



Makila Rural Community commentary

Brian MacDonald

to:

mariah@westmauiand.com, luc@dbedt.hawaii.gov, tschnell@pbrhawaii.com

12/08/2015 05:00 PM

Cc:

Kevin Brooks, Suchada MacDonald, Brian MacDonald, "Tom and Rona Landrigan", Ray Horses Email

Hide Details

From: Brian MacDonald <brian@argo4.net> Sort List...

To: "mariah@westmauiand.com" <mariah@westmauiand.com>, "luc@dbedt.hawaii.gov" <luc@dbedt.hawaii.gov>, "tschnell@pbrhawaii.com" <tschnell@pbrhawaii.com>

Cc: Kevin Brooks <sparkybrooks22@yahoo.com>, Suchada MacDonald <suchada@argo4.net>, Brian MacDonald <brian@argo4.net>, "Tom and Rona Landrigan" <toroland12@icloud.com>, Ray Horses Email <ray@maui.net>

District , West Maui

Project : Makila Rural Community

Docket # , A 15 - 799

Subject : E I S P N

T M K : { 2 } -4-7-8-9-10-11& 12

Makila Land Co.

305 East Wakea Ave

Suite 100

Kahului , Hi . 96732

C / O Heidi Bigelow and Mariah

Dear commissioners:

My wife Suchada and I own a house at 240 Punakea Loop in Makila. We are in process of it becoming our primary residence. We very much enjoy the community and the peaceful farmland atmosphere, especially in the Punakea Loop region.

We have a number of concerns about the proposed Makila Rural development.

1. We were shocked to see how small the lots are adjacent to the low density Haniu road lots are. 1-2 acres next to 15 acre lots between Kai Hele Ku and Punakea Loop, 5 acre after that. I have been a land developer in Scottsdale, Montana and the Seattle area. In those communities, if we wanted higher density we were often granted it but only to the next level down (i.e. in this

- case 5 acres) and only after we created a buffer around the center higher density that matched the outer density (i.e. 15 acres on an outer ring, with five acres inside of that).
2. My understanding is that there have been water volume issues already in the community in times past. We are actually following the zoning laws and truly building a farm on our lot to improve tropical fruit availability in West Maui. We have around 200 fruit trees in production and are adding more. We are gravely concerned about future water availability. We would want assurance that existing farmholders have sufficient water to maintain the farms where we and others have invested quite a lot of money into.
  3. We are quite concerned about increased traffic on Punakea Loop. It is a very rural road today with only local traffic. The Makila Rural proposal provides for 4 access roads into the community. Currently all of Launiupoko has only one access road (Kai Hele Ku). We are concerned about traffic coming through the north end near the Puunoa subdivision and bringing a lot more noise and traffic not just to us below in the Makila Rural neighborhood but from people cutting through the Makila Rural subdivision to other parts of Launiupoko. We are also concerned about the high density proposed and increased traffic and change of neighborhood feel on Punakea Loop, especially in how it may impact horses that cross the road grazing and using the trails. We believe that it should be sufficient to have one access off of Kai Hele Ku for the whole neighborhood.
  4. While the new bypass road should mitigate things substantially eventually, the increase in traffic backing up at Kai Hele Ku and also coming from the existing highway into the neighborhood is a concern.
  5. Especially with the small high density lots, we are concerned with our neighborhood becoming a zone of low cost short term vacation rentals. If any plan gets approved we ask that it be done only with a stipulation that no short term rentals are allowed.
  6. Today the environment is very rural. It is extremely peaceful with very low density. Virtually no noise and minimal light pollution at night. Everyone who purchased property in this neighborhood has done so with and understanding from the land maps on West Maui Land's site that the area Makai of Haniu would be very low density. With anything more than that the likelihood of gardening and construction noise being a new constant annoyance for our neighborhood is high.

In short, we would welcome the development of this parcel according to its current zoning with access only off of Kai Hele Ku, but we strongly oppose anything close to the current proposal.

Thank You,

Brian & Suchada MacDonald  
240 Punakea Loop  
425 401 8631





Launiupoko  
TRADEWINN

to:

LUC

12/08/2015 10:42 PM

Hide Details

From: TRADEWINN@aol.com

To: LUC@dbedt.Hawaii.Gov

Charlie forward this to:

[LUC@dbedt.Hawaii.Gov](mailto:LUC@dbedt.Hawaii.Gov)

And CC to: [Mariah@WestMa](mailto:Mariah@WestMa)

To whom it may concern[uiLand.com](http://uiLand.com):

I live at 10 Lau Niu Way in Launiupoko and have the following concerns about the Makila Rural Community EISPN project:

1) This plan does not conform to the Maui Island Plan's requirement for Open Space. How will it be changed to conform?

The Maui Island plan includes a minimum of 50% of this development to be designated parks and open space. Makila Land Co. is achieving this 50% by including parts of lots they intend to sell. So yes, they are counting people's backyards in the 50% number. You can bet it was not the intent of the Maui Island Plan to include portions of private lots in the open space designation.

2) This plan has an urban core of 40 acres. This urban core was not in the Maui Island Plan.

3) We purchased our lot after 2008 and were not informed of the proposed land rezoning changes.

4) Nene geese can be seen flying up from the direction of the fields below. Nene are a federally recognized endangered species. There is certainly a question as to whether Nene habitat is affected.

5) It is state policy NOT to take good soil out of AG use. So in this plan, why are they taking "good" soil out of agricultural use?

PLUS only 10% of AG land falls into the top two productivity levels. Why are we taking some of this good land out of AG?

6) In addition, in the EISPN, Makila Land state that the current use of the land is undeveloped and vacant and not currently used for agriculture. Yes BUT the land is not being used for agriculture because they have chosen not to use it, not because it is inferior or poor AG land.

7) Emergency Evacuation- With the likely tripling in density, how are the proposed roads going to enable quick and safe evacuation from the abutting subdivisions in the event of another Launiupoko fire? Honoapiilani Highway is one lane each direction...Hospital and emergency access will be a problem.

8) Will there be adequate water? We already face water shortage, so a likely tripling of the population will affect the water supply.

9) The Makila Plan includes a sewage treatment plant on the property. There is the issue of smell wafting up from the sewage treatment facility, but also the proximity to the sea and the potential effect of any sewage flooding/overflow during storms.

10) Road congestion and safety. In addition to the issue of fire evacuation, currently the lights at the bottom of Kai Hele Ku Street are a bottleneck with only one road in and out of our development from the Highway. Even if a second road goes in, (currently not in the plan), with a tripling of population this is unlikely to solve the resulting congestion problem.

11) The development may have a detrimental effect upon the coral reefs below it. Dr. Eric Brown and many other marine biologists and researchers voiced their concerns before the General Plan Advisory committee and the Maui Planning Commission in 2008 and 2009 (regarding the development of Olowalu). They asked that the mauka lands not be urbanized so that the reefs and water quality are not put at risk. The same inherent problems face the reefs below the Makila Rural Development.

12) There is likely to be an increase in both light and noise pollution. We all live up slope. How will the noise carry? How will this be addressed?

13) An increase in population is likely to mean an increase in crime, in paramedic callouts, in house fires, etc. How will the project address the increased need for emergency service coverage?

Please note that we feel that these concerns have not adequately been addressed as of yet.

Mahalo for your time, Charlie Winn 10 Lau Niu Way Lahaina, HI 96761



**Makila Rural EISPN**

**Daniel Atteberry** to: luc, mariah, tschnell

12/08/2015 02:38 PM

District: WEST MAUI

Project Name: Makila Rural Community

Docket Number: A15-799

Subject: EISPN

TMK: (2) 4-7-013:001, 002, 003, 004, 005, 006, 007. 008. 009. 010, 011, and 012

I object to the Makila Rural Community because it will increase pollution, overwhelm our water supply, strangle our roads, harm our beaches, reduce habitat for animals in the air, land, and water, and decrease the beauty of West Maui.

As a home owner in Launiupoko, I already have significant issues with both my potable and non-potable water and I can't imagine the additional stress this plan would put on our water resources.

Respectfully,

Daniel Atteberry  
1000 Kai Hele Ku Street  
Lahaina, HI 96761

Donna Brown  
82 S. Lauhoe Place  
Lahaina, HI 96761

West Maui  
Makila Rural Community  
Docket Number A15-799  
Subject: EISPN  
TMK: (2)4-7-013:001,002,003,004,005,006,007,008,009,010,011 and 012

Mr. Orodener,

I am writing in response to the EISPN for the Makila Rural Community. This project would seriously impact the environment and farming community in West Maui.

The following is a list of some of my concerns:

This area is in an agricultural development. We have the potential to grow much of our food here on Maui instead of importing everything. There is plenty of land designated for growth. We should keep the ag land that we have so that Hawai'i can become more self-sufficient. Will there be enough water? Already, we get notices that water is in short supply and we need to conserve. How can farming exist with no water? The soil in the Makila Rural Community area is primarily designated as "good soil". It is Hawaii state policy not to remove good soil areas out of AG use. This area should not be removed from AG.

Tourism is the main driver of the economy on Maui. There is not much open space left on West Maui. Local people as well as visitors surf at Launiupoko Beach Park and enjoy the views. Tour boats snorkel offshore. People don't want to snorkel on a dead reef or surf in front of a sewage treatment plant. The park is already overcrowded with no place to park on most weekends.

This project is contributes to urban sprawl that would affect the inherent natural beauty of Maui. This development would lead to loss of quality of life for Lahaina residents and likely loss of tourist revenue to businesses when the beauty of Maui is further eroded. Even on Oahu, they keep development in the city and outside the city there are still plenty of places with open space.

Traffic is already at a standstill going into Lahaina almost every day. There is only one road leading in to Launiupoko now. There have been fires in the past, how will all these additional people evacuate in case of fire? If another road is built to the highway, traffic will be even worse going to Lahaina? Again, this not only affects residents but also our economy. Visitors don't want to spend their vacation sitting in traffic jams.

Noise and light pollution will affect quality of life in neighboring areas.

There are Nene geese that live in the area. The Nene is the state bird of Hawai'i and an endangered species. This should be addressed.

History has shown us that even with "best management practices", development has a negative impact on the coral reefs below. I have been a research diver with University of Hawai'i for over 20 years. In that time, I have watched the decline of reefs downslope from development in many areas on Maui.

The Plan calls for a sewage treatment plant on the property. Sewage brings extra nutrients to the nearshore environment. There have been extensive algae blooms and coral decline in the areas in front of existing sewage treatment plants. How will the sewage and smell be handled? Launiupoko Beach Park is one of the parks most used by residents of Maui. People don't want to smell sewage while at the beach.

We need to seriously take a look at whether we want to destroy the natural beauty of our 'āina and ability to grow food and nourish the people of Hawai'i just for the financial gains of a few. When someone buys agricultural land, they should know that the best use is to keep in in agriculture. There is no guarantee that they will be able to change that designation.

Sincerely,

Donna Brown



**Re: Makila Rural Community, docket Number: A 15-799**  
GB to: luc

12/08/2015 06:47 PM

Sent from my iPad

> On Dec 8, 2015, at 3:57 PM, GB <gebrololo@gmail.com> wrote:

>

> To whom it may concern:

>

> I am here by submitting comments on the EISPN regarding the above project.

>

> The applicant in there submittal would have you believe the agricultural land they are attempting to develop are somewhat marginal agricultural lands. This is far from the case! As an irrigation supervisor for Pioneer Mill I was directly in charge of these very lands which were some of the best sugar producing lands of the 9000 acre sugar plantation. Do not be fooled into thinking these are low productive agricultural lands.

>

> Elsewhere in the submittal the applicant suggests that the rural lots it plans to sell could be used as small agricultural farms in seeming contradiction to go there earlier claim. This is pure wishful thinking in that there is no mandate for a farm plan or farming on rural lots whereas agricultural lots require a Farm plan prior to obtaining a building permit. So, I ask you which would produce more form activity, rural lots as proposed or agricultural lots that currently exist on these lands in question?

>

> I have grave concerns about water availability and quality. The agricultural water system that currently serves the Makila Plantation from the Kauaula and Launiupoko streams is insufficient to service the current lots, a number of which have not been developed to date. The applicants water company will show shortages over the summer months as well as requests of the residents to conserve water. If all the current lots are developed shortages will increase. When asked neither the applicant nor the consultant would indicate that agricultural water would be used in this new development. There is no additional agricultural water available for this development. I can show you the sources and prove this without a doubt as I was directly responsible for the water sources of pioneer mail in my capacity as Civil Engineering department head.

>

> V sewage treatment plant proposed by the applicant is another concern of mine. As a former member of the Maui County advisory committee on non-point source pollution as well as the state technical committee on nonpoint source pollution I am concerned that during major storms, electrical outages, and or equipment failures sewage effluent could very well Reach the ocean. The endangered monk seal holes out at the Launiupoko park area. Seals and sewage effluent or not a healthy mix. Neither are surfers, coral, fish, and park users!

>

> I live in the Makila Plantation area adjacent to this proposed development. I see Nene geese on a daily basis flying diagonally across my property from this proposed development property. I would surmise that the nannies maybe using this area for foraging.

>

> Respectfully submitted,

>

> George Brown

> 82 S Lauhoi Place  
> Lahaina, Hawaii  
>  
> Sent from my iPad



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

Janice Studwell

to:

luc@dbedt.hawaii.gov

12/08/2015 04:02 PM

Cc:

"mariah@westmauiand.com"

Hide Details

From: Janice Studwell <janicestudwell@yahoo.com>

To: "luc@dbedt.hawaii.gov" <luc@dbedt.hawaii.gov>

Cc: "mariah@westmauiand.com" <mariah@westmauiand.com>

Please respond to Janice Studwell <janicestudwell@yahoo.com>

State of Hawaii Land Use Commission

P.O. Box 2359

Honolulu, HI 96804

RE: State Land Use Commission

Docket A15-799

Makila Rural Community EIS

Dear Sirs:

We would like to submit this letter to express our opposition to Makila Land Company's proposal to develop the Makila Rural Community on 271 acres in West Maui. This project is proposed to contain 200-225 lots and units.

Our concerns are the following:

This plan does not conform to the Maui Island Plan's requirement for Open Space. The Maui Island Plan includes a minimum of 50% of this development to be designated parks and open space. Makila Land is achieving this by including areas of lots they intend to sell and are actually counting people's backyards. This is not public land and was certainly not the intent of the Maui Island Plan to include private lots in the open space designation.

This plan has an urban core of 40 acres, and this was not in the Maui Island Plan.

We purchased this land as "agriculturally zoned" and not with the potential of having the adjoining land rezoned for higher density residential and/or commercial use.

The developer has claimed that there are no known environmentally sensitive areas on the property. We have lived there since 2003 and have continually seen Nene geese flying up from the direction of the fields below. The Nene are a federally recognized endangered species, what will the effect on the habitat? The Newell's shearwater and the Hawaii dark juncos are also believed to be nesting in the West Maui Mountains, how will these be affected?

This area has been designated as good soil having the second highest productivity rating by the state. We are sure it is not State policy to take good soil out of AG use. This plan would do just that.

The proposed project land is undeveloped now because the the developer has chosen not to use it for AG, not because it is inferior or poor land.

Water is a serious issue. With the current number of residences currently in the area, we have had the water turned off many times due to a shortage of available water, and we are asked to conserve water at all times. How would there ever be enough water to sustain the proposed 200+ additional houses and families.

The Makila Plan also includes a sewage treatment plant on the property. In addition to the smell wafting up from the plant, it is very close to the ocean. What is the potential effect of sewage flooding/overflow during storms.

This development may have a detrimental effect upon the coral reefs below. Marine biologists and researchers have already voiced their concerns in 2008 and 2009, asking that the mauka lands not be urbanized so that reefs and water quality are not put at risk.

Road congestion, safety, and emergency situations are also of great concern. There is a bottleneck already at the bottom of Kai Hele Ku Street, and even if a second road goes in, with the tripling of the population, this will not solve the situation, but will make it more severe, not only on a daily basis, but in an emergency situation.

We hope you will take all of these concerns as seriously as they have been presented to you.

Mahalo for your consideration.

Sincerely,

Janice and Craig Studwell and  
Susan and Kenneth Tullipano  
11 Maluniu Place  
Lahaina, Hawaii 96761



## Makila Rural EISPN Comments

Maya Myers

to:

[luc@dbedt.hawaii.gov](mailto:luc@dbedt.hawaii.gov), [mariah@westmauiland.com](mailto:mariah@westmauiland.com), [tschnell@pbrhawaii.com](mailto:tschnell@pbrhawaii.com)

12/08/2015 01:58 PM

Hide Details

From: Maya Myers <[kalapanamaui@yahoo.com](mailto:kalapanamaui@yahoo.com)>To: "luc@dbedt.hawaii.gov" <[luc@dbedt.hawaii.gov](mailto:luc@dbedt.hawaii.gov)>, "mariah@westmauiland.com" <[mariah@westmauiland.com](mailto:mariah@westmauiland.com)>, "tschnell@pbrhawaii.com" <[tschnell@pbrhawaii.com](mailto:tschnell@pbrhawaii.com)>Please respond to Maya Myers <[kalapanamaui@yahoo.com](mailto:kalapanamaui@yahoo.com)>

District: WEST MAUI

Project Name: Makila Rural Community

Docket Number: A15-799

Subject: EISPN

TMK: (2) 4-7-013:001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, and 012.

Applicant:

Mākila Land Co., LLC,

305 East Wakea Avenue, Suite 100,

Kahului, Hawai'i 96732;

Contact: Ms. Heidi Bigelow, (808) 877-4202

[mariah@westmauiland.com](mailto:mariah@westmauiland.com)

Approving Agency:

State of Hawai'i Land Use Commission,

Department of Business, Economic Development &amp; Tourism,

P.O. Box 2359, Honolulu, HI 96804;

Mr. Daniel Orodener, Executive Officer, (808) 587-3822

[luc@dbedt.hawaii.gov](mailto:luc@dbedt.hawaii.gov)

Consultant:

PBR &amp; Associates, Inc.

1001 Bishop Street, Suite 650

Honolulu, HI 96813

Tom Schnell, AICP, Principal, (808) 521-5631

[tschnell@pbrhawaii.com](mailto:tschnell@pbrhawaii.com)

To whom it may concern,

I am writing in response to the EISPN for the Makila Rural Community. While I have many concerns about how this development will impact the environment and the quality of life of West Maui residents and visitors, I will only take your time to focus on a few of the obvious

issues.

Traffic in and out of Lahaina town is extremely congested from 3:00pm - 6:00pm daily, and year round. This is largely in part due to the traffic lights at Kai Hele Ku St and Hokiokio. The idea of the Bypass extending from Olowalu to Lahainaluna is amazing, but not a guarantee until Federal funding is received for the project. As part of Makila Rural's Community project, they are including the bypass as a way in and out for it's residences, and making it appear that traffic is a non-issue. I think this is a false reality and the Makila Rural Community project should not even be considered until the Bypass additions are a guarantee.

I am appalled at the idea of having a Waste Water Treatment facility located so close to one of the busiest beach parks on all of West Maui. After heavy rains Launiupoko Beach Park's waters are already saturated with brown water. This is where young children and families flock to every weekend for birthday parties, keiki surfing competitions, and bbq's. Please don't let one of our most sought after recreational locations be ruined by an overflow from a sewage plant across the street. The beautiful reef system will surely be effected by it, and in little time at all.

My daughter and I enjoy watching the Nene geese fly back and forth over our home to their nests each morning and afternoon. We've also been lucky enough to spot white and grey Pueo's at least a dozen times a year, over the last 5 years of residing in Launiupoko. Please don't destroy their natural habitats and push them out of their homes.

Lastly, my family and I enjoy growing our fruit trees, vegetable gardens and ornamental foliage. We have over 90 fruit bearing trees on our property and love the idea of being self sustainable and contributing to the environment. It's a lot of work, but it's rewarding and teaches our children where food comes from. Our good Agriculture land should be used just for what it was intended and not rezoned for the purpose of financial gain by developers. The owners and developers knew what the land was zoned as, and intended to be used as when they purchased it.

Having been born and raised on Oahu, I chose to move to Maui and start my family here in a less over-crowded environment. Lets face it, "Honolulu City Lights" is why most people choose to live or visit Maui instead of Oahu. I've also spent 10 straight years as a Scuba Diving Instructor here on West Maui, diving 2-3 times a day, 5 days a week, strictly from the shore line from Olowalu to North Beach, Kaanapali. Over the years I have seen the direct negative impact development has had on our coral reefs and marine life, and it's heartbreaking. With the Makila Rural Community being so dense and so close to the ocean, I can't imagine that it wouldn't have a single negative impact on the environment that would outweigh any benefit it may provide.

Malama Ka Aina.

Thank you for your time and consideration.

Mahalo,  
Maya Myers  
750 Kai Hele Ku St  
Lahaina, HI 96761  
808-357-6671  
humuhumuswim@yahoo.com



NO to Makila!

michelle griffoul

to:

luc, mariah, tschnell

12/08/2015 04:02 PM

Hide Details

From: michelle griffoul <ellietile@gmail.com>

To: luc@dbedt.hawaii.gov, mariah@westmauland.com, tschnell@pbrhawaii.com

After attending the preliminary meeting at the Lahaina Senior Center on the proposed development I am totally opposed to the development that is being proposed as the Makila Rural Project.

The land and houses will not create affordable housing as described by the developers rep. They have not addressed the water issue and where it will come from, nor have they done studies on how much water is currently being used, per household and what they will take from the existing tax payers in Launiupoko.

The impact on the roads and traffic will be terrible. It will tax not only the roads but emergency access as well.

I object to the Makila Rural Community because it will increase pollution, overwhelm our water supply, strangle our roads, harm our beaches, reduce habitat for animals in the air, land, and water, and decrease the beauty of west Maui.

Thank you,  
Michelle Griffoul



Makila Rural Community

Susan Varsames

to:

luc, mariah, tschnell

12/08/2015 04:52 PM

Hide Details

From: Susan Varsames <susan@holisticlc.com>

To: luc@dbedt.hawaii.gov, mariah@westmauland.com, tschnell@pbrhawaii.com

I am a resident of Launiupoko.

I object to the Makila Rural Community because it will increase pollution, overwhelm our water supply, strangle our roads, harm our beaches, reduce habitat for animals in the air, land, and water, and decrease the beauty of west Maui.

We need affordable housing built on a small scale, a little at a time, over several years to see the impact it has. This is way too much , way too soon,

Susan Varasmes

99 Lau Niu Way, Lahaina, HI 96761

*Holistic Learning Center  
222 Westchester Avenue, Suite 103  
White Plains, NY 10604  
(914) 793-9100 fax (914) 793-3988  
and  
Holistic Learning Center of Maui  
Lahaina, HI 96761  
(914) 419-5615*

[www.HolisticLC.com](http://www.HolisticLC.com)

***Follow us on Facebook!***



EISPN

Teresa Waters

to:

luc

12/08/2015 04:15 PM

Cc:

Teresa Waters

Hide Details

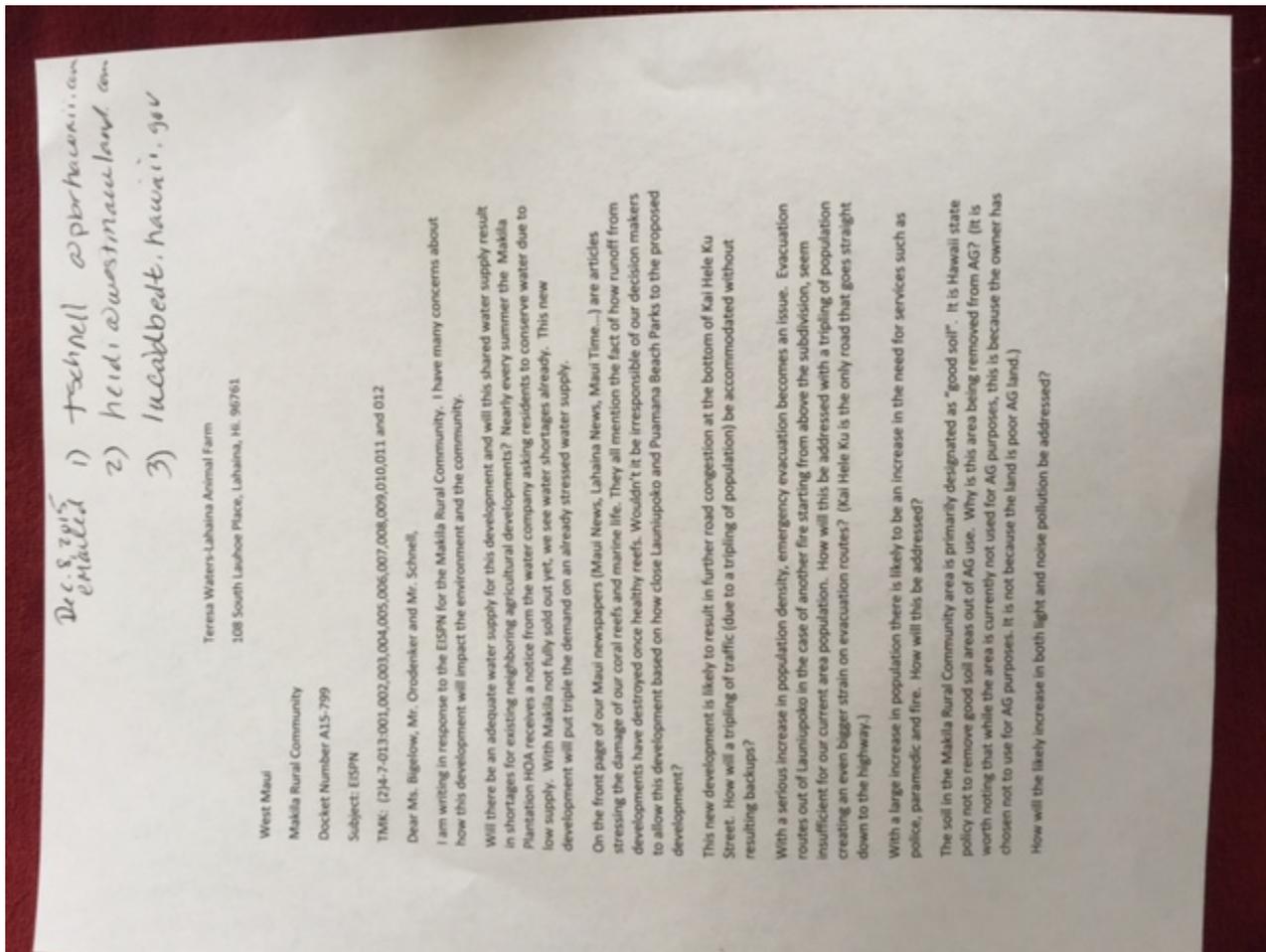
From: Teresa Waters <teresa@lahainaanimalfarm.com>

To: luc@dbedt.hawaii.gov

Cc: Teresa Waters <teresainparadise@yahoo.com>

Aloha Mr. Orodener,

Here is my formal letter in response to the EISPN for the Makila Rural Community.



The development may have an impact on the coral reefs below it. What measures will be taken to prevent this and how will monitoring take place to insure that the measures are successful?

The Plan calls for a sewage treatment plant on the property. How will issues of smell wafting up to the neighboring development be handled? With the proximity to the ocean, what plan is in place to prevent sewage flooding and overflow during storms and what ongoing monitoring will occur to ensure flooding is not occurring?

We have seen Nene geese flying up from the direction of the fields below. The area in question is likely to be Nene habitat. Nene is an endangered species. What is being done to ensure that Nene habitat is not disturbed? What is being done to comply with federal rules regarding this?

The plan does NOT conform to the Maui Island Plan's requirement for 50% or greater open space. According to the US EPA, Open space is any open piece of land that is undeveloped and is accessible to the public. This Makila Rural Community Plan achieves its 50% open space requirement by including portions of people's lots (lots they intend to sell) as open space. People's yards should NOT be counted as open space. They are not accessible to the public and therefore should not count towards the 50% requirement.

The plan does NOT conform to the Maui Island Plan because it contains a 40 acre urban core which will include smaller lots (making it a higher density area) for workforce housing. The workforce housing should be on the same size lots as the remainder of the housing. There is no provision for 40 acres of urban in the Maui Island Plan.

We live on agricultural land and work hard to respect the land designation. The designation should NOT be changed for the convenience and financial requirements of the developer. We must all work together to preserve our AG lands and the character of our community.

Sincerely,

*Juan Waters*  
Juan Waters - Makila Plantation II Lot 8/ 30 year resident

Applicant: Makila Land Co., LLC  
305 East Wailea Avenue, Suite 100  
Kahului, HI 96732

Attention: Ms. Heidi Bigelow

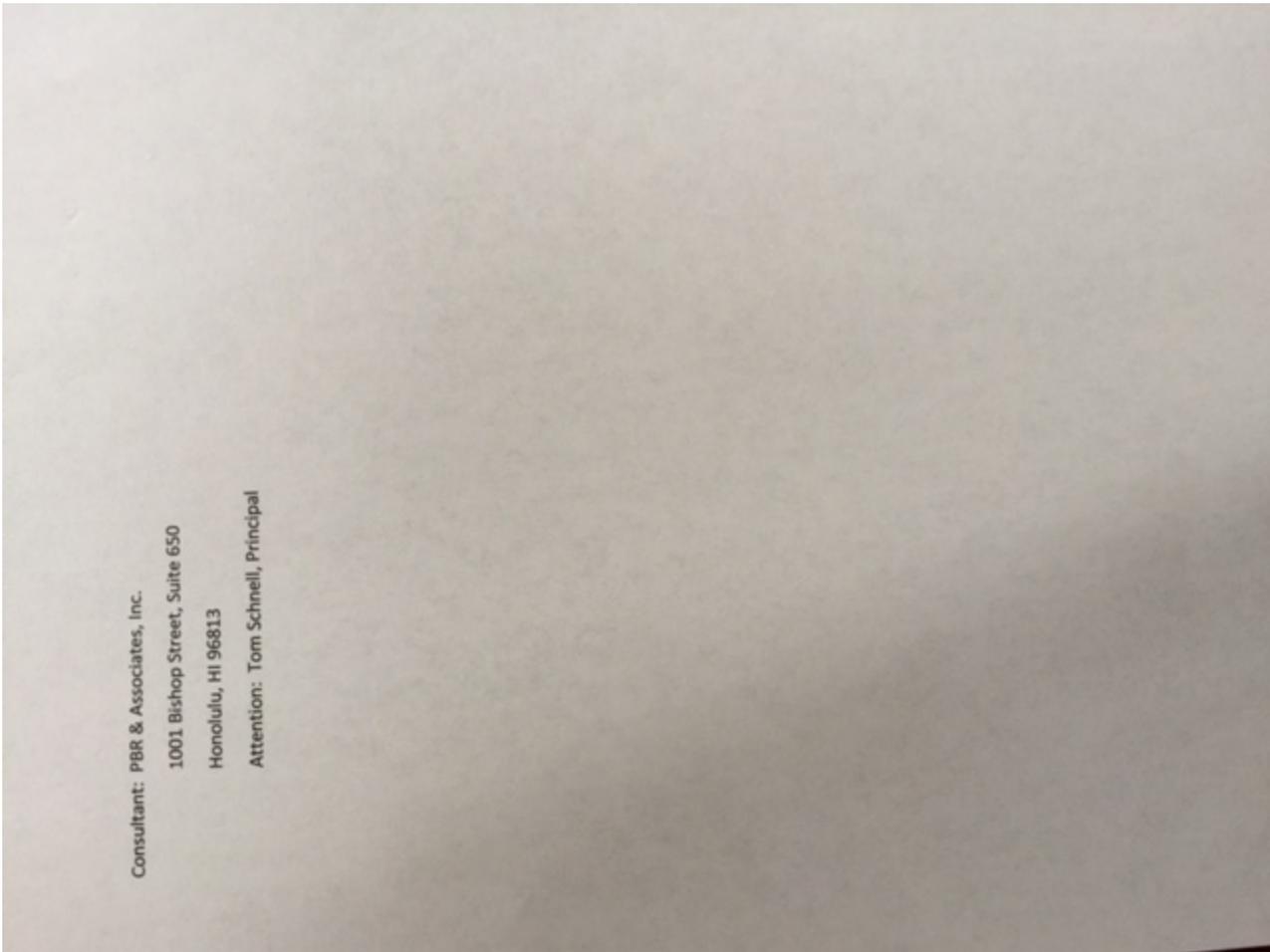
Approving Agency: State of Hawaii Land Use Commission

Department of Business, Economic Development and Tourism

PO Box 2359

Honolulu, HI 96804

Attention: Daniel Orodrenker, Executive Officer



Teresa Waters  
Owner/Maui Farm Girl  
808.280.2597  
[LahainaAnimalFarm.com](http://LahainaAnimalFarm.com)



# PUAMANA COMMUNITY ASSOCIATION

December 8, 2015

Daniel E. Orodener, Executive Officer  
State of Hawaii Land Use Commission  
Department of Business, Economic Development & Tourism  
P.O. Box 2359  
Honolulu, Hawaii 96804  
Sent via U.S.P.S First Class Mail  
And Email to [luc@dbedt.hawaii.gov](mailto:luc@dbedt.hawaii.gov)  
And Fax to (808) 587-3827

**Re: In the Matter of the Petition of Makila Land Company, LLP**

**Docket No. A 15-799**

Dear Mr. Orodener:

Puamana Community Association is a planned unit development consisting of 230 low rise residential units on 30 acres located a short distance across the Honoapi'ilani Highway from the development proposed by Makila Land Company. I am a member of the Board of Directors and been authorized to write on behalf of the Association with respect to the Environmental Impact Statement Preparation Notice published in the Office of Environmental Quality Control's November 8, 2015 bulletin *The Environmental Notice*. We request that Puamana be consulted during the drafting of the Environmental Impact Statement.

We join in and incorporate the comments and objections contained in the letter from Wright & Kirschbraun dated December 4, 2015 on behalf of Makila Plantation Homeowners Association, Inc. and the comments and objections we anticipate being filed on behalf of the Pu'unoa Homeowners Association. From our perspective, the proposed development is objectionable and must address problems in four general categories:

### **Zoning/Land Use/Density**

Our owners and others living in the area relied on the agricultural nature and zoning of the surrounding area when buying their homes. As one moves away from the urban center of Lahaina, one should expect density and nature of development to be maintained if not reduced – certainly not increased and intensified. Makila proposes a form of spot zoning and urban sprawl by building high density and commercial developments in its own island in an area separated from Lahaina by large lot agricultural residences. Makila should conform with current zoning and existing development: its lot sizes should be no smaller than those in adjacent Launiupoko and there should be no rural or commercial development. While workforce and low income housing is desirable, it should not take place in agricultural areas some distance from places of work and should not be without regard to the existing agricultural zoning and surroundings.



### **Traffic**

West Maui's access is almost exclusively by motor vehicle and limited to the two lane Honoapi'ilani Highway. A traffic study is necessary to show the impact of adding the additional residences and any businesses at this location. The study should consider not only existing traffic, but the traffic assuming 100% occupancy of the existing and planned homes and businesses in West Maui for the foreseeable future (eg. Olowalu, Kahoma, etc.) as well as traffic increases resulting from growth elsewhere on Maui. The traffic study should further consider the impact of future road building proposed for West Maui, including further extensions of the Lahaina Bypass. The study should address delays in travel, the delivery of emergency services (paramedic, fire, law enforcement) and further congestion of intersections, particularly at Kai Hele Ku and Hoki'oki'o and elsewhere in the Lahaina area. The study should also address not only the traffic resulting from the occupants of and visitors to the new development, but also added traffic by the growth of schools, businesses and services in West Maui needed to service the new residents.

### **Protection of the Environment**

The Environmental Impact Statement should address in detail sources of water, sewer, water disposal and how surrounding areas, the shoreline and the ocean will not be adversely affected during the development, construction and occupancy of the land in question. It should also address compliance with all applicable environmental protection laws. It should also address the appearance of the development in light of its surroundings, and light pollution from the development and vehicles traveling to, from and in the development. It should further address how it maintains open agricultural spaces for the community.

### **Infrastructure**

Maui is an island with limited capacity for population growth and development while maintaining a high standard of living. Such growth can and should occur in existing urban areas without creating new ones. West Maui, being linked for the foreseeable future to the rest of the island by a two lane highway, is also an island unto itself with limited capacity for population growth and development while maintaining its current quality of living. A growing population requires growth in schools, fire and police protection, other essential services and businesses. The Environmental Impact Statement should address such impacts and how they will be addressed.



**PUAMANA COMMUNITY  
ASSOCIATION**

Thank you for your consideration.

Respectfully submitted on behalf of Puamana Community Association

William E. Johnson, Member

Puamana Board of Directors

Cc: Heidi Bigelow, Makila Land Co., LLC (By First Class U.S. Mail and Fax to (808) 877-9409)

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