021	164.9	0.0
2020	164.8	0.0
2019	164.8	-0.0
2018	164.8	0.4
2017	164.2	0.3
2016	163.7	0.8
2015	162.4	0.3
2014	161.8	1.1
2013	160.1	1.1
2012	158.3	1.1
2011	156.7	1.0
2010	155.0	1.1
2009	153.4	1.3
2008	151.4	2.2
2007	148.1	1.6
2006	145.8	1.6
2005	143.4	2.0
2004	140.6	2.2
2003	137.6	2.2
2002	134.6	1.6
2001	132.4	2.6
2000	129.1	2.3

Resident Population

Maui County Annual Share 2000 2025



U.S. Census Bureau
<https://www.census.gov/programs-surveys/popest/data/tables.html>
 UHERO estimate based on Decennial Census and Census Bureau Intercensal Estimates

Source: UHERO Data Analytics as of 5/14/26

Population Projections

MAUI COUNTY LONG-TERM FORECAST MAJOR ECONOMIC INDICATORS

	2020	2021	2022	2023	2024	2025	2026	2027
BASELINE								
Non-Farm Jobs (Thou)	61.2	69.7	74.7	74.1	71.6	73.1	74.4	75.5
% Change	-23.9	13.8	7.1	-0.7	-3.4	2.1	1.8	1.6
Total Population (Thou)	164.9	164.9	164.4	164.3	160.8	160.9	161.2	161.9
% Change	0.0	0.0	-0.3	-0.1	-2.1	0.0	0.2	0.4

MAUI COUNTY LONG-TERM FORECAST MAJOR ECONOMIC INDICATORS

	2028	2029	2030	2031	2032	2033	2034	2035
BASELINE								
Non-Farm Jobs (Thou)	76.5	77.2	77.7	78.1	78.6	79.0	79.5	79.9
% Change	1.2	0.9	0.7	0.5	0.6	0.6	0.5	0.6
Total Population (Thou)	162.6	163.2	163.7	164.2	164.6	164.9	165.3	165.6
% Change	0.4	0.4	0.3	0.3	0.2	0.2	0.2	0.2

MAUI COUNTY LONG-TERM FORECAST MAJOR ECONOMIC INDICATORS

	2036	2037	2038	2039	2040	2041	2042	2043
BASELINE								
Non-Farm Jobs (Thou)	80.3	80.7	81.0	81.2	81.4	81.6	81.8	82.0
% Change	0.5	0.5	0.4	0.3	0.3	0.2	0.2	0.2
Total Population (Thou)	165.9	166.2	166.4	166.7	166.9	167.1	167.2	167.4
% Change	0.2	0.2	0.2	0.1	0.1	0.1	0.1	0.1

Source: UHERO
Forecast for
Maui County,
Long-Term
Projections and
Scenarios
5/16/24

Department's Suggested Discussion Points

- Many projects are already entitled for housing, and population growth has slowed. See MIP Policy 8.1.b and ensure this project is needed to anticipate further growth.
- Verify if existing entitled projects will accommodate planned growth.
- Public participation?
- If the project is entitled, will it be built?
- Infrastructure – water, wastewater, traffic, school, walk/bike/transit needs.
- Location – airplanes flying directly overhead till late at night.
- Cost to live there – 24/7 air conditioning due to noise, private water and wastewater systems.
- Requested land use designations are inconsistent.
- M-1 zoning allows for many uses and up to 60' height with no setbacks.
- Hospitality (hotel) use requested.
- Final EIS will provide more information.

MahaSo!

DRIP Committee

From: Jacalyn M. Takakura <Jacky.Takakura@co.maui.hi.us>
Sent: Tuesday, May 19, 2026 11:28 AM
To: DRIP Committee
Subject: 5/20/26 DRIP Committee meeting - PDF of Planning Dept powerpoint
Attachments: 260520 DRIP Hoonani Village.pdf

Attached please find the PDF of the department's PowerPoint presentation for tomorrow's DRIP committee meeting, regarding Resolution 25-132,FD1 (Bills 163-165 (2025)) for Ho'onani Village (DRIP-19).

Thank you.

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