

RICHARD T. BISSEN, JR.
Mayor

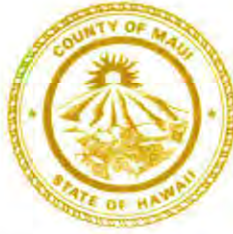
SHAYNE R. AGAWA, P.E.
Director

MICHAEL D. PETERSEN
Deputy Director

MICHAEL KEHANO, P.E.
Solid Waste Division

ERIC A. NAKAGAWA, P.E.
Wastewater Reclamation Division

CECILE POWELL
Environmental Protection &
Sustainability Division



**COUNTY OF MAUI
DEPARTMENT OF
ENVIRONMENTAL MANAGEMENT**

2145 KAOHU STREET, SUITE 102
WAILUKU, MAUI, HAWAII 96793

November 6, 2025

Honorable Richard T. Bissen, Jr.
Mayor, County of Maui
200 South High Street
Wailuku, HI 96793

APPROVED FOR TRANSMITTAL

Richard T. Bissen, Jr.
Mayor
11-6-25
Date

For Transmittal to:

Honorable Tamara Paltin, Chair
Disaster Recovery, International Affairs, and Planning Committee
200 South High Street
Wailuku, HI 96793

Dear Council Member Paltin,

**SUBJECT: PROPOSED BILL 163 (2025), BILL 164 (2025), AND BILL 165 (2025),
AMENDMENT TO MAUI ISLAND PLAN'S DIRECTED GROWTH MAP,
AMEND THE WAILUKU-KAHULUI COMMUNITY PLAN DESIGNATION,
AND CHANGE THE ZONING FOR 166.511 ACRES SITUATED AT
KAHULUI, HAWAII (HO'ONANI VILLAGE)
TMK (2) 3-8-006:004 (DRIP-19)**

This letter is in response to your October 23, 2025 request to review the subject project/documents and provide comments. Our review has concluded that:

1. The subject project being developed is approximately 166.5 acres of the former Puunene Sugar Mill property located west of Pulehu Rd. and north of Hansen Rd. in Kahului. The project includes a mix of multifamily residential units, industrial and commercial development. Per the information available the project will develop approximately 1,600 residential units, approximately 464,000 sf of industrial/commercial property with additional space for a possible 700± housing units. It is expected that the project will produce about 1.02 mgd (average daily flow) at final buildout.
2. The proposed project is outside of the current sewer service area. Given the scope of the project, the Wastewater Reclamation Division (WWRD) recommends that an onsite wastewater treatment plant be constructed to service the project
3. If the development intends to connect to the County wastewater system, there is currently not enough capacity within the existing sewer collection system nor wastewater treatment capacity at the Wailuku/Kahului Wastewater Reclamation Facility (WWRF) to

APPROVED FOR TRANSMITTAL

Mayor _____
Date _____

support the project. The project would need to wait until late 2029 or 2030 for the Central Maui WWRF to become operational or until WWRD is successful in increasing treatment capacity at the plant.

4. There may be wastewater treatment capacity at the Kahului WWTF for Phase I of the project depending on additional users between now and when Phase I obtains building permit approval. If the project's wastewater collection system proposes to tie-in to the County system on Pakaula St., further coordination with DEM/WWRD will be necessary.
 - a. Preliminary sewer service analysis comments assuming sewer tie-in at Pakaula St. (SMH KA02XB3950):
 - i. The project's wastewater will ultimately affect approx. 9,000 l.f. of existing sewer lines from the tie-in point to the Alamaha Pump Station, then to the Kahului Pump Station, and then to the Kahului WWRF.
 - ii. Upsizing of existing sewer collection lines and upgrades to the existing 2 pump stations mentioned before will be required. The actual improvements needed will require further detailed analysis and coordination with the development team and our WWRD.
 - iii. Based on the projected upgrades to the existing wastewater infrastructure, WWRD suggests that the developer perform a cost analysis to determine if an onsite WWRF would be more feasible.
 - b. Note that the Wailuku/Kahului Wastewater Reclamation Facility (WWRF) currently processes approximately 5.6 million gallons per day (mgd) of wastewater. To date the County has allocated about 7.5 mgd of the plants 7.9 mgd capacity.
5. Note that capacity cannot be guaranteed until building permits are issued. There is always a possibility that adequate capacity may not be available if construction is delayed, other projects are developed, or regulatory conditions change.

Thank you for the opportunity to provide you with information on this matter. Should you have any questions or concerns, please feel free to transmit them to the Department of Environmental Management via transmittal through the Office of the Mayor.

Sincerely,



Digitally signed by Shayne
R. Agawa, P.E., Director
Date: 2025.11.06
09:33:00 -10'00'

SHAYNE R. AGAWA, P.E.
Director of Environmental Management

xc: Wastewater Reclamation Division

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Director of Council Services
David M. Raatz, Jr., Esq.

Deputy Director of Council Services
Richelle K. Kawasaki, Esq.

COUNTY COUNCIL
COUNTY OF MAUI
200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793
www.MauiCounty.us

October 23, 2025

Mr. Shayne Agawa, Director
Department of Environmental Management
County of Maui
Wailuku, Hawaii 96793

Dear Mr. Agawa:

SUBJECT: BILL 163 (2025), BILL 164 (2025), AND BILL 165 (2025), TO AMEND THE MAUI ISLAND PLAN'S DIRECTED GROWTH MAP C5 (PULEHU ROAD), AMEND THE WAILUKU-KAHULUI COMMUNITY PLAN DESIGNATION, AND CHANGE THE ZONING FOR 166.511 ACRES SITUATED AT KAHULUI, HAWAII (HO'ONANI VILLAGE) (DRIP-19)

The Council's Disaster Recovery, International Affairs, and Planning Committee intends to consider Bills 163, 164, and 165 (2025) on land-use entitlements for the proposed Ho'onani Village Mixed Use Development project at its meeting of November 5, 2025, at 3:00 p.m.

By County Communication 192-25, dated September 29, 2025, the Planning Director indicated that the Maui Planning Commission cannot provide the Council a recommendation within the 120-day period under Charter Section 8-8.6(2), Revised Charter of the County of Maui (1983), as amended.

May I please request the following:

1. To the extent feasible given the shortness of time, please review and provide your Department's comments on the project and attached proposed bills, including any anticipated impacts as a result of the proposal.

Mr. Shayne Agawa
October 23, 2025
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2. Please be prepared to comment on the project at the November 5th Committee meeting.

For more information on the project, please see the following link:
https://files.hawaii.gov/dbedt/erp/Doc_Library/2025-03-08-MA-EISPN-Hoonani-Village.pdf

May I further request you transmit your response to drip.committee@mauicounty.us by **noon on November 4, 2025**. To ensure efficient processing, please include the Committee item number in the subject line.

Should you have any questions, please contact me or the Committee Staff (Jarret Pascual at ext. 7141, or Yvette Bouthillier at ext. 7758).

Sincerely,



TAMARA PALTIN, Chair
Disaster Recovery, International Affairs,
and Planning Committee

drip:ltr:019aem01:jpp

Attachments

cc: Mayor Richard T. Bissen, Jr.

DRIP Committee

From: Michelle L. Santos <Michelle.Santos@co.maui.hi.us>
Sent: Thursday, November 6, 2025 3:09 PM
To: DRIP Committee
Cc: Environmental Mgmt; Cynthia E. Sasada; Didi A. Hamai; Erin A. Wade; Josiah K. Nishita; Kelii P. Nahooikaika
Subject: MT#11301 Proposed Bill 163, 164, 165
Attachments: MT#11301-DRIP Committee.pdf