



Fwd: SLUC Docket A15-799 Makila Village  
 mark albers  
 to:  
 luc  
 11/30/2015 11:32 AM  
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 From: mark albers <omwao@cox.net>  
 To: luc@dbedt.hawaii.gov

**From:** mark albers <[omwao@cox.net](mailto:omwao@cox.net)>  
**Subject:** SLUC Docket A15-799 Makila Village  
**Date:** November 30, 2015 at 10:52:44 AM HST  
**To:** [luc@dbedt.hawaii.gov](mailto:luc@dbedt.hawaii.gov) and Mariah at WML

Begin forwarded message:      Regarding SLUC Docket A15-799

Makila Rural Community EIS

**From:** Mark Albers <[omwao@cox.net](mailto:omwao@cox.net)>  
**Subject:** The proposed Makila Village  
**Date:** November 22, 2015 at 2:12:03 PM HST  
**To:** Mariah at WML and to the LUC

,

I reside full time at 204 Pua Niu Way. MY wife and I bought our one acre lot up here about three years ago and we were required to implement a farm plan which ended up being very costly, but we are happy now that this area is Ag land and we believe the entire neighborhood should stay Ag land, as do most other homeowners who reside up here.

If this Makila Village project is allowed to go forward, it would mean we were not told the truth when we bought our parcel. As was shown on a map, we were informed that the open space of the proposed project in question off Kai Hele Ku would eventually be divided into approximately eleven large parcels. We thought that plan was solid. We never received any disclosure that the land in question would be rezoned allowing for higher density.

The idea that Makila Land now wants to build 225 homes there on small parcels and change the Ag land to rural land is an unfair proposal to existing homeowners and would ruin the concept of what Launiupoko and Makila Ridge stand for and why people bought land and homes up here in the first

place over the years: Low density, space, safety, peace and quiet, and quality of life.

We want to voice our strong opposition to this Village proposal. No homeowner we've spoken with who lives up is in favor of this project as witnessed during the community meeting on Nov. 2nd. There are many valid reasons why this Village of high density should not happen. Just to list several:

Water and sewage...Where will we get it and where will it go?

Fire and evacuation. It is a very dry area up here. (one to two inches annually). We have already had serious fires here that spread with deadly speed because of the strong winds this neighborhood has. This is a serious safety issue.

An EIS will reveal that there are endangered species in the area, such as the NeNe Goose, whose habitat will be destroyed. We see them every day flying over our home. They nest up here.

The Ag land in question has good soil. It is state policy not to remove good soil that could easily be used for agriculture.

This plan does not conform to the Maui Island Plan's requirement for Open Space according to Chapter 8 pg 8-62. Private lots are not considered Open Space.

There would be Environmental damage to land and ocean. The dust and debris is too close to the ocean and will add more stress to the already endangered reef. The dust fence is not enough, considering that this area has frequent 40 mph plus winds. Our coral reefs are DYING. Would this development help save them? It is time that everyone open their eyes to the future of Maui. Some leaders here in Maui with wisdom and foresight should create jobs in the environmental sector before Maui becomes a Paradise Lost.

Some may say this is a matter of legality; what someone can get away with. We say it's a matter of morals, of what's Pono for our island. Our environment is going down the drain! Would a large development like Makila Village be part of the solution or part of the problem?

This development would cause Considerable increase in congestion of traffic at the Kai Hele Ku intersection and along the highway along with too many people at the already crowded beach park across the road. Consider this: There will never be a bypass road over the Pali.

The whole idea just doesn't make sense and it would be a real shame if it happens. We do not want another Waikiki here. The land should be kept Ag and if additional homes are to be built, they should be modeled after the surrounding homes: Perhaps 50 homes on large parcels along with a very large grassy park in the middle. Now that would be a better vision and make more sense to the surrounding neighbors already living here.

Thank you,

Sincerely, Mark Albers