

**RICHARD T. BISSEN, JR.**  
Mayor

**JACKY TAKAKURA**  
Director

**ANA LILLIS**  
Deputy Director



**DEPARTMENT OF PLANNING**  
COUNTY OF MAUI  
ONE MAIN PLAZA  
2200 MAIN STREET, SUITE 315  
WAILUKU, MAUI, HAWAI'I 96793

June 5, 2026

Honorable Richard T. Bissen, Jr.  
Mayor, County of Maui  
200 South High Street  
Wailuku, Hawai'i 96793

**APPROVED FOR TRANSMITTAL**

*Richard T. Bissen, Jr.* 6-5-26  
Mayor Date

For Transmittal to:

Honorable Tamara Paltin, Chair  
Disaster Recovery, International Affairs and Planning Committee  
200 South High Street  
Wailuku, Hawai'i 96793

Dear Chair Paltin:

**SUBJECT: BILL 163 (2025), BILL 164 (2025), AND BILL 165 (2025), TO AMEND THE MAUI ISLAND PLAN'S DIRECTED GROWTH MAP C5 (PULEHU ROAD), AMEND THE WAILUKU-KAHULUI COMMUNITY PLAN DESIGNATION, AND CHANGE THE ZONING FOR 166.511 ACRES SITUATED AT KAHULUI, HAWAI'I (HO'ONANI VILLAGE) (DRIP-19)**

Mahalo for your letter dated May 22, 2026 regarding the above subject. Below is the requested island-wide inventory of existing land uses, reflecting the breakdown of land use type--residential, commercial, and industrial--as noted in Maui Island Plan Policy 8.1.b. for parcels greater than or equal to one acre.

Residential – 2,345 acres

Industrial – 726 acres

Commercial – 5,121 acres which includes 4,700 acres of land currently zoned agriculture

Mahalo for the opportunity to clarify your question.

Sincerely,

*Jacky Takakura*

**JACKY TAKAKURA**  
Director

Attachment: Vacant Land Inventory 2026

JMCT:KKF:SAC:rhl

S:\ALL\LONG RANGE\County Council\DRIP-19-PD.response.ltr.pdf

MAIN LINE (808) 270-7735 / CURRENT DIVISION (808) 270-8205 / LONG RANGE DIVISION (808) 270-7214 / ZONING DIVISION (808) 270-7253

JUN 8 '26 AM 8:12  
OFFICE OF THE MAYOR

## Maui Island Vacant Land Inventory, 2026

Categories by Community Plan Area	Acres
<b>Central</b>	<b>2527.18</b>
Commercial	1719.59
Industrial	309.17
Residential	498.42
<b>East</b>	<b>1.97</b>
Commercial	1.97
<b>North Shore</b>	<b>65.04</b>
Commercial	57.10
Industrial	5.12
Residential	2.82
<b>South</b>	<b>2812.08</b>
Commercial	1261.32
Industrial	369.41
Residential	1181.34
<b>Upcountry</b>	<b>570.67</b>
Commercial	489.65
Residential	81.03
<b>West</b>	<b>2216.57</b>
Commercial	1591.76
Industrial	42.92
Residential	581.89
<b>Grand Total</b>	<b>8193.51</b>
<b>All Categories</b>	<b>Acres</b>
Commercial	5121.39
Residential	2345.51
Industrial	726.62
Other / Airport	92.86
Other / Drainage	3.03
Other / Open Space	475.02
Other / Park	328.52
Other / PQP	32.87
Other / Public	212.76
Other / Road	6.17
Other / Urban Reserve	1.06
<b>Grand Total</b>	<b>9345.78</b>
<b>Vacant Lands by Growth Boundary and CP Area</b>	<b>Acres</b>
<b>Central</b>	<b>3035.31</b>
Small Town	302.30
Urban	2733.02
<b>East</b>	<b>11.87</b>
Small Town	11.87
<b>North Shore</b>	<b>75.51</b>
Small Town	75.51
<b>South</b>	<b>3115.82</b>
Urban	3115.82
<b>Upcountry</b>	<b>670.91</b>
Small Town	443.88
Urban	227.03
<b>West</b>	<b>2436.36</b>
Urban	2436.36
<b>Grand Total</b>	<b>9345.78</b>

Categories by Zoning	Acres
<b>Commercial</b>	<b>5121.39</b>
AG Agriculture	4699.65
B-2 Business-Community	47.58
B-CT Business-Country Town	4.16
BR Business-Resort	33.04
H Hotel	1.64
H-1 Hotel	22.72
H-2 Hotel	16.62
HM Hotel	77.06
INT Interim	89.94
MRTP Maui Reserach and Technology Park	34.39
OZ Open Zone	0.20
PD Project District	1.71
PD Project District 1, Kapalua	32.81
PD Project District 1, Maui Lani	18.19
PD Project District 5, Pulelehua	32.00
WCT Waikapu Country Town	9.67
<b>Industrial</b>	<b>726.62</b>
INT Interim	22.77
KRTP Kihei Research and Technology Park	4.88
M-1 Light Industrial	271.72
M-2 Heavy Industrial	198.42
M-3 Heavy Industrial	45.20
MRTP Maui Research and Technology Park	183.63
<b>Residential</b>	<b>2345.51</b>
A-1 Apartment	181.88
A-2 Apartment	96.99
D-1 Duplex	3.08
D-2 Duplex	0.28
INT Interim	12.28
MRTP Maui Research and Technology Park	110.98
OZ Open Zone	58.13
PD Project District 1, Maui Lani	87.23
PD Project District 2, Kapalua Mauka	44.16
PD Project District 2, Piihana	73.49
PD Project District 4, Waihe'e	10.98
PD Project District 5, Pulelehua	154.00
PD Project District 8, Palauea	1.88
PD Project District 9, Wailea 670	668.89
R-1 Residential	73.74
R-2 Residential	113.87
R-3 Residential	391.47
RU-0.5 Rural 1/2 Acre	9.89
WCT Waikapu Country Town	252.30
<b>Grand Total</b>	<b>8193.51</b>

Note: The 1,152-acre difference between the tables reflects the inclusion of vacant lands designated or used for drainage, open space, parks, and other similar purposes.



## DRIP Committee

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**From:** Shyah Okudara <Shyah.Okudara@co.maui.hi.us>  
**Sent:** Tuesday, June 9, 2026 9:34 AM  
**To:** DRIP Committee  
**Cc:** Josiah K. Nishita; Erin A. Wade; Cynthia E. Sasada; Kelii P. Nahooikaika; Didi A. Hamai; Jacalyn M. Takakura; Ana L. Lillis; joy.paredes@co.maui.hi.us  
**Subject:** BILL 163(2025), BILL 164 (2025), AND BIL 165 (2025), TO AMEND THE MAUI ISLAND PLANS DIRECTED GROWTH MAP C5 PULEHU ROAD), AMEND THE WAILUKU-KAHULUI COMMUNITY PLAN DESIGNATION, AND CHANGE THE ZONING FOR 166.511 ACRES SITUATED AT KAHULUUI , HAWAII(HO'ONANI)  
**Attachments:** MT#11574.DRIP.pdf

Please see the attached transmittal to the DRIP Committee.

Thank you,  
Shyah



Shyah Okudara

Office Operations Assistant II

Office of the Mayor

(808) 270-6238

shyah.okudara@co.maui.hi.us