

Lahaina Project District 1 (Kapalua)

Overview

Location, Total Area, & Permitted Uses

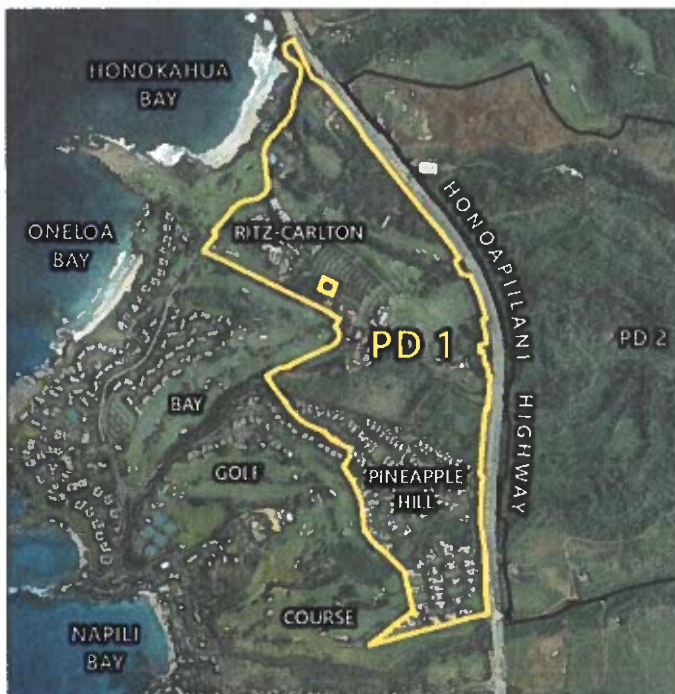
- **Location:** Kapalua, West Maui, makai of Honoapiʻilani Highway
- **Total Area:** 215 acres
- **Permitted Uses:** hotels, multifamily homes, village commercial, parks, facilities preservation/open space
- **Housing Units:** 559
- **Affordable Housing Required:** 25%

Land Use Designations

- **State Land Use:** Urban
- **Maui Island Plan:** Within the Urban Growth Boundary
- **West Maui Community Plan:** Project District 1
- **Zoning:** Lahaina Project District 1 (Kapalua Resort)

Project District 1 Zoning Subdistricts:

• Hotel	30.0 acres
• Multifamily	19.6 acres
• Village	89.4 acres
• Park	39.3 acres
• Preservation/Open Space	13.6 acres
• Facilities	23.2 acres



Project District 1

Project District 1 Purpose

"To establish a mixture of visitor oriented facilities, including hotel accommodations, single and multifamily residences and supporting commercial services within an open space setting organized around a central village core."

(Chapter 19.73, Maui County Code)

History

- 1982: *Lahaina Community Plan* designated Project District 1 in its current location
- 1989: the Maui County Council approved a Change in Zoning and Project District Phase I for Project District 1
 - Project District 1 is subject to several required agreements (relating to, among other things, affordable housing and park dedication), of which Maui Land & Pineapple Company, Inc. (MLP) has substantially complied
- 1996: *West Maui Community Plan*, retained Project District 1 with no changes in location or area

Current

- Most of Project District 1 has been developed (Ritz Carlton Hotel, Pineapple Hill Estates)
- 46-acre "Central Resort," with Maui Planning Commission approval of a Phase II application and an SMA Use Permit (for 61,000 square feet of commercial space, 126 multifamily units, 10,000 square foot community center and 10,000 square foot administration building), in process of development
- 36-acre "Lot 1-D" in planning and design stage