

West Maui Project District 2 (Kapalua Mauka) Overview

Location, Area, & Dwellings

- **Location:** Kapalua, West Maui, mauka of Honoapiʻilani Highway
- **Total Area:** 925 acres
- **Housing Units:** 690
- **Affordable Housing Required:** 25%
125 rental units committed from the Pulelehua project

Land Use Designations

- **State Land Use:**
Urban (650 acres) and Rural (275 acres)
- **Maui Island Plan:**
Within the Urban Growth Boundary
- **West Maui Community Plan:**
Project District 2
- **Zoning:** West Maui Project District 2 (Kapalua Mauka)

Project District 2 Zoning Subdistricts:

- Village District 265 acres (maximum):
 - Residential 260 acres
 - Commercial 5 acres
- Rural Residential District:
 - 275 acres (maximum)
- Golf Course/Park District:
 - 250 acres (maximum)
- Resort Open Space District:
 - 135 acres (minimum)

Project District 2 Purpose

"To provide for a flexible and creative approach to development that considers physical and environmental factors in a comprehensive manner and that will result in a low-density, primarily residential and recreational development."

(Chapter 19.92, Maui County Code)



Project District 2

History

- 1982: *Lahaina Community Plan* designated Project District 2 slightly to the south of the current Project District 2
- 1996: *West Maui Community Plan*, when adopted, designated 450 acres as Project District 2 where much of Project District 2 is now
- 2006: the Maui County Council expanded Project District 2 to its current configuration (925 acres) and reduced the number of residential units from 750 to 690.
 - Project District 2 expansion subject to 13 conditions, which MLP has complied with or is complying with on an ongoing basis
- 2006: Maui Planning Commission approved the Project District Phase II application for Mahana Estates, a 125-acre area of Project District 2
- 2007: Planning Department approved the Project District III application for Mahana Estates

Current

- 125-acre Mahana Estates subdivided into individual lots with all infrastructure in place and some homes built
- Balance of Project District 2 to be developed over next 20 years