

## WAI Committee

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**From:** David Goode <David.Goode@Ledcor.com>  
**Sent:** Wednesday, December 17, 2025 11:08 AM  
**To:** WAI Committee  
**Subject:** Testimony Bill 158 CD1  
**Attachments:** D. Goode Testimony Bill 158 CD1.pdf

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Aloha Keone, per the committee's request, here is my testimony I provided verbally at the meeting this morning.

Dave Goode

**Testimony for Bill 158 (2025)**  
**Honorable Tom Cook, Chair**  
**Water and Infrastructure Committee**  
**Maul County Council 200 South High Street**  
**Wailuku, Hawaii 96793**

**Dear Chair Cook:**

**SUBJECT: BILL 158 (2025), ON WATER CONSERVATION AND CONTROL OF WATER USE  
DURING WATER SHORTAGES**

**Comments on Bill 158 CD1 – David Goode, Upcountry resident and on behalf of Ledcor  
Maui**

- This is a good bill that is long overdue. Kudos to DWS for bringing it forward, and CM Cook for scheduling and discussing.
- There is still some work to do on the bill that I would suggest:
  - o Consider moving Shortages further down in the bill – start with the normal operating conditions, then state what happens with the various Shortages
  - o Consider adding a requirement for MF and Commercial properties to have their own water use monitoring devices for individual units/lessees. This is no different than DWS' Eye on Water app I personally use for our home, but for properties with multiple units. We installed these devices at our recently completed multifamily project, La'i Loa, and each owner has real time access to their in-unit use, and the HOA has access to all unit usage and outdoor uses. This drives a conservation mindset and delivers results. We will undoubtedly continue to use these monitoring systems in our future projects with or without this bill.
  - o Consider adding Single Family uses on lots greater than 0.5 acres to the requirements in subsections 120 and 130 to provide water-efficient landscapes and watering systems. These larger lots have the most irrigated area per person and can be some of the larger water users in the County on a per square foot basis. Consider adding smaller Ag lots as well.
  - o Not sure why the Title 18, Subdivisions, is being changed. In the application for a subdivision, the information required is very high level – not specific as in the case of landscape design, for example. Design of irrigation systems comes much

later in the building process, not when submitting a map showing proposed new property lines. This section should be deleted from the bill.

- o Definition of “water efficient” - xeriscaping with native and canoe plants...
- o In 020, when discussion compliance with various plans, add “as may be updated” so ordinance does not get stale as new plans are put forth.
- o In Shortages, 060A123 the percent reductions don’t specify what the baseline is – for example is it an average of the last 12 months prior?
- o Other items include defining what is “excessively” windy days in 090B.5 to stop spray irrigation.
- o In 070, what if Maui News goes to less than weekly? I believe the Planning Dept was recently in front of the planning commission with this exact issue. They stated the Star Advertiser has very low circulation in Maui.
- o In 150B, pool covers for existing pools are problematic to procure and use if the pool was not designed for these. Bill does not discern between new and existing pools.

## WAI Committee

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**From:** Casey Lamb <Casey.Lamb@ledcor.com>  
**Sent:** Wednesday, December 17, 2025 10:54 AM  
**To:** WAI Committee  
**Subject:** Testimony on Bill 158 (2025) - Water Conservation  
**Attachments:** Testimony for Bill 158 - Water Conservation - Lamb .pdf

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Aloha Committee,

Please see my testimony I spoke to today including some additional summary information about the intent of sustainable SITES certification.

Mahalo,

**Casey Lamb**

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**FORWARD. TOGETHER.**

**Testimony for Bill 158 (2025)**  
**Honorable Tom Cook, Chair**  
**Water and Infrastructure Committee**  
**Maul County Council 200 South High Street**  
**Wailuku, Hawaii 96793**

**Dear Chair Cook:**

**SUBJECT: BILL 158 (2025), ON WATER CONSERVATION AND CONTROL OF WATER USE  
DURING WATER SHORTAGES**

Aloha my name is Casey Lamb testifying on behalf of myself as a resident of Kula and my learnings in my role with Ledcor Maui as a community builder. I am in support of this water conservation bill. I wanted to give specific examples of what Director Stufflebean presented. We are designing our communities to ensure water conservation is inherent in design from the start rather than a retroactive thought. We are focusing on four aspects:

- 1) **LEED for homes** and;
- 2) **Sustainable SITES** and;
- 3) Designing landscaping with **majority of native and canoe plants** that are drought and salt tolerant and;
- 4) **Low Impact Development (LID)** techniques.

**1) LEED for Homes: LEED is the most recognized green building rating system and is the standard for environmentally-sound building and site design, construction, operations and maintenance. We are striving for LEED silver for all our homes.**

- A major requisite is to reduce total water consumption by 20%.
  - Based on our research, indoor water consumption can be reduced by more than 40% compared to the County average through low flow fixtures and energy star appliances.
  - Utilizing Smart water meters with leak detection inside the homes which can shut off leaks especially if people are not home.

**2) Sustainable SITES: Is a comprehensive rating system that focuses on the sustainable design, construction, and maintenance of landscapes. It provides a framework for creating healthy, resilient, and environmentally responsible**

**landscapes that integrate best practices in water, soil, vegetation, materials, and human well-being.**

- Examples include smart irrigation systems for landscaping such as SmartRain that monitor local evapotranspiration rates to prevent overwatering and detecting big leaks that are tracked by zone. In older systems, leaks are often not caught until the next water bill comes a month later. Smart systems conservatively save between 25-30%, some cases up to 37%. This is key to upgrade older properties and promote in new construction.
- In SITES, points are scored for water conservation focused on reducing outdoor water use, managing precipitation to promote groundwater recharge, designing functional stormwater features and restoring aquatic ecosystems.
- SITES also comes with educational and performance monitoring to ensure that the property continues functioning at a high level pursuing sustained water conservation.

**3) Landscaping: Majority native and canoe landscaping**

- We are designing our projects with majority of native and canoe landscaping that thrive in drier environments with drought and salt tolerance. This bill comes at a good time as we are challenging our landscape architects to ensure all plants we are considering can thrive during a three time per week water schedule. Also ensuring a great majority of plants can also endure stage 1 water shortage as well.
- Through our time touring Waikaloa Dryland Forest we have also learned many drought tolerant and native plants can function off little to no irrigation and we are also looking to incorporate areas of native plant restoration on our sites requiring no irrigation after being established.

**4) Low Impact Design (LID) Functions**

- Vegetated swales designed to convey and treat stormwater runoff through filtration and infiltration planted with native plants and groundcover that tolerate wet and dry conditions.
- Bioretention systems designed to collect stormwater, filter pollutants and infiltrate into the ground, otherwise known as rain gardens, reducing need for landscape irrigation once established.
- Minimizes need for buried stormwater pipes and creates a more natural functioning drainage systems.

There are synergies between SITES and LEED. They are complementary and can be used independently or in tandem. LEED applies to the project building and the site it is located on, and SITES applies to everything on the site except the building (with a few exceptions). I am including a link to Sustainable SITES for additional information:

<https://www.sustainablesites.org/certification-guide>

New properties should be challenged to incorporate water conservation measures up front so properties are designed to inherently function with conservation built into design and old properties should be challenged, where budgets allow, to upgrade inefficient infrastructure.

## SITES Talking Points

VCA Green

Ledcor, Wailea

10/22/25

SITES is a comprehensive rating system developed by the Green Building Certification Institute (GBCI) that focuses on the sustainable design, construction, and maintenance of landscapes. It provides a framework for creating healthy, resilient, and environmentally responsible landscapes that integrate best practices in water, soil, vegetation, materials, and human well-being.

In addition to LEED Certification, SITES provides a holistic approach to sustainability.

### *Resilience to Future Disasters*

- **Climate Adaptation:** SITES-certified projects integrate sustainable land practices that enhance resilience against extreme weather events, such as wildfires and storms. In Maui, where recent fires have impacted communities, designing open spaces that can absorb water, reduce heat, and provide firebreaks or natural barriers will improve the long-term sustainability and safety of the site.
- **Fire-Resistant Landscaping:** SITES encourages the use of fire-resistant plants, defensible space planning, and the selection of materials that reduce the spread of wildfires, making the development safer for residents while reducing risk to the surrounding ecosystem.

### *Environmental Restoration and Ecological Health*

- **Habitat Creation and Biodiversity:** In Maui's post-fire environment, promoting the restoration of native habitats and supporting biodiversity is key to ecological recovery. SITES encourages the use of native plants and the restoration of local ecosystems, which helps stabilize soil, protect against erosion, and foster local wildlife.
- **Soil and Water Management:** The certification focuses on improving soil health and stormwater management. By creating well-designed open spaces that reduce runoff and increase groundwater recharge, the project can help restore Maui's hydrological cycle, which may have been disrupted by the fires.

### *Energy and Resource Efficiency*

- **Reduced Urban Heat Island Effect:** SITES promotes green roofs, shade trees, and other cooling strategies, which can mitigate the urban heat island effect—a significant concern in Maui, especially after the fires. Open spaces designed with these features reduce energy consumption and improve comfort for residents by providing cool outdoor spaces.
- **Efficient Use of Resources:** The certification encourages sustainable resource management, such as water-efficient landscaping, reduced energy use, and sustainable building materials. These practices can reduce the overall environmental footprint of the project and lower operational costs for residents.

### *Health and Well-being for Residents*

- **Access to Nature:** Open spaces certified under SITES promote physical and mental health by creating environments that encourage outdoor activity, relaxation, and community interaction. This is especially important in post-disaster areas, where access to calming, restorative green spaces can significantly help with community healing and resilience.
- **Improved Air and Water Quality:** By incorporating features such as vegetation that filters air pollutants and provides clean stormwater runoff, the project will contribute to the overall health of the local environment, benefiting the community's quality of life.

### *Community Engagement and Social Equity*

- **Community Empowerment:** SITES certification encourages inclusive community engagement in the planning process. For a multifamily development in Maui, involving local residents and stakeholders in the design of open spaces can help ensure the space meets the needs of diverse community members, fostering a sense of belonging and ownership.
- **Equitable Access to Green Spaces:** By prioritizing public green spaces and recreational areas, SITES promotes equity in access to nature, which is essential for creating vibrant, inclusive communities, particularly in areas recovering from traumatic events like the fires.

### *Marketability and Investment Appeal*

- **Sustainable Branding:** Obtaining SITES certification is a recognized indicator of environmental leadership. For developers, this can increase marketability and

attract residents who prioritize sustainability. In post-disaster Maui, where rebuilding efforts are a focal point, promoting the project as a model of sustainable development can appeal to both environmentally conscious buyers and investors.

- **Increased Property Value:** Sustainable properties often have higher property values due to their energy efficiency, lower operating costs, and appeal to a growing segment of eco-conscious consumers.

#### *Cost Savings and Long-term Sustainability*

- **Operational Efficiency:** Through optimized stormwater management, reduced water and energy use, and lower maintenance requirements, a SITES-certified development can provide long-term cost savings for both the developer and future residents.
- **Stormwater and Energy Savings:** A well-designed open space that prioritizes water retention and energy-efficient landscaping can help mitigate potential flooding and reduce the overall energy demand of the site. This results in lower utility bills and less wear and tear on infrastructure.

#### *Alignment with Local and Global Sustainability Goals*

- **Local Resilience Goals:** SITES supports local governments' sustainability and climate adaptation goals, particularly for regions like Maui that are vulnerable to climate change. By pursuing SITES certification, the development aligns with the broader efforts to rebuild more sustainably after the fires and supports the island's resilience strategy. The Aloha+ Challenge aligns with SITES and LEED Certification and focuses on the "mauka to makai" ecosystem.
- **Global Impact:** SITES is recognized globally, and obtaining the certification helps the project contribute to global sustainability targets, including the UN Sustainable Development Goals (SDGs), such as climate action, life on land, and sustainable cities.