

PSLU Committee

From: Tamara Paltin <tampaltin@gmail.com>
Sent: Wednesday, March 13, 2019 8:24 AM
To: PSLU Committee
Subject: Fwd: Waikapu Country Town Concerns & Questions
Attachments: Waikapu Town Development Concerns.pdf

Begin forwarded message:

From: Kawika Ellis <kawika0247@gmail.com>
Date: Mar 13, 2019 at 8:08 AM
To: Tampaltin <tampaltin@gmail.com>, Keani Rawlins <keani.rawlins@gmail.com>, Kahukama <kahukama@gmail.com>, Ssinenci <:ssinenci@yahoo.com>
Subject: Waikapu Country Town Concerns & Questions

Dear Aloha Aina Council Members,

my name is Kawika and i am a long time resident of Waikapu of 63 years. I attended the Waikapu Community Association meeting the other evening and am very concerned about all of these development projects. I live in the old part of Waikapu which we will definitely see some major impacts. I have been following the Waikapu country town development for over 10 years. While i support affordable housing, there are a ton of concerns that I along with many other residents in Waikapu feel regarding this project. Because Mr. Atherton is a strong community contributor, many don't feel comfortable with expressing their real concerns. Attached to the email are 2 pages of concerns and questions that i pray will be addressed at the meeting on 3/13/2019.

Thank you.

Kawika.



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Development:

1. While I support the some growth in Waikapū, especially that of affordable homes, we are concerned about the density and number of units that are being asked. This will be the largest developments on Maui outside of Maui Lani / Kehalani. In addition, we are concerned about the agricultural lots sprawling up towards the back of the valley.
2. How will potential new resident on the east side and west side of the development be able to cross Honoapiʻilani Highway safely? I remember hearing at one point about a bridge going over the highway, is this still in the plan? If not, what mitigation measures will be put in place since Honoapiʻilani Highway is an extremely busy road and how fast cars travel through there?
3. One thing that is appreciated in the renderings is the fact that there are no “white picket fences” like that of Spencers Waikapū Garden Home subdivision and many other newer subdivisions. To keep with the “country feel”, can you mandate that there be no “white picket fences” to keep with that integrity?
4. Will there be dual water systems? If so, where is the non-potable water coming from - surface water, ground water or treated water?

Water:

1. Three well were drilled with the capacity of 1mgd each (totaling 3 mgd). The Sustainable Yield for Waikapū is 3 mgd. There are currently 2-4 other wells in Waikapū. How are you ensuring that you do not over pump the ground water aquifer beyond the sustainable yield?

Follow Up Q:

- A. Developers have an extremely poor record of reporting to CWRM on compliance for ground water wells according to CWRM. How can we be sure that you comply with showing the monthly pumping reports?
 - B. How can you be assured that this much water being pumped also doesn't impact the Waikapū Stream and especially since a recent IIFS has been approved?
2. You have 3 wells with total capacity of 3 mgd, you have 4 WUPA (Water Use Permits) submitted for the Nā Wai 'Ehā Contested Case requesting to divert water from all Nā Wai 'Ehā Streams around 3mgd, plus you are going to treat the waste water on-sight and use that water for agriculture and landscaping. We are also aware that you purchased the Waikapū Watershed (4,267 acres) in 2018 which has the diversions, ditches and reservoirs located within in. It seems like you have access to A LOT of water.
 - A. Can you tell explain to us about this private water company that you are planning on setting up and how this may be similar or different than Wailuku Water Co? Who will be your customers and how much will you be selling the water for? Are you selling only ground water or will you be selling surface water as well?
 - B. Are you planning on getting off Nā Wai 'Ehā Surface water for agriculture? If you will be using treated waste water for agriculture, will there be any need to divert stream water?
 - C. What are the plans for the watershed and plantation diversion / ditch system that you purchased?

- D. We understand that there are kuleana wetland kalo farmers on the south side of Waikapū adjacent to your project that rely on Waikapū Stream water. Will this impact them and how can we be assured their traditional and customary rights are being protected.
3. Since the water use seems to be somewhat complex for Waikapū, would you be open to developing an internal water use plan which shows exactly what amount of water is being used and where (development, kuleana lands, and agriculture included)? This would help us better understand the balanced uses of these 3 sources rather than it having a public perception that you are hoarding all of Waikapū's water resources from the watershed down. If you could provide that for our next meeting, that would be greatly appreciated.
 4. Have you consulted with the board of Hui o Nā Wai 'Ehā about all of your proposed uses of ground and surface water? If not, are you willing to sit down and possibly develop this plan together with them.

Natural & Cultural Resources:

1. We understand that while not in the project zone, but adjacent to the project there are sensitive kuleana lands, specifically in the mauka region on your property. With the encroachment of this development towards the Waikapū Valley, how can we be sure that these lands, the valley and watershed will be protected? Other large projects such as this, committed to cultural preserves. Why has this not been done for this project?
2. The CIA and Pa'akai Analysis cleared spelled out the need to protect these Waikapū kuleana lands, traditional and customary rights to kalo farming, water resources and access to certain kuleana lands still owned by Native Hawaiian families in the middle of your project. Please explain in detail how these will be protected?
3. We reviewed the comments from the LUC Hearings and it seems that you were highly encouraged to develop a natural and cultural resources plan. Has that been developed? If so can we have a copy of that plan to review?

Waikapū Valley:

1. The Waikapū Valley has an abundance rare and endangered native plant, bird, insect and mammal species. How can we be assured that they and the valley are protected whereby "new potential residents" don't start hiking, conducting random activities and creating other havoc on the Waikapū Watershed and ecosystem. It seems that access is only available for restoration efforts by Hui Mālama o Waikapū and lineal descendants of Waikapū? What guarantees will be put in place to ensure Waikapū Valley doesn't turn into the next 'Īao Valley State Park.

Agricultural Easement:

1. Has the agricultural easement through Hawaiian Islands Land Trust been completed? If not, why?