

**BARRY and NANCY RAND  
617 S. ALU ROAD  
WAILUKU, HAWAII 96793**

January 28, 2014

Colleen Suyama, Senior Associate  
Munekiyo & Hiraga, Inc.  
305 High Street  
Wailuku, HI, 96793

SUBJECT: EISPN for the  
Pu'unani Subdivision Project at  
TMK (2) 3-5-002:002 and 003 (POR)  
Wailuku, Maui, Hawaii

LAND USE COMMISSION  
STATE OF HAWAII  
2014 FEB -3 A 8:30

Dear Colleen,

Nancy and I are residents of 617 S. Alu Road which lot abuts the mauka boundary of the proposed Pu'unani Subdivision. We were taken aback when the project was revised and resubmitted for a change in land use. To our knowledge, no informational meetings regarding the latest iteration of the project have been held with the Wailuku Heights I and II Associations. The last contact regarding the project was held in 2009.

We have reviewed the EISPN submitted to the Land Use Commission as prepared by your office. We find that we have serious concerns regarding the proposed change of land use for this property. Presently, as you are aware, the property has a State Land Use designation of Agriculture and a Maui Community Plan designation of Agriculture. The suggested changes submitted would allow a Maui County Rural designation and a portion of Urban designation, developed into a mixed-use district consisting of 450 multi-family units, 25,000 s.f. retail/office space, 147 rural residential lots and an approximate 15 acre park/retention basin on approximately 208 acres.

We believe the several serious concerns regarding this proposed change in land use to be as follows:

- (a) The Wailuku Community Plan of 2002 designates an open space or agricultural buffer between Wailuku and Waikapu. The proposed project directly abuts a Waikapu residential development thereby negating the planning principle of green belt separation between towns.
- (b) The proposed development appears to require a new source of water be provided. This is a problematic endeavor as the present county water source for this area, the Iao Aquifer is deemed to be at saturation levels and has been so designated by the State of Hawaii. Also the existing agricultural reservoir,

punanwai is currently in use for agriculture and will probably remain so in the foreseeable future.

- (c) The proposed development intends to provide 147 lots, 450 multi-family units and 25,000 s.f. of retail/office space. It seems questionable that these would be required to fill the need for housing at this time since the project is adjacent to the Kehalani Master Planned Development which is only partially constructed. The following are the projected effects of future development in the Wailuku/Waikapu area:
- Kehalani – 2400 units authorized – 1800 yet to be built
  - Maui Lani – 3700 units authorized – 2696 yet to be built
  - A & B Wailuku Project – 2554 units intended – 2554 yet to be built
  - Waikapu Townhouses – 1433 authorized – 1433 yet to be built
- This provides a total of approximately 7,863 living units that have been approved and would be available to the housing market in the Wailuku/Waikapu community in the near future. Also the adjacent Maui Lani and Kehalani projects have 78 acres of prime commercial/industrial land available at the current time and A & B has moved ahead with 275,000 s.f. of commercial space at the Puunene shopping center in Kahului.
- (d) The proposed traffic plan for the project appears to indicate major points of entry and exit from the entire subdivision onto Kuikahi Drive which is now the main arterial serving the Wailuku Heights Subdivision (phases I and II) consisting of over 400 lots, as well as serving the expanding Kehalani Subdivision. The severely steep grade and curvilinear configuration of Kuikahi Drive makes the added traffic a hazardous overuse of this arterial. Also, the proposed commercial use proposed by the applicant adjacent to the Kuikahi/Honoapiilani Highway intersection further exacerbates the dangerous traffic congestion with the makai commercial Kehalani and Maui Lani Projects.
- (e) While the applicant states that green belt buffers will be provided on Kuikahi Drive, Honoapiilani Highway and the Waikapu border of the project, no mention is made of a provision for a buffer for the 16 Wailuku Heights homes directly bordering the project.
- (f) The Wailuku Heights properties, particularly those abutting the proposed project, enjoy a panoramic view of virtually one half of the island of Maui. The superb views encompass Wailuku Town, Kahului harbor and town, the entire valley floor, Haleakala mountain, and on to Maalaea, Kehei and Makena. The proposed project residences will severely block the view planes not only of our individual residences but also our neighborhood park. The views from the park are enjoyed by all of our neighbors as well as many other Maui residences and visiting tourists alike..

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The imposition of the proposed adjacent development will seriously degrade the property values of abutting residential owners who have paid a premium over other mauka property owners. These properties will lose present open views of the remaining agricultural panorama. We are distressed by this loss. Our homes have been designed to take advantage of the view and will most certainly lose value if this land use change is allowed.

In conclusion we believe the property should not be developed so intensively and other more agriculturally compatible uses be considered, such as diversified agriculture, 2 acre farm lots or perhaps a municipal golf course.

We appreciate the opportunity to comment on this EISPN and reserve the right to further review.

Sincerely,

A handwritten signature in cursive script, appearing to read "Barry and Nancy Rand". The signature is written in black ink and is positioned above the printed name.

Barry and Nancy Rand

cc: Dan Orodener, Executive Director  
Land Use Commission

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