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Maui Tomorrow Foundation
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Wailuku, HI 96793

December 6, 2017

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STATE OF HAWAII
LAND USE COMMISSION

To: Hawaii State Land Use Commission
Re: A15-798 WAIKAPU PROPERTIES, LLC, ET AL

Aloha Commissioners,

My name is Albert Perez, and I am Executive Director of the Maui Tomorrow Foundation.

Maui Tomorrow supports the subject redistricting request.

The Waikapu Country Town Project is unusual for several reasons.

1. The developer has modified the project in response to community concerns over the years. For example,
 - a. He agreed to limit use of stream water to leave more for natural flows.
 - b. Initial designs had rural lots ascending the mauka slopes above Maui Tropical Plantation. When community input said that this was a bad idea, the design changed, and the rural/ag lots were limited to a more compact area much further down slope.
2. The developer is complying with the land use approval process, instead of trying to skirt it.
3. The Final EIS is far better than most of the others that we have seen. Rather than the usual self-serving recitation of the benefits of the project, it actually discloses impacts, and does a fair job of evaluating secondary and cumulative impacts of other developments in the surrounding area.
4. The developer has committed to placing 800-acres into an agricultural preserve.
5. The developer has encouraged regenerative and organic farmers on the existing Maui Tropical Plantation to move across Honoapiilani Highway and expand their operations.

Maui Tomorrow Foundation supports this project. We hope that other developers will learn from the example of this developer, and sincerely work with the community instead of just going through the motions.

Mahalo for your attention,

Albert Perez
Executive Director
Maui Tomorrow Foundation