

# APPENDIX F - ENTITLED PROJECTS BY DISTRICT

## Entitled Projects on Kaua'i

Kaua'i has a number of projects that have been entitled or are at various stages of approval. These planned projects may accommodate projected future demand of certain land uses. Many have been "on the books" for years with little to no progress. Because many permits run with the land in perpetuity, the County must take its development potential into account when planning for future land use patterns.

An analysis of existing entitled lands on Kaua'i was undertaken as part of the General Plan process to identify and quantify these lands that may be subject to future development. This Appendix describes the methodology and results of that analysis.

### Methods

Data on entitled projects was collected from the COK Planning Department:

- Major projects with an existing PDU or Class IV Zoning Permit; and
- Large zoned projects, with or without subdivision approvals, but with a master plan.
- Projects at the Land Use Commission, requesting SLUD Boundary Amendment

Entitled projects were mapped and tabulated by district and project type (Housing, Commercial, Resort)

### Caveats

- Many of these projects have been on the books for years and their current status is uncertain.
- Build-out is subject to multiple factors not within County's control: the market, construction costs, landowner willingness, State DOT infrastructure requirements, etc.
- There are no expirations on certain types of County permits, meaning that once projects are entitled, there are limited options for modifying or preventing them from proceeding.

### How the Analysis was Used

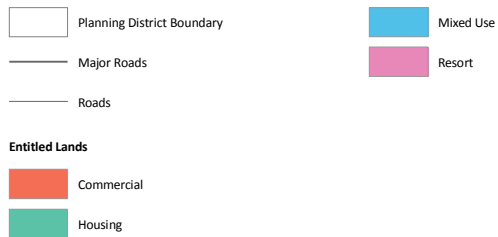
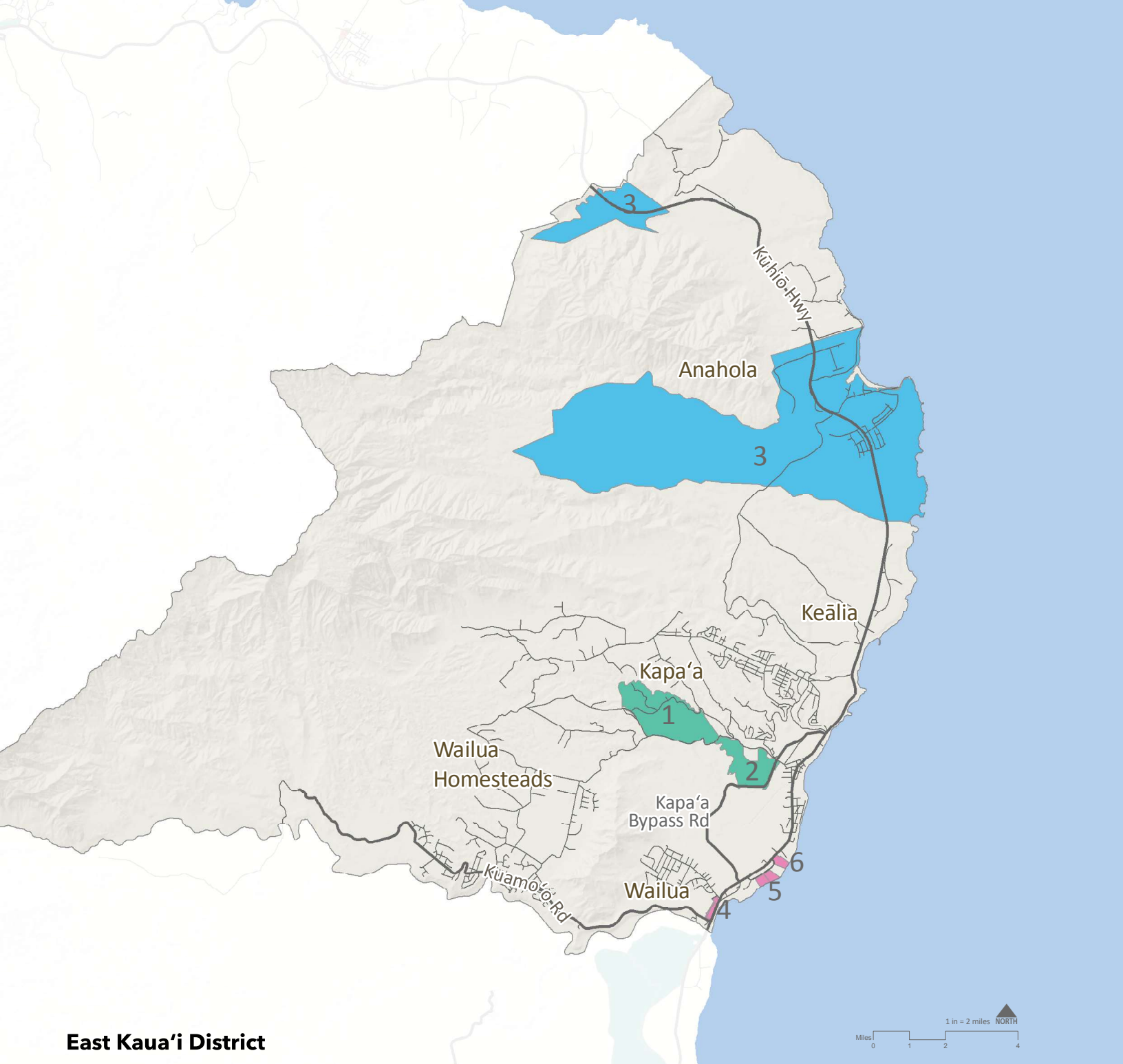
- This analysis, along with the Land Use Buildout Analysis, represent key pieces of information that tell us how Kaua'i will grow over the next twenty years and identify opportunities that exist for shaping that growth to meet the vision.
- The understanding of where growth is planned and desired to occur informed the development of land use policy and maps.

## Entitled Residential Projects by District

District	Project Name	Housing Units
East Kaua'i	Pi'ilani Mai He Kai (DHHL Anahola)	49%
	Kulana	
	Kapa'a Highlands, Phase 2	
	<b>TOTAL</b>	<b>1,122</b>
'Ele'ele	A&B 'Ele'ele Residential	201
	Lima Ola (Affordable)	450
	<b>TOTAL</b>	<b>651</b>
Lihu'e	DHHL Wailua, Phase 1	188
	Kohea Loa - D.R. Horton	444
	Pikake Subdivision	146
	Grove Farm Wailani Residential	1,450
	Koamalu	220
	Waiola Phase I	47
	Waiola Phase II	56
	Waiola Phase II	93
	<b>TOTAL</b>	<b>2,644</b>
North Shore	Kolopua (Princeville Affordable)	44
	<b>TOTAL</b>	
South Kaua'i	Brydeswood Ranch (A&B)	24
	Kōloa Creekside	72
	Kukui'ula Employee Housing	100
	Kukui'ula	750
	The Village at Kōloa Town	34
	Kōloa Camp - Waihononu	50
	CIRI (CLDC) Subdivision	10
	<b>TOTAL</b>	<b>1,040</b>
Waimea	Kekaha lots	40
	Kikīaola Mauka	270
	Kikīaola - Field 14	56
	<b>TOTAL</b>	<b>366</b>
	<b>TOTAL</b>	<b>5,867</b>

## Entitled Commercial Projects by District

District	Project Name	Commercial Square Footage
Kōloa	Kōloa Rum Company Store and Café	9,000
	<b>TOTAL</b>	<b>9,000</b>
Līhu'e	Hokulei Village	222,000
	Grove Farm Wailani Commercial	1,132,299
	Weinberg Foundation Renovation	24,250
	Kukui Grove Commercial Buildout	96,000
	Weinberg Foundation/Ahukini	20,000
	<b>TOTAL</b>	<b>1,494,549</b>
North Shore	Kīlauea Crossings	6,070
	Kīlauea Town Center	46,800
	Hanalei Halelea Office	2,000
	<b>TOTAL</b>	<b>54,870</b>
South Kaua'i	Village at Kōloa Town	96,000
	Kukui'ula ABC Store	21,000
	Kōloa Marketplace	76,000
	Old Glass Warehouse	7,200
	<b>TOTAL</b>	<b>200,200</b>
	<b>ISLAND TOTAL</b>	<b>1,758,619</b>

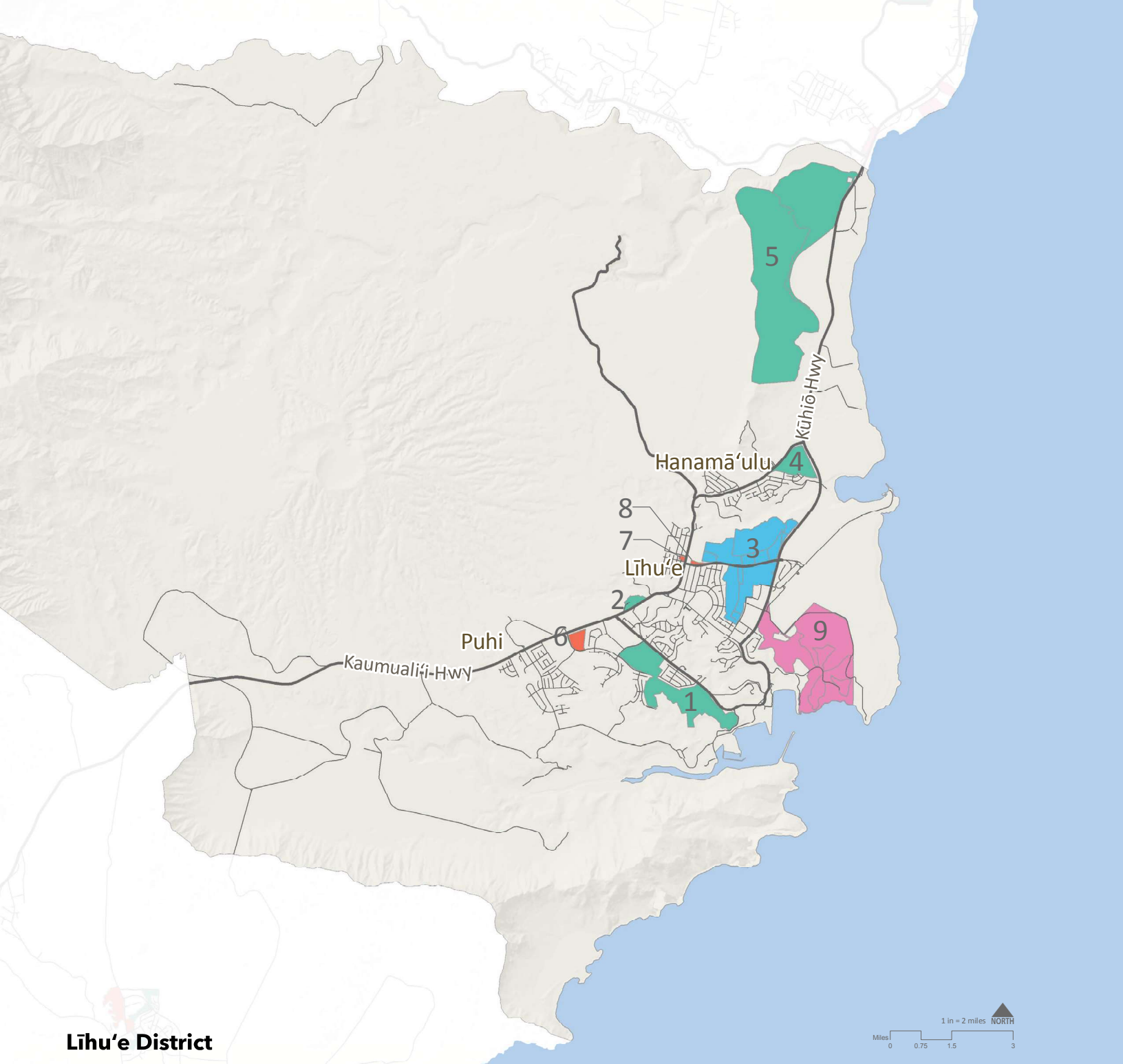









## Residential

Map #	Project Name	Housing Units	GP Land Use Designation	Status
1	Kūlana	172	Agriculture	Permitted as Agricultural Development
2	Kapa'a Highlands Phase II	769	Urban Center, Agriculture, Open	Seeking SLU Amendment
3	Pi'ilani Mai He Kai (DHHL Anahola)	181	Urban Center, Agriculture, Open	Phase II Began 2012
	<b>TOTAL</b>	<b>1,122</b>		

## Resort

Map #	Project Name	Housing Units	GP Land Use Designation	Status
4	Coconut Plantation	192	Resort	Submitted annual status report (2/8/11)
5	Coco Palms	350	Resort	Approved March 2015
6	Coconut Beach Resort	335	Resort	Construction to start 2015
	<b>TOTAL</b>	<b>1,122</b>		



-  Planning District Boundary
-  Major Roads
-  Roads
- Entitled Lands**
-  Commercial
-  Housing
-  Mixed Use
-  Resort

## Residential

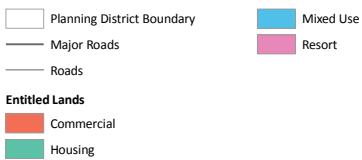
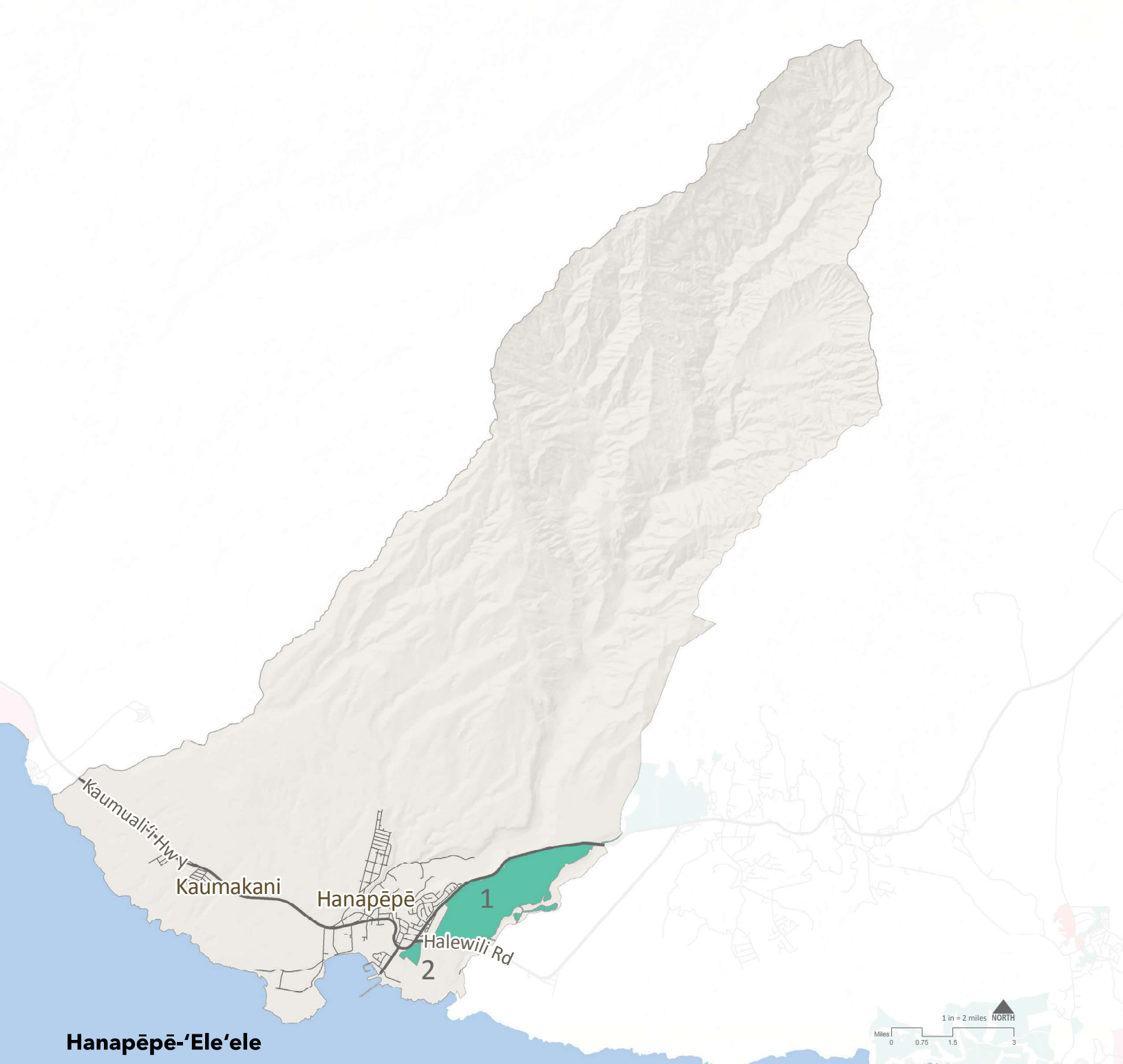
Map #	Project Name	Housing Units	GP Land Use Designation	Status
1	Waiola Phases I-III	196	Urban Center, Open, Residential	Final Approvals
2	Koamalu	220	Urban Center	Submitted Annual Status Report
3	Grove Farm Wailani Residential	1,450	Urban Center	Negotiating infrastructure and access issues
4	Kohea Loa - D.R. Horton	444	Urban Center	Submitted 2013 Status Report
5	DHHL Wailua, Phase I	188	Agriculture	No plan for development within GP timeframe
	<b>TOTAL</b>	<b>2,498</b>		

## Resort

Map #	Project Name	Housing Units	GP Land Use Designation	Status
9	Kaua'i Lagoons	700	Resort	Submitted annual status report (2/8/11)
	<b>TOTAL</b>	<b>700</b>		

## Commercial

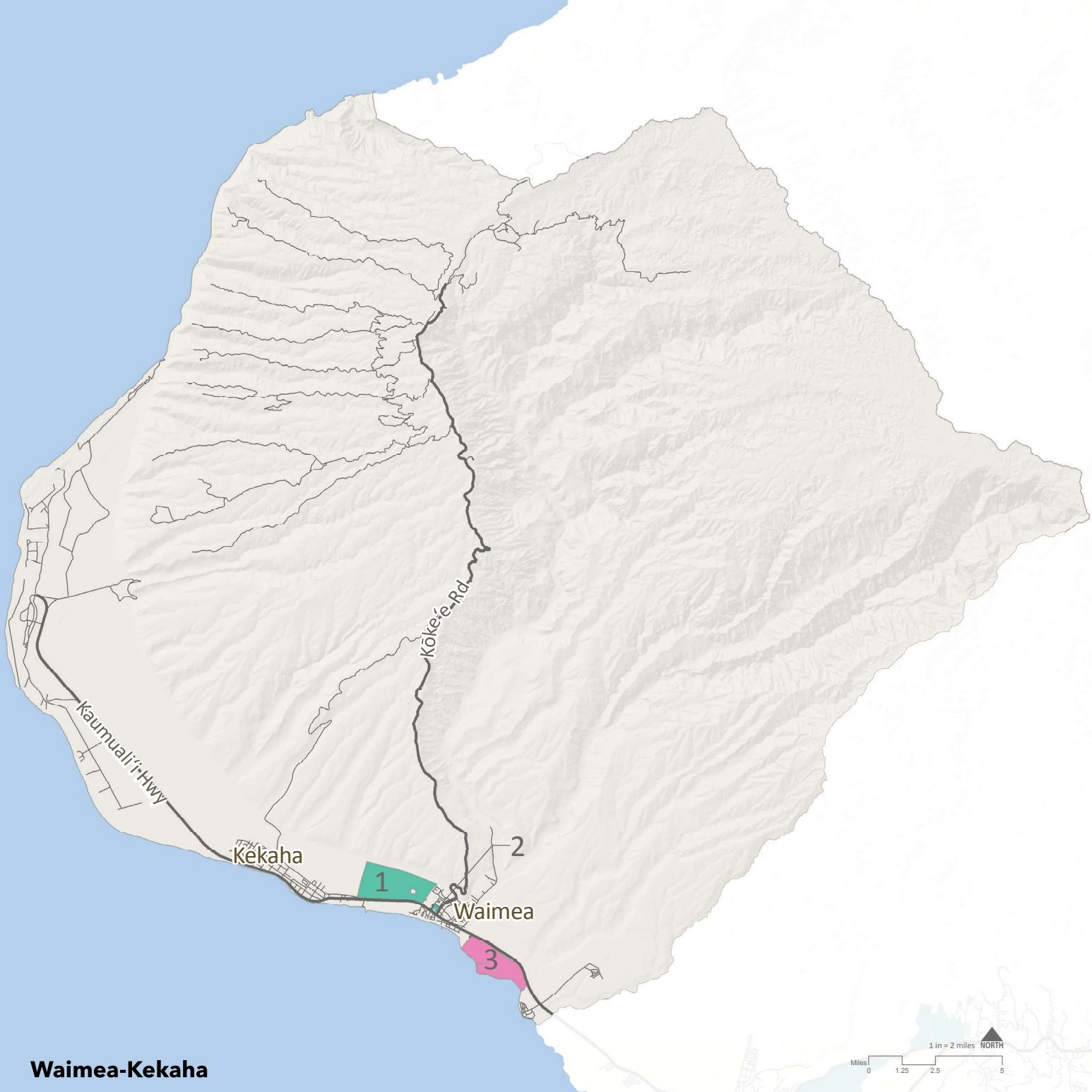
Map #	Project Name	Sq. ft.	GP Land Use Designation	Status
3	Grove Farm Wailani Commercial	1,132,299	Urban Center	Unknown
6	Hokulei Village	220,000	Urban Center	Under Construction
7	Weinberg Foundation Renovation	24,350	Urban Center	Phase I complete
8	Weinberg Foundation/Ahukini	20,000	Urban Center	Seeking building permits
	<b>TOTAL</b>	<b>1,398,549</b>		





## Residential

Map #	Project Name	Housing Units	GP Land Use Designation	Status
1	Lima Ola (affordable)	450	Agriculture, Open	Master Plan Complete, requires GP/SLU Amendment
2	A&B 'Ele'ele Residential	201	Urban Center	Unknown
	<b>TOTAL</b>	<b>2,498</b>		



**Waimea-Kekaha**

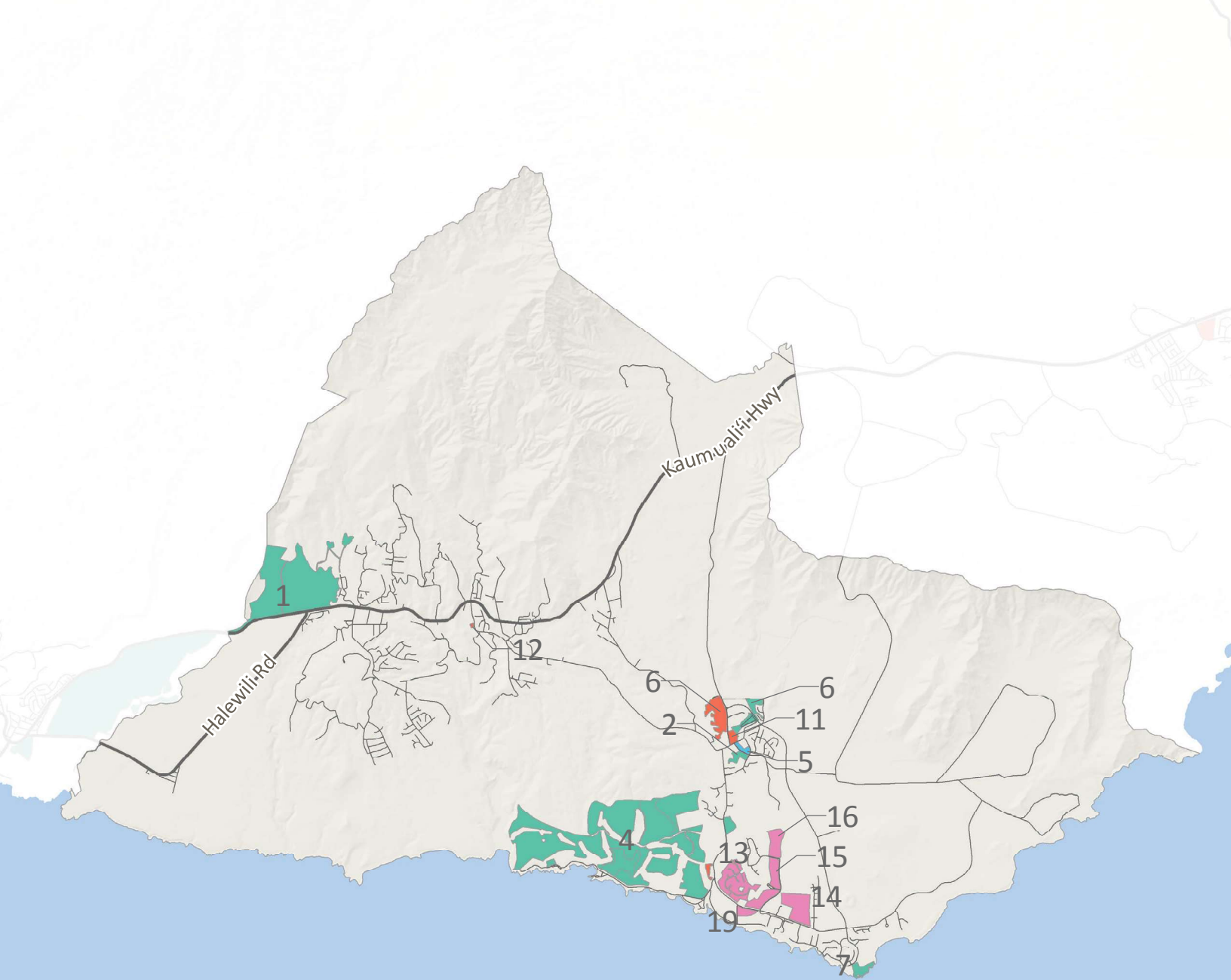
- Planning District Boundary
- Major Roads
- Roads
- Entitled Lands**
- Commercial
- Housing
- Mixed Use
- Resort

## Residential

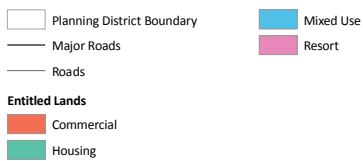
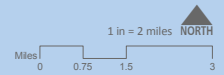
Map #	Project Name	Housing Units	GP Land Use Designation	Status
1	Kīkīaola Mauka	270	Residential	Unknown
2	Kīkīaola Field 14	56	Open, Residential	Not Constructed
	<b>TOTAL</b>	<b>326</b>		

## Resort

Map #	Project Name	Housing Units	GP Land Use Designation	Status
3	Kapalawai Resort, LLC	250	Resort	Unknown
	<b>TOTAL</b>	<b>1,122</b>		



## South Kaua'i



## Residential

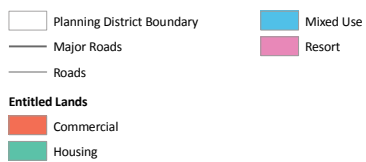
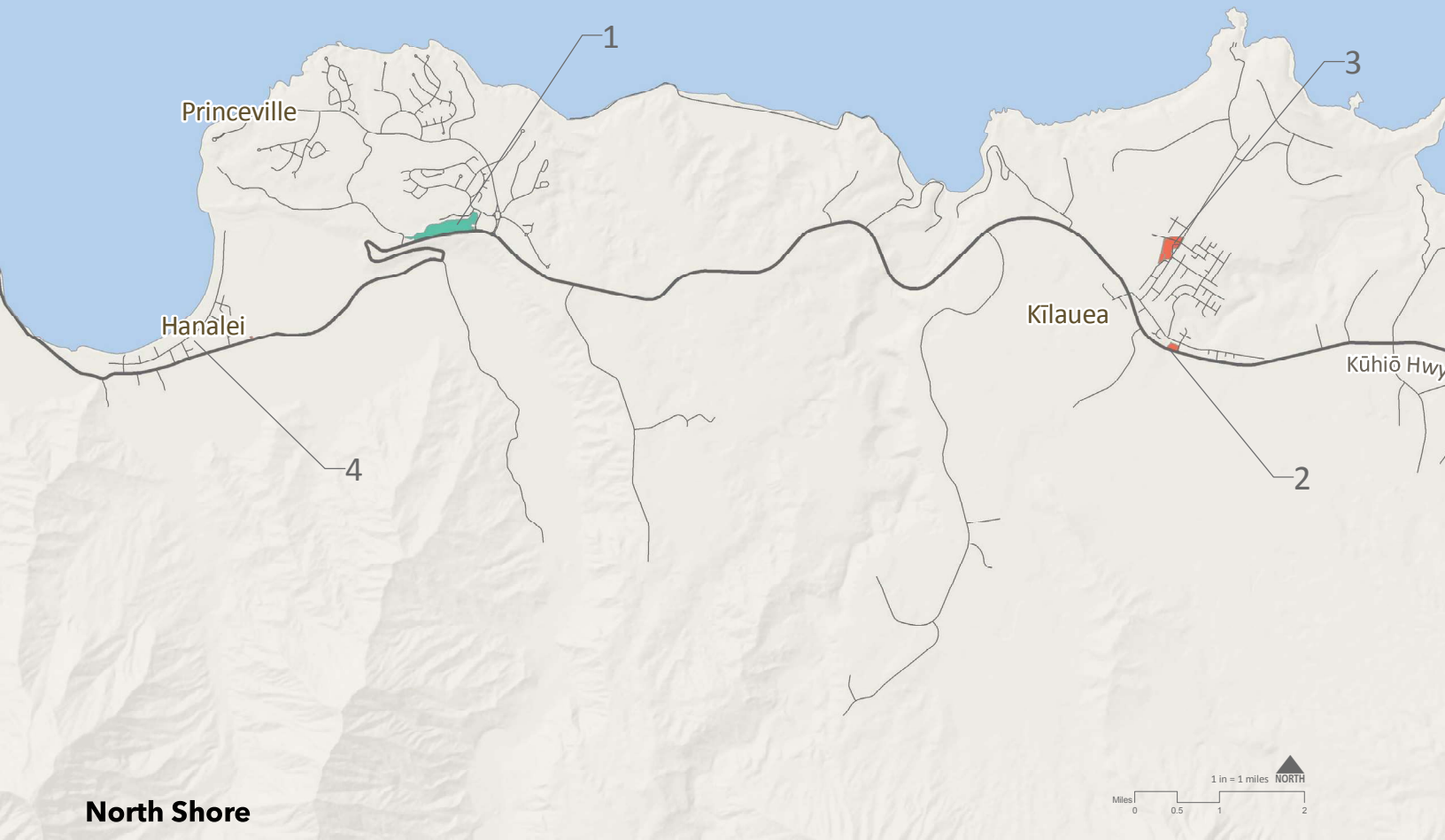
Map #	Project Name	Housing Units	GP Land Use Designation	Status
1	Brydeswood Ranch (A&B)	24	Open, Agriculture	Unknown
2	Kōloa Creekside	72	Residential	Ongoing
3	Kukui'ula Employee Housing	100	Residential, Open	Land deeded to County
4	Kukui'ula	750	Residential, Resort	Final subdivision map approval for parcels M1,M4,Y
5	The Village at Kōloa Town	34	Residential	Unknown
6	Kōloa Camp - Waihononu	50	Residential	Underway
7	CIRI (CLDC) Subdivision	10	Resort	Planning commission approved 8/26/14
	<b>TOTAL</b>	<b>1,040</b>		

## Resort

Map #	Project Name	Housing Units	GP Land Use Designation	Status
12	Po'ipū Beach Estates	110	Resort	Several lots are built out
13	Village at Po'ipū	51	Resort	Moving forward
14	Pilimai at Po'ipū	191	Resort	Under construction
15	Kiahuna Po'ipū Golf Resort	282	Resort	Unknown
4	Kukui'ula	750	Residential, Resort	Final subdivision map approval for parcels M1,M4,Y
16	Palms at Po'ipū	56	Resort	Unknown
17	Sheraton Kaua'i Expansion	173	Resort	Unknown
	<b>TOTAL</b>	<b>1,613</b>		

## Commercial

Map #	Project Name	Sq. ft.	GP Land Use Designation	Status
5	Village at Kōloa Town	96,000	Residential	Unknown
8	Kōloa Rum Company Store and Cafe	9,000	Residential, Agriculture, Open	Approved Planning Commission (Nov. 2014)
9	Kukui'ula ABC Store	21,000	Residential, Open	Approved Planning Commission (Nov. 2014)
10	Kōloa Marketplace	76,000	Residential	Unknown
11	Old Glass Warehouse	7,200	Residential	Approved Planning Commission (Nov. 2014)
	<b>TOTAL</b>	<b>209,200</b>		



## Residential

Map #	Project Name	Housing Units	GP Land Use Designation	Status
1	Kolopua (Princeville Affordable)	44	Resort	Under Construction
	<b>TOTAL</b>	<b>44</b>		

## Commercial

Map #	Project Name	Sq. ft.	GP Land Use Designation	Status
2	Kīlauea Crossings	6,070	Residential	Unknown
3	Kīlauea Town Center	46,800	Residential	Commercial Shopping Center
4	Hanalei Halelea Office	2,000	Residential	Approved by Commission 2013
	<b>TOTAL</b>	<b>54,870</b>		