

PROPOSED SOUTH MAUI DEVELOPMENT -- SEPTEMBER 17, 2013										NOTE: Compiled from multiple sources with an effort made to be as accurate as possible. Please let me know if there are errors that need correction. dickmayer@earthlink.net
South Maui Projects (South to North)	SIZE			ENTITLEMENTS (Is the project entitled?)					PROJECT STATUS AND COMMENTS	
	ACRES	Potential Housing UNITS	Non-Residential Buildings	Maui Island Plan UGB	State Land Use URBAN	Kihei-Makena Community Plan	Zoning	SMA		
1A	Makena Resort - Hotel + Coastal	152.4	According to Makena Resort's owners, they could have a maximum of 3,758 units, but they have no intention of going that high.	Hotels and Shops	YES	YES	YES	YES	Still Needed	Short-term: Convert existing 310 room hotel into 55 luxury condos; construct many large cottages and a new 70 room hotel; Longer-term: build a retail area and many condos along the coast.
1B	Makena - Rezoned in Dec-20080	603.3		Commercial buildings.	YES	YES	YES	YES	Still Needed	These lands were rezoned to comply with the owner's request. After weeks of testimony the lands were rezoned for significant development, but with 44 important conditions.
1C	Makena - North Golf Course area	350.9		Not Yet	Not Yet	Not Yet	Not Yet	NO Need	NO Need	The owners gained County Council approval to include this acreage within the Maui Island Plan's Urban Growth boundary. Part of this parcel includes the Makena North Golf course.
1D	Makena - Mauka Lands	684.5		Not Yet	Not Yet	Not Yet	Not Yet	NO Need	NO Need	Various past/present owners have indicated that this large parcel will eventually be developed, but for the near-term this could be a sliding scale ag sub-division with 34 lots..
2	Wailea 670 (Honua'ula)		1,150 on-site	100,000 ft ² commercial	YES	YES	YES	Partial	NO Need	Project would have 1,400 units (1,150 on-site + 250 in North Kihei), however there is no Project District phase 2 approval. Its EIS has been challenged and the developer is in negotiations with those challenging the EIS
3	Wailea Resort (A&B)	1,500 W/ 933 ZONED	3,860 Residential (PLUS Hotel units)	238,390 ft ² more commercial. Notice of new 200 room hotel.	YES	YES	YES	YES	Not Yet	A recent EIS indicated plans for an additional 1,150 residences, 660 hotel units, + 238,390 ft ² commercial in Wailea by 2022. At its original 1973 approval, Wailea promised the County to provide 1/3 of its units for workforce housing and internal transportation within the resort.
4	Maui Research + Tech Park - Major Added development	411	1,250 + Ohanas + 150 Hotel Units	2,000,000 ft ² Offices, Retail + Light Industrial	YES	NOT YET. Oct-2013 LUC	Not Yet	Not Yet	NO Need	EIS already accepted. Project will be before State LUC in Oct-2013 to reclassify 253 acres from the agricultural to urban district, and then in 2014 to Planning Commission and County Council for Kihei-Makena Community Plan amendment and zoning approvals. 750 Single Family + 500 Multi-Family Units.
5	Kihei Downtown Center (Krausz)	27.44	All units will be in hotel.	150 room hotel + 263,753 ft ² commercial	YES	YES	Not Yet.	Not Yet	Not Yet	The project needs to complete an updated traffic plan before going to the Planning Commission and County Council for a Community Plan amendment, zoning change and SMA review. 1,199 parking stalls.
6	Kihei High School	77.2	0	215,000 ft ²	YES	YES	Not Yet. Planning Commission approval; soon to County Council.		NO Need	Needs to get County Council Community Plan amendment and zoning change and complete traffic plan. Needs to provide an over or under pass for Piilani Hwy. Planned for 1,650 students and 206 staff.
7	Piilani Shopping Malls	68.2	Possibly 200	???	YES	YES Light Industrial	Yes Light Industrial	M1 Light Industrial	NO Need	The land owners are preparing an Environmental Impact Statement. The County and State LUC must decide how to handle any new effort by the new developer to avoid complying with the original representations when they got their 1995 Urban Land Use + 1998 County Light Industrial Community Plan and Zoning. Also the housing seems to be incompatible with the State Land Use designation of "Light Industrial".
8	Honua'ula Affordable Housing	13.1	250	0	YES	NO. Light Industrial	NO. Light Industrial	?	NO Need	
9	Kihei Mauka (Haleakala Ranch)	583	1,500	Commercial with no square footage limit	YES	Not Yet	Not Yet	Not Yet	NO Need	Designated for 1,500 units within the Maui Island Plan Urban Growth Boundary.
10	North Kihei' Housing (A&B)	94.3	600	None	YES	YES	Not Yet	Not Yet	Not Yet	Designated for 600 units within the Maui Island Plan Urban Growth Boundary.
11	Kaiwahine Village	9.2	120	0	YES	YES	YES	YES	NO Need	120 Affordable Units in 15 multi-family buildings.
12	PulehuNui Industrial Area on Mokulele Highway	561 or 639	? Probably none	Much development could be allowed	YES	86 acres applied for	561 acres in Project District	Not Yet	NO Need	Multiple owners including Hawaiian Homelands, State and private. No agreement among owners on what should be developed here. Community Plan calls for a mix of recreational, government and industrial.
13	Other FULLY-Entitled South Maui Infill Projects	?	1,262	The two unit counts are underestimates and don't include ohanas, vacant lots, + projects w/less than four units.	YES	YES	YES	YES	?	The County's Long-range Planning Division recognizes that there are already many FULLY ENTITLED units and projects in South Maui.
14	Other PARTLY-Entitled South Maui Infill Projects	?	1,350		YES	YES	?	?	Not Yet	The County's Long-range Planning Division recognizes that there are already many PARTIALLY ENTITLED units and projects in South Maui.
HIGHWAYS										
	Cost	COMMENTS AND PROJECT STATUS (Assuming that South Kihei Road along the coast can't be widened further.)								
	Mauka Hwy. -- parallel to Piilani Mokulele Hwy to Maui Meadows	This route is on the Maui Island Plan as being a "Transit Corridor". If each development is required to put in its segment, the route will not be useable until ALL the segments are finished. Furthermore, there are no funds for the route nor mechanism to get the whole route built at once.								
	North-South Collector Road	Some segments are completed, but there would be a need to take a number of properties by 'eminent domain' and the county+state have been reluctant to do this. The County's Public Works Dept. Is now initiating a study on how to complete this road.								
	Kihei-Haliimaile Hwy.	\$200+ Mil	The easy part has been done: EIS completed and design work done. The costs have significantly escalated and there seems to be no likely source. Furthermore the need for this hwy. has been greatly reduced with the completed 4 lanes for Haleakala, Mokulele and Piilani Highways. Rather than helping South Maui, this route may bring more upcountry traffic into the area.							