

David Jenkins
For the Makila Plantation HOA
74 S Lauhoe Place
Lahaina, HI 96761

September 29, 2015

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SEP 30 2015

STATE OF HAWAII
LAND USE COMMISSION

David Orodener
Executive Officer
State of Hawaii Land Use Commission
PO Box 2359
Honolulu, HI 96804

Re: Notice of Intent to Intervene in LUC Docket No. A15-799 Makila Land Company LLC

Dear Daniel Orodener,

The Makila Plantation HOA respectfully submits this letter as a formal Notice of Intenet to Intervene in the following Land Use Commission (LUC) boundary amendment hearing for the proposed project located in Launiupoko, Polanui, District of Lahaina.

Due to the non-compliant and incomplete nature of the Petition presented by Makila Land to the LUC it is not possible at this time for the HOA to detail a full list of the issues which a compliant amended petition may raise. However on the basis of what has been presented so far the issues on which the HOA will intervene include but are not limited to

1. Water, both Agricultural and Potable.

Water shortages in this arid area have always been a problem. As far back as 2003 the LUC received detailed testimony from Maui Tomorrow's water expert to this effect....if anything things have gotten worse as Launiupoko has developed. The proposal at a minimum will double population in the area (up to triple depending on the number of lots with multiple dwellings). The Kauaula and Launiupoko streams are the only source of Agricultural water and there are regular shortages effecting existing farming development on Makila Plantation. Makila has not been fully built

out yet so mandated agricultural development of the existing lots sold will further stress existing supply. We believe the proposed development will harm the productivity and viability of existing agriculture in the area..the petition asserts the effect will be zero.

The petition advocates more small farms on the one acre and the half acre lots... where will the water come from?

Potable water is from wells drilled in to the local aquifer and we are concerned that the petitioner cannot guarantee long term potable water security for the existing, the new and the neighboring areas drawing on the same source.

2. Sewage

The Petition calls for a sewage treatment plant close to the ocean and sensitive shoreline (whale sanctuary, monk seal beaches, pristine reefs etc.). Maui County has a poor record with sewage plants near the ocean and existing residents are concerned that despite assertions by the petitioner of modern approaches that we could have a repeat of the injection wells problem on our doorstep.

3. Fire safety

Fires are a regular problem in this arid area and we are concerned that the Agricultural water supply which the fire service uses will not be adequate for the increased likelihood of fires, now in a denser development. Further the Petition is vague on whether or not the developer will provide for public safety facilities as part of the development.

4. Road Safety and Congestion

Kai Hele Ku Street joining SR 30 is a real bottleneck as it is currently the one road in and out of the existing development. The maps so far presented indicate the problem will be exacerbated with the main road through the proposed development forming another junction on to KHK St. just mauka of the proposed new junction of KHK St. with the new by-pass. Three sets of lights in about 200 yards is a recipe for gridlock.

5. Open Space Provision and Urban Development

The Maui Island Plan specifies that this new Rural development should have 50% of the area as parks and open space. The plan as presented reaches this requirement by including back yards, not communal open space. This was probably not the MIP intention.

There was nothing in the MIP suggesting 40 acres of dense urban development requested in the petition.

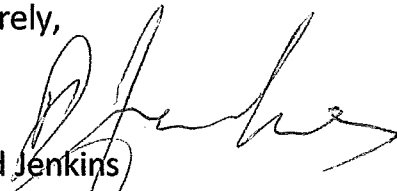
This coupled with West Maui Land's other development at Olowalu is producing "spot" urban developments outside existing urban areas which the MIP specifically condemns.

LUC Docket No.: A15-799 Makila Land Company LLC

On behalf of Makila Plantation Homeowners Association, I also request to be included on the mailing distribution list for the above mentioned docket and for other subsequent LUC petition filings.

If you have any questions, please feel free to contact me at jenkins2753@msn.com or 808 661-0672.

Sincerely,



David Jenkins
For Makila Plantation HOA