

December 1, 2015

RE: State Land Use Commission  
Docket A15-799  
Makila Rural Community EIS

To whom it may concern:

This letter is in response to the request for comments and concerns involving the Makila Village project.

As background, we have owned in Launiupoko since 2010 and recently moved here permanently in June of 2015. We purchased our home based on the “knowledge” that we were in an agricultural area and that the area below us was made up of 15 acre lots (as the current development of the lots just above the Honoapillani Highway attest to). Every map we saw and were shown for the area showed nothing but that usage. We chose to live in Launiupoko because of the beauty and tranquility provided by the neighborhood and surrounding area.

As such, we’d like to express our concern about the proposed changes to the area and expect that full and extensive investigations will be performed on the plan prior to any decisions that would alter the original plan and usage for the area.

Areas of concern that need to be addressed include:

- Traffic: the traffic impact needs to be addressed, with and without the proposed bypass in place, especially without the bypass in place, as there is no guarantee that the bypass will be built or built within the current plan’s expectations.
- Water: the current water support system for the area was based on 15 acre lot homesteads and farms in the affected area, not 250+ lots and the number of people that would accommodate.
- Noise and Light Pollution: the addition of that number of units and proposed “urban” area will intensify the amount of noise and light that emanates from the area.
- Water Runoff: With Launiupoko Park, Puanoa Park, and proposed new parks lining the coastline right in front of the proposed development, the destruction of those reefs and recreational areas by the runoff from such a development would be disastrous.
- Sewage: Obviously, a sewage plant will be needed. Apart from the potential for odor associated with such plants, the same concern is expressed for the impact on the environment and adjacent parks.

- Stone Piles: There are several large stones piles from the sugar cane days on the proposed site that provide character to the area and the plan for the use or removal of them needs to be clearly described.
- Schooling: The addition of 250+ lots has the potential to add a significant number of children to the school system. This needs to be studied to determine the potential impact.
- Use of prime agricultural land for housing: That area has prime soil for agricultural use and should be developed as such to help Maui become more self sufficient.
- The central "urban" area: We have been told by the developers that this is needed as a convenience and meeting place for the people in Launiupoko and that it would house a coffee shop, deli, or small convenience store. There are plenty of stores, coffee shops, etc in Lahaina, just a 5 minute drive up the road. We see no value in such an urban center.

While the proposed plan may have some merits, we feel that the negatives far outweigh the positives and expect that, with a thorough evaluation of the project, you will come to the same conclusion.

Sincerely,

Mark and Judy Nigh  
228 Paia Pohaku Place  
Lahaina, HI 96761