July 30, 2026

RECEIVED OCS
'26 JUL 30 AM7:46

MEMO TO: HLU-20 File

F R O M: Nohelani U'u-Hodgins, Chair
Housing and Land Use Committee

SUBJECT: **TRANSMITTAL OF INFORMATIONAL DOCUMENT RELATING TO 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** (HLU-20)

The attached informational document pertains to Item 20 on the Committee's agenda.

hlu:ltr:020afile01:jgk

Attachment

Apartment District Properties Allowed to be Used for Short-Term Occupancy

PROJECT PROPERTY	MASTER TMK	ADDRESS	YR BLT	COUNTY ZONING	COMMUNITY PLAN DESIGNATION	NUMBER OF UNITS
HANA KAI-MAUI	140050400000	4865 Uakea Rd	1974	A1	MF	19
WAILEA EKAHI II	210080600000	3300 Wailea Alanui Dr	1976	A1	MF/PUD	92
WAILEA EKAHI I	210080640000	3300 Wailea Alanui Dr	1976	A1/BR/OS/PUD	MF/OS	100
WAILEA EKAHI III	210080650000	3300 Wailea Alanui Dr	1976	A1/H1/OS/PUD	MF/OS	104
WAILEA EKOLU	210080770000	10 Wailea Ekolu Pl	1979	A1/OS-GC/PUD	MF	148
PALMS AT WAILEA I	210080820000	3200 Wailea Alanui Dr	1990	A1	MF/OS/PD	150
GRND CHAMP VILLAS	210081040000	155 Wailea Ike Pl	1989	A2	MF/OS/PD	188
KUAU PLAZA	260120500000	777 Hana Hwy	1973	A2	MF	30
MAKANI A KAI	380140010000	300 Hauoli St	1974	A1	MF	24
HONO KAI	380140020000	280 Hauoli St	1972	A2/A1	MF	46
KANAI A NALU	380140040000	250 Hauoli St	1977	A2	MF	80
MAALAEA BANYANS	380140110000	190 Hauoli St	1987	A2	MF	78
ISLAND SANDS	380140150000	150 Hauoli St	1975	A2	MF	83
LAULOA MAALAEA	380140160000	100 Hauoli St	1979	A2	MF	47
MAALAEA KAI	380140210000	70 Hauoli St	1974	A2	MF	79
MILOWAI-MAALAEA	380140220000	50 Hauoli St	1977	A2/M1	LI	42
MAUI SUNSET	390010020000	1032 S Kihei Rd	1974	A2	MF	225
MAUI SCHOONER	390010040000	980 S Kihei Rd	1980	A2	MF	58
LUANA KAI	390010060000	940 S Kihei Rd	1979	A2	MF	113
WAIPUILANI	390010570000	1002 S Kihei Rd	1975	A2	MF	42
KAUHALE MAKAI	390010750000	938 S Kihei Rd	1976	A2	MF	169
KIHEI BAY SURF	390011070000	715 S Kihei Rd	1980	A1	MF	118
LEINAALA	390011100000	998 S Kihei Rd	1975	A2	MF	24
KOA RESORT II	390011340000	811 S Kihei Rd	1980	A1	MF	54
KIHEI RESORT	390011360000	777 S Kihei Rd	1981	A1	MF	64
KIHEI BAY VISTA	390011430000	679 S Kihei Rd	1989	A1	MF	60
KAMAOLE SANDS	390040040000	2695 S Kihei Rd	1983	A2	MF	440
MAUI HILL	390040810000	2881 S Kihei Rd	1981	A1	MF	140
MAUI KAMAOLE III	390040820000	2777 S Kihei Rd	1994	A1	MF	240
HALE KAMAOLE	390040840000	2737 S Kihei Rd	1974	A1/A2	MF	188
HALEAKALA SHORES	390040970000	2619 S Kihei Rd	1974	A2	MF	76
MAUI PARKSHORE	390040980000	2653 S Kihei Rd	1974	A2	MF	64
KEAWAKAPU	390041390000	2895 S Kihei Rd	1976	A1	MF	18
MAUI KAMAOLE	390041430000	2777 S Kihei Rd	1988	A1	MF	28
MAUI KAMAOLE II	390041440000	2777 S Kihei Rd	1989	A1	MF	48
MY WAII BEACH COTTAGE	390050120000	2128 Iliili Rd	1970	A1	MF	1
WAILEA INN	390050130000	2141 Iliili Rd	1985	A1	MF	6
LIHIKAI APTS	390050170000	2173 Iliili Rd	1963	A1	MF	8

This list does not grant any entitlement that is not allowed by zoning or any other provisions of the Maui County Code. This list is subject to error; to determine if short-term occupancy is allowed on any property, confirmation should be obtained from the Department of Planning.

Apartment District Properties Allowed to be Used for Short-Term Occupancy

PROJECT PROPERTY	MASTER TMK	ADDRESS	YR BLT	COUNTY ZONING	COMMUNITY PLAN DESIGNATION	NUMBER OF UNITS
KIHEI COVE	390050180000	2181 Iliili Rd	1980	A1	MF	6
HALE MAHIALANI	390050210000	7 Kaiau Pl	1976	A1	MF	7
INDO LOTUS BEACH HSE	390050220000	2216 S Kihei Rd	1970	A1	MF	1
KAMAOLE ONE	390050230000	2230 S Kihei Rd	1973	A1	MF	12
HALE ILIILI	390050350000	2172 Iliili Rd	1978	A1	MF	4
PUNAHOA BEACH APTS	390050380000	2142 Iliili Rd	1970	A1	MF	15
2131 ILIILI RD	390050390000	2131 Iliili Rd	1946	A-1	MF	1
1194 ULUNIU RD	390070010000	1194 Uluniu Rd	1964, 1979	A-1	MF	2
1178 ULUNIU RD	390070020000	1178 Uluniu Rd	1935	A-1	MF	1
MOANA VILLA	390070250000	1158 Uluniu Rd	1973	A1	MF	1
HALE KAI O'KIHEI	390080030000	1310 Uluniu Rd	1969	A1	MF	59
LEILANI KAI	390080090000	1226 Uluniu Rd	1974	A1	MF	9
KIHEI GARDEN ESTATES	390080110000	1299 Uluniu Rd	1979	A1	MF	84
ALOHA VILLAS	390080310000	1338 Uluniu Rd	1980	A-1	MF	4
1444 HALAMA ST	390090020000	1444 Halama St	1968	A-1	MF	4
1440 HALAMA ST	390090030000	1440 Halama St	1946	A-1	MF	1
KAPU TOWNHOUSE	390090050000	69 Kapu Pl	1980	A1	SF	2
WAIOHULI BCH DUPLEX	390090100000	64 W Lipoa St	1977	A1	MF	2
1470 HALAMA ST	390090250000	1470 Halama St	1960	A-1	MF	1
WAIOHULI BEACH HALE	390090290000	49 W Lipoa St	1979	A1/PU	MF	52
KIHEI VILLA	390160200000	2135 S Kihei Rd	1973	A2	MF	24
KALAMA TERRACE	390160270000	35 Walaka St	1972	A2	MF	61
SHORES OF MAUI	390170030000	2075 S Kihei Rd	1975	A1	MF	50
KIHEI PARKSHORE	390170100000	2037 S Kihei Rd	1974	A1	MF	16
KANOE APTS	390170170000	2050 Kanoe St	1982	A-1	MF	18
PACIFIC SHORES	390180020000	2219 S Kihei Rd	1979	A2	MF	136
MAUI VISTA	390180030000	2191 S Kihei Rd	1980	A2	MF	280
KAPALUA BAY VILLAS	420010240000	500 Bay Dr	1977	A2	RES	141
KAPALUA GOLF VILLAS	420010280000	500 Kapalua Dr	1979	A2/AG/OS/GC	RES	186
THE RIDGE	420010320000	100 Ridge Road	1979	A2/PK-4	RES	161
KAHANA REEF	430050090000	4471 Lower Honoapiilani Rd	1974	A2	RES	88
KAHANA OUTRIGGER	430050200000	4521 Lower Honoapiilani Rd	1981	A1	RES	8
KAHANA OUTRIGGER	430050210000	4521 Lower Honoapiilani Rd	1981	A1	RES	4
KAHANA VILLAGE	430050290000	4531 Lower Honoapiilani Rd	1978	A1	RES	42
KAHANA OUTRIGGER	430050310000	4521 Lower Honoapiilani Rd	1981	A1	RES	4
LAHAINA BEACH CLUB	430060060000	3711 Lower Honoapiilani Rd	1971	A2	RES	12
NOHONANI	430060070000	3723 Lower Honoapiilani Rd	1974	A2	RES	28
MAKANI SANDS	430060120000	3765 Lower Honoapiilani Rd	1974	A2	RES	30

This list does not grant any entitlement that is not allowed by zoning or any other provisions of the Maui County Code. This list is subject to error; to determine if short-term occupancy is allowed on any property, confirmation should be obtained from the Department of Planning.

Apartment District Properties Allowed to be Used for Short-Term Occupancy

PROJECT PROPERTY	MASTER TMK	ADDRESS	YR BLT	COUNTY ZONING	COMMUNITY PLAN DESIGNATION	NUMBER OF UNITS
KALEIALOHA	430060130000	3785 Lower Honoapiilani Rd	1973	A2	RES	67
HONO KOA	430060140000	3801 Lower Honoapiilani Rd	1980	A2	RES	28
LOKELANI	430060160000	3833 Lower Honoapiilani Rd	1971	A2	RES	36
HALE MAHINA BEACH	430060410000	3875 Lower Honoapiilani Rd	1981	A2	RES	53
HALE ONO LOA	430060440000	3823 Lower Honoapiilani Rd	1969	A2	RES	67
PIKAKE	430060630000	3701 Lower Honoapiilani Rd	1966	A2	RES	12
MAHINAHINA BEACH	430080010000	4007 Lower Honoapiilani Rd	1979	A1	RES	32
POLYNESIAN SHORES	430080020000	3975 Lower Honoapiilani Rd	1972	A1	RES	52
KULEANA	430080040000	3959 Lower Honoapiilani Rd	1972	A1	RES	18
KULEANA	430080050000	3959 Lower Honoapiilani Rd	1974	A1	RES	100
HOYOCHI NIKKO	430080060000	3901 Lower Honoapiilani Rd	1973	A1	RES	17
NOELANI	430090020000	4095 Lower Honoapiilani Rd	1974	A2	RES	50
MAHINA SURF	430090050000	4057 Lower Honoapiilani Rd	1969	A1	RES	44
HONOKOWAI PALMS	440010410000	3666 Lower Honoapiilani Rd	1965	A2	RES	30
HALE KAI I	440010420000	3691 Lower Honoapiilani Rd	1967	A2	RES	40
PAKI MAUI III	440010500000	3615 Lower Honoapiilani Rd	1978	A2	RES	28
PAKI MAUI I & II	440010510000	3601 Lower Honoapiilani Rd	1975	A2	RES	80
MAUI SANDS I	440010520000	3559 Lower Honoapiilani Rd	1966	A2	RES	56
PAPAKEA	440010550000	3543 Lower Honoapiilani Rd	1977	A2/H2	RES	364
MAUI SANDS II	440010710000	3559 Lower Honoapiilani Rd	1969	A2	RES	20
HALE KAANAPALI	440060110000	45 Kai Ala Dr	1967	A2/H/OS	RH	258
MAUI ELDORADO	440080210000	2661 Kekaa Dr	1968	A2	RH	205
KAANAPALI ROYAL	440080230000	2560 Kekaa Dr	1980	A2	TOC	105
PUUNOA BEACH ESTATES	450040020000	45 Kai Pali Pl	1984	A1	RES	10
LAHAINA ROADS	450130270000	1403 Front St	1969	A2	RES	41
THE SPINNAKER	460100020000	760 Wainee St	1979	A-1	RES	57
KENANI KAI	510030130000	50 Kepuhi Pl	1983	A-1	MF	120
WAVECREST	560040550000	7142 Kamehameha V Hwy	1975	A2/Interim	MF	126

104 Total Apartment District Vacation Rental Units: **7167**

Legend:

Zoning	Community Plan
A1 or A2: Apartment	B: Business
AG: Agriculture	H: Hotel
B2: Community Business	LI: Light Industrial
BR: Business Resort	MF: Multi-Family
H, H1 or H2: Hotel	OS: Open Space
HD1: Historic District 1	P/QP: Public/Quasi-Public
Interim: Interim	PD: Project District

This list does not grant any entitlement that is not allowed by zoning or any other provisions of the Maui County Code. This list is subject to error; to determine if short-term occupancy is allowed on any property, confirmation should be obtained from the Department of Planning.

PROJECT PROPERTY	MASTER TMK	ADDRESS	YR BLT	COUNTY ZONING	COMMUNITY PLAN DESIGNATION	NUMBER OF UNITS

Legend (continued):

Zoning	Community Plan
M1: Light Industrial	PK: Park
OS: Open Space	SF: Single-Family
GC: Golf Course	RH: Resort/Hotel
PK: Park	RES: Residential
PU: Public Use	TOC: Transit-Oriented Corridor
PUD: Planned Development	
R2 or R3: Residential	

Maui County Code Chapter 19.12.020 Apartment Districts Permitted Uses

This list does not grant any entitlement that is not allowed by zoning or any other provisions of the Maui County Code. This list is subject to error; to determine if short-term occupancy is allowed on any property, confirmation should be obtained from the Department of Planning.