Definitions and Disclaimers

The development projects shown are those projects that have come to the attention of the Department of Planning. There are certain to be other developments being contemplated or planned by private individuals or corporations of which the Department has not been informed. That is the case for some areas within the Maui Island Plan growth boundaries depicted. The growth boundaries indicate the expected limits to higher density development out to 2030. There are many areas within the growth boundaries that are already partially or fully developed, and other areas where no development proposals have been brought to the attention of the Department. Further, the Department is not attempting to track housing projects smaller than 6 dwelling units and subdivisions of less than 4 lots. This is considered a snapshot in time and is therefore not a complete depiction of the development projects for the county. These maps are not intended as a land use forecasting product.

Projects identified as “Planned/Committed” have the appropriate conforming Community Plan and zoning entitlements, are approved agricultural subdivisions, or are approved 201H projects and may currently be in the build-out phase. Projects identified as “Planned/Designated” may only have partial entitlements or the project may be fully entitled but the viability or scope of the project may be in flux. Projects identified as “Proposed/Conceptual” may be refining the project scope, petitioning for entitlement consideration, or performing necessary land-use compliance studies.

Lastly, Project plans frequently change over time, and specific portions of the projects may gain or lose conformity in the process. Also, state entitlement and various county permits may be required before all or particular portions of a project can be developed. Please consult with the Department of Planning’s Zoning Administration and Enforcement Division to confirm Maui Island Plan, Community Plan, Zoning and other land use entitlements.