



Docket No. DR15-54"

A & J Richardson

to:

luc

02/21/2016 02:24 PM

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From: A & J Richardson <aajrichardson@aol.com>

To: luc@dbedt.hawaii.gov

RE: Docket No. DR15-54 IN THE MATTER OF: To issue a declaratory order that the proposed construction of a homeless encampment and commercial campground on 7.9 Acres of a 22.7 Acre Parcel Located at Hokiokio Place and Lahaina Bypass Road at Maui Tax Map Key No. (2) 4-7-003:031 (POR), Lahaina, Maui, Hawaii in the agricultural district requires a boundary amendment.

Our names are Angus and Jean Richardson, we are owners (since 1993) in Puamana.

We are opposed to the land use being changed from Agricultural usage. This parcel of land is not suited for Homeless people in recovery. There are available much better locations e.g. the north end of Shaw Street.

Although Maui is losing its sugar cane production now is not the time to abandon land designated for agricultural use. Alternative crops are being studied e.g. seed production is a major crop on the other islands but not on Maui. Our tourist population is increasing and locally produced food is becoming economically attractive. Once plumbing and blacktop are installed on agricultural land it is lost forever. Changing the land use designation on this land would be very short sighted when more suitable alternative land is available for the homeless.

Respectfully submitted,

Angus and Jean Richardson
43 Puamelia Place #4
Lahaina, Maui 96761



Pending Declaratory Ruling DR 15-54 Pu'unoa HOA (Agricultural lands slated for homeless campground development) pdf letter signed

Helmut Traitler to: luc

02/20/2016 01:18 PM

2 attachments



LUC Letter Feb 2016 Traitler Puamana 1.pdf LUC Letter Feb 2016 Traitler Puamana 2.pdf

Dear members of the commission,

Attached a letter concerning the pending declaration ruling DR15-54 Pu'unoa HOA, which we kindly ask you to take into consideration in the upcoming LUC hearing on this subject on February 24th, 9am.

Thanking you in advance for a wise and sustainable ruling, yours sincerely

Helmut Traitler
Therese Meyer Traitler

52 Puakukui Place #3
Lahaina, HI 96761

State Land Use Commission
P.O. Box 2359
Honolulu, Hawai'i 96804
E-mail: luc@dbedt.hawaii.gov

Lahaina, February 20th 2016

Re: Pending Declaratory Ruling DR15-54 Pu'unooa HOA
(Agricultural lands slated for homeless campground
development)

Dear Members of the Commission:

We are Mr. and Mrs. Helmut and Therese Meyer Traitler and are neighbors in the vicinity of the proposed homeless campground development. Having been homeowners in Puamana since almost 20 years we have seen many things happen over time, most of them good and constructive. This is not the case here because it is so obviously a ruse to use an emotionally loaded argument to slowly erode present zoning regulations for one's own future benefit.

There is no dispute that the parcel upon which Ho'omoana wants to locate its campground and homeless tent encampment is over 22 acres in size. It is not subdivided and the entire parcel is located in an agricultural district. The neighbors in the agricultural district are all subject to the agricultural standards in place for the promotion and preservation of the agricultural lands. It goes without saying that on the long run, a solid and sustainable agriculture is the real basis for a sustainable future of the island. Tourism and real estate can only thrive and survive if the land is tended and looked after and not eroded, dry and ugly.

"Abuse of process" or "working the system" are the terms that come to mind when considering Ho'omoana's current attempt to circumvent the careful LUC procedure when such drastic changes are requested. The project is a district boundary amendment of land 15 acres or more in size. The project has nothing to do with agriculture. For whatever reason, the County Planning Department supports the spot zoning of urban uses in this agriculture district. Planning's rogue determination has no support in any planning document, zoning laws or precedent and is actually contrary to numerous state pronouncements concerning the need to protect and promote appropriate uses for good agricultural lands.

The commercial campground and homeless tent encampment are the main reasons the project is supposedly being advanced by the developer. However, a spot zoning could, and will probably, be later used as one of the criteria to gain a rezoning of the larger adjacent area. Regardless of the 15 acre size requirement, though, shouldn't the LUC review the project where the proposed use doesn't "promote" the agricultural activities? The developer and County have conveniently ignored the requirements that the changed use shall promote the agricultural uses. Instead, they have conveniently rewritten

the LUC requirement by arguing that the new use doesn't negatively impact agriculture or the surrounding community. Attempting to avoid a negative is not the same thing as positively advancing or promoting.

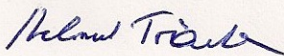
This is a bad idea and a dangerous precedent concerning both the use of good agricultural land and the process to seek changes, which reduce the availability of such land.

If not already done, we would strongly encourage the committee to visit the site – logically without your car but with public transport – and then try to easily get to medical and other facilities. The entire proposal is really a bad idea and one has to wonder how it could come that far in its assessment. The state must have a strong and vested interest in protecting and encouraging agricultural uses for good agricultural land and. Agricultural lands provide for a diverse workforce, dearly needed in times like these when other agriculture based industries such a cane sugar will put the key under the mat. They also ensure green-space, fight erosion and give much needed self-sufficiency. The state should rather sponsor new initiatives such as “agro-photovoltaic” which is a combination of solar panels and appropriate crops underneath that require shading such as for instance coffee.

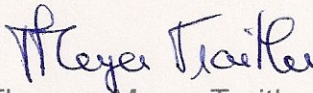
The homeless issue has to be resolved, there is no doubt about this, however it should not be done in irresponsible ways that endanger future much needed agricultural developments.

We thank you very much for considering our letter and it's arguments for your upcoming deliberations.

Yours sincerely,



Helmut Traitler



Therese Meyer Traitler

52 Puakukui Place #3
Lahaina, HI 96761

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