

I request that the Council follow the advice of the
Planning Commission and exclude Papakea
Oceanfront Resort from the scope of Bill 9

Maui County Planning Commission Hearing Quotes from July 9, 2024:

“Consider excluding those properties that are community plan designated for hotel use and those that are already partially hotel zoned.”

-Planning Commission comments to County Council (Unanimous)

“Papakea has partial H2 zoning.”

-Planning Commission Chair

“The zoning designation (for Papakea) is still A2-H2.”

-Planning Department Staff

Maui County and the State of Hawaii have identified Papakea as a resort property with partial hotel zoning for decades.

Assessment Information								
Show Historical Assessments								
Columns								
Year	Tax Class	Market Land Value	Agricultural Land Value	Assessed Land	Building Value	Total Assessed Value	Total Exemption Value	Total Net Taxable Value
2024	HOTEL / RESORT	\$59,108,300	\$0	\$59,108,300	\$0	\$59,108,300	\$0	\$59,108,300
How to calculate real property taxes								

Parcel Information	
Parcel Number	440010550000
Location Address	3543 LOWER HONOAPIILANI RD UNIT C435 LAHAINA HI 96761
Neighborhood Code	OFHOTEL
Legal Information	1ST: LOTS 13 (1.252 AC), 14 (0.250 AC) & 15 (0.051 AC)
Land Area	12.281 Acres
Parcel Note	Non taxable

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
NOHONANI	430060070000	3723 Lower Honoapiilani Rd	1974	A2	MF	28
MAKANI SANDS	430060120000	3765 Lower Honoapiilani Rd	1974	A2	MF	30
KALEIALOHA	430060130000	3785 Lower Honoapiilani Rd	1973	A2	MF	67
HONO KOA	430060140000	3801 Lower Honoapiilani Rd	1980	A2	MF	28
LOKELANI	430060160000	3833 Lower Honoapiilani Rd	1971	A2	MF/OS	36
HALE MAHINA BEACH	430060410000	3875 Lower Honoapiilani R d	1981	A2	MF	53
HALE ONO LOA	430060440000	3823 Lower Honoapiilani R d	1969	A2	MF	67
PIKAKE	430060630000	3701 Lower Honoapiilani R d	1966	A2	MF	12
MAHINAHINA BEACH	430080010000	4007 Lower Honoapiilani R d	1979	A1	MF	32
POLYNESIAN SHORES	430080020000	3975 Lower Honoapiilani R d	1972	A1	MF	52
KULEANA	430080040000	3959 Lower Honoapiilani R d	1972	A1	MF	18
KULEANA	430080050000	3959 Lower Honoapiilani R d	1974	A1	MF/OS	100
HOYOCHI NIKKO	430080060000	3901 Lower Honoapiilani R d	1973	A1	MF	17
HOELANI	430080020000	4085 Lower Honoapiilani R d	1974	A1	MF	50
MAHINA SURF	430090050000	4057 Lower Honoapiilani R d	1969	A2	MF	44
HONOKOWAI PALMS	440010410000	3886 Lower Honoapiilani R d	1965	A2	MF	30
HALE KAI I	440010420000	3591 Lower Honoapiilani R d	1967	A2	MF	40
PAKI MAUI III	440010500000	3615 Lower Honoapiilani R d	1978	A2	MF	28
PAKI MAUI I & II	440010510000	3601 Lower Honoapiilani R d	1975	A2	MF	80
PAPAKEA	440010550000	3543 Lower Honoapiilani Rd	1977	A2/H2	MF/H2/OS2	364
HALE KAAHAPALI	440060110000	45 Kai Ala Dr	1967	A2/H2/OS	H	236
MAUI ELDORADO	440080210000	2681 Kekaa Dr	1968	A2	H	205
KAAHAPALI ROYAL	440080230000	2560 Kekaa Dr	1980	A2	MF/OS	105
PUUNOA BEACH ESTATES	450040020000	45 Kai Pali Pl	1984	A1	MF	10
LAHAINA ROADS	450130270000	1403 Front St	1969	A2	MF	41
THE SPINNER	460100020000	760 Waianae St	1979	A-1	MF	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
A1 or A2: Apartment

AG: Agriculture

B2: Community Business

Community Plan

B: Business

H: Hotel

MF: Medium Density Residential

REAL ESTATE COMMISSION
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES
STATE OF HAWAII
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PRELIMINARY
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT
on
PAPAKEA (PHASE I)
Honokowai, KaaNapali
Maui, Hawaii
REGISTRATION NO. 657

NAME OF PROJECT: PAPAKEA (PHASE I)

LOCATION: West Maui, approximately 3 miles from Lahaina and 1 mile from KaaNapali Airport, containing an area of 12.283 acres, more or less.

TAX MAP KEY: Second Division, 4-4-1-55

ZONING: A-2 and H-2

DEVELOPER: HONOKOWAI-KAANAPALI PARTNERS, a Hawaii general partnership, whose mailing address is Suite 1700, 841 Bishop Street, Honolulu, Hawaii 96813

Registration No. 657
March 14, 1974

(For) DOUGLAS R. SODETANI, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

DEPARTMENT OF COMMERCE & CONSUMER AFFAIRS
upholding fairness in the marketplace

DEVELOPER'S PUBLIC REPORT/ASSOCIATION BIENNIAL REGISTRATION

Project Number: [] Zoning: []

Project Name: papakea TMK #: []

City: [] Developer Name: []

Total Units: [] to []

Go

No.	Name	Zoning	TMK	Address	City	Developer	Total Units
657	PAPAKEA	A-2/H-2	244001055	3543 L HONOAPIILANI HWY	LAHAINA	HONOKOWAI KAANAPALI	216
894	PAPAKEA PHASE II	A2 & H2	244001055	3543 HONOAPIILANI HWY	LAHAINA	HONOKOWAI-KAANAPALI	148

Papakea’s resort operations are a significant economic driver and employer in West Maui

\$16,902,298.17 in real property taxes over the last 5 years

\$3,100,000 in wages per year

35 full-time benefited on-site staff

- Resort operations supporting:**
- **161** housekeepers
 - **26** handypersons
 - **30** rental management companies
 - **30+** contractors

\$32M plumbing project currently underway with Hawaii contractors and financed by Hawaii financial institutions

Papakea maintenance dues range from **\$1,096.53** to **\$2,739.44** per month, depending on the size of the unit.



STR occupancy since inception



Resort area location



Front desk located in resort operations building