

Kaanapali plans for 4,850 housing units

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LAHAINA – A Kaanapali Development Corp. executive laid out plans Wednesday night for 4,850 new housing units on the company's West Maui lands at an annual community meeting on the company's plans.

Executive Vice President Steve Lovelette said the plans include a continued effort to “fast-track” the long-delayed Puukolii Village, now relabeled Puukolii Mauka, near where the original Puukolii plantation camp had been.

The presentation covered three separate projects, including the expansive Kaanapali 2020 plan that was initiated seven years ago as the former Kaanapali owners, Amfac/JMB, drafted the community to assist in planning the future of West Maui without sugar cane.

The original Kaanapali 2020 vision included the Puukolii Mauka lands, but Kaanapali Development chose to separate it out as a distinct 260-acre area which had been approved as an affordable housing project in the mid-1990s under what was known as Act 15.

The original plans provided for 60 percent of the units to be affordable under federal housing guidelines for median income families. But Kaanapali Development is seeking to have the requirement whittled back to 50 percent, although Lovelette said all of the 940 housing units would be “what I consider to be affordable housing.” He said the Puukolii Mauka housing would be designed and priced to not compete with Kaanapali's plans for luxury housing within the Kaanapali Resort, such as the Kaanapali Masters project.

Meeting with about 75 people at the West Maui Senior Center, Lovelette said Kaanapali Development is proceeding with two project districts simultaneously – Puukolii Mauka and Wainee Village, both of which are proposed as affordable housing projects.

He described the concurrent planning as a race to finish and said he didn't know which would finish first.