


County Clerk

RECEIVED

From: Noel Shaw <noelkshaw@gmail.com>
Sent: Monday, December 9, 2024 6:59 AM
To: County Clerk
Subject: OPPOSE BILL 171 & 172

2024 DEC -9 AM 8:32

CLERK OF THE
COUNTY CLERK

 You don't often get email from noelkshaw@gmail.com. [Learn why this is important](#)

Aloha,

I am writing in opposition of Bill 171 & 172. 700 affordable homes is not the same as the 288 that are now slated to be developed. These major short comings on promised projects create a complete different agreement that has not been consented on by the people. Further the council members who are steam rolling this project forward while others are put to the back banner even though they'll have a more viable promises to ensuring the wellness of the people demonstrates how council members are shifting to prioritizing the profits of some over the essential needs of the people.

Maui doesn't not exist in a space where these forms of private gains can trump the needs of the people any longer. Lahaina demonstrated how policies and decision in alignment with that rhetoric can be extremely damaging, even leading to death.

The county has a duty to ensure the people of Maui have what they need to make life continue to be viable there and have a right to participate in the decision making process.

Do better and oppose these bills.

Noel Shaw

Noel Kaleikalaunuoka'oia'i'o Shaw

619-261-5894

County Clerk

From: Jamie Klunder <jamieklunder5676@gmail.com>
Sent: Sunday, December 8, 2024 8:20 PM
To: County Clerk
Subject: Testimony - Bill 171 & 172

7074 DEC -9 AM 8:32

7074 DEC -9 AM 8:32

US MAIL You don't often get email from jamieklunder5676@gmail.com. [Learn why this is important](#)

Aloha Maui County,

This is testimony of Jamie Klunder (24, female) and Jakob Oponui (26, male), we live in Lahaina, Maui.

We firmly oppose bills 171 and 172. The preferential processing benefiting luxury development projects (such as Wailea 670) is nothing short of intentional negligence towards the natives and local residents of Maui.

Wailea 670 initially proposed 700 affordable homes and now only promises 288... This reduction in affordable homes for locals - regardless of whatever the developer's reasons may be - is deceitful to Maui County and its people, as well as insulting/"a spit in the face" to the residents in need of affordable housing.

Only last year, the state announced that 30-40% of Hawaiians had to move out of Hawai'i due to high living costs. We all know there is a desperate need for affordable HOMES - not just apartments. Plus the developers haven't yet sent an engineering report to the DOH - so why is there a rushed, special meeting on 12/23.

What will it take for the County of Maui to prioritize its own peoples wellbeing and needs? Lahaina already burnt down and still, bills that would provide clarification of what can be built and guidance for families, who lose their homes, have yet to receive the degree of priority that is shown to luxury projects.

Has the county not learned from Lahaina? The constant mismanagement of water resources (diverting water to plantations and then to resorts) and placing strict "drought regulations" on local, Lahaina homes caused local neighborhoods to dry out and eventually fall prey to 2023's wildfire. For over 100 years, people in power approved diversions that "seemed fine at the time," but look what years of unsustainably-based decisions lead into.

Just because something is "legal," doesn't make it right. Slavery was legal once, the Holocaust was legal at its time; and while Wailea 670 is no genocide, prioritization of such bills only snowballs into what one day may be a catalyst for something terrible.

The fact that bills 171 and 172 are even receiving prioritization (a special meeting two days before Christmas) leads to questions regarding chairs members' integrity and loyalty to the residents/locals of Maui. This is not a precedent that should be allowed to perpetuate.

Sincerely,
Jamie Klunder & Jakob Oponui
Lahaina, Maui

County Clerk

From: Sue Alana <ynilady@yahoo.com>
Sent: Sunday, December 8, 2024 5:33 PM
To: County Clerk
Subject: Testimony on bills 171, 172 and the Luxury Development

2024 DEC -8 AM 8:32

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I am testifying against bills 171 and 172. Also have you know conscience? How shameful of you guys helping selfish developers like that trying build luxury condos after the fires. The only reason it was approved was because of the 700 affordable units that they promised and now they got it down to 500, and the developers are still trying to get out of it. The world is watching you guys. It is no longer business as usual helping the developers and not caring about the people. Everyone can see what you guys are doing soooooo shameful. If that's what you got this job for, then it's time to change jobs.


Mahalo,
Sue Alana
808-551-1656

County Clerk

From: +18082279767@tmomail.net
Sent: Sunday, December 8, 2024 5:01 PM
To: County Clerk
Attachments: text_0.txt

2024 DEC -7 PM 8:32

CLERK OF THE
COUNTY CLERK

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Opposing bill 171 & 172

T-Mobile

This message was sent to you by a T-Mobile wireless phone.

County Clerk

From: Kimberly Kekina <kimkekina65@icloud.com>
Sent: Sunday, December 8, 2024 4:57 PM
To: County Clerk
Subject: Bill 171 &172

2024 DEC -8 AM 8:32

[You don't often get email from kimkekina65@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Sent from my iPhone. Opposing Bills broken promises

County Clerk

From: Kimberly Kekina <kimkekina65@icloud.com>
Sent: Sunday, December 8, 2024 4:50 PM
To: County Clerk
Subject: Bill 171 &172

2024 DEC -9 AM 8:32

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CLERK OF SUPERIOR COURT
JAN 13 2025

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Sent from my iPhone. I 'm opposing this Bill due to broken promises .

County Clerk

From: Hawaiian Supaman <hawaiiansupaman@live.com>
Sent: Sunday, December 8, 2024 3:04 PM
To: County Clerk
Subject: #Wailea 670 Luxury Development. Please OPPOSE BILLS 171 & 172

2024 DEC -7 AM 8:33

2024 DEC -7 AM 8:33

You don't often get email from hawaiiansupaman@live.com. [Learn why this is important](#)

Aloha,

Please oppose Bills 171 and 172.

Enough already.

Thank you.

Paul Hanada

Kula Resident for 73 years.

County Clerk

From: David K Shizuma <kawikasmal@gmail.com>
Sent: Sunday, December 8, 2024 1:23 PM
To: County Clerk
Subject: Testimony for Bills 171 & 172

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2024 DEC -9 AM 8:33

OFFICE OF THE
COUNTY CLERK

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Aloha,

My name is Keoni Shizuma and I stand in opposition to Bills 171 and 172 for the following reasons:

- 1.
- 2.
3. It sets a very negative precedent for the county for future developments.
- 4.
- 5.
6. There is no real reason to have agreements in the future if these bills are passed,
7. as developers will not need to fulfill their obligations, as they are not required to in this situation.
- 8.
- 9.
10. The county will be also be seen as unreliable to its residents, as the county
11. can initially represent their residents, yet later turn on them, with no repercussions. The county will be perceived as "all mouth," "all talk," and "no walk."
- 12.
- 13.
- 14.
- 15.
- 16.
- 17.
18. Bad optics for the county
- 19.
20. As mentioned above, the county will be seen as undependable and favoring of businesses
21. over residents. It will look as if the county wants to replace its middle class residents with high-end luxury transplants from the continent. Whether this is true not is relevant, from the resident's perspective, this is how it will look.
- 22.
23. As this looks like business profits are being put ahead of people, the negative
24. perspective of government will grow ever stronger in the minds of the people of Hawaii. This is another example of why government can't be trusted, because they can't follow-through on their promises.

- 25.
- 26.
- 27.
- 28.
- 29.
30. Decreasing the amount of affordable homes will NOT help the economy or the people of
31. Maui.
- 32.
33. The increased sale of luxury homes will only help the developer. If this developer
34. can't make this project "pencil-out," then this developer should not be doing the project. If you're thinking that a development project will help stimulate the economy, then do the right development project, the one that was originally agreed to with 700
35. affordable homes. If it's not the right project, another development project will stimulate the economy just as much. While it may take time to find another developer who can truly make a project that's beneficial to the people, it will be worth it as this
36. project will not benefit the people.
- 37.
38. This project, if these bills are passed, will only benefit the developer. To
39. benefit the people of Maui, which is what the Maui Council should be doing, the Maui Council should hold this developer accountable to build the original amount of affordable homes promised, or find another developer for a project that will benefit the people
40. of Maui. Doing a project that doesn't benefit the people of Maui, but benefits the developer, which is what these bills will do, is unacceptable and should NOT be happening. Not after the fire, not ever.
- 41.

I hope the Councilmembers of Maui County do the right thing, and NOT pass Bills 171 and 172. Do the right thing, for the benefit of the people of Maui.

Mahalo for your time and consideration,
Keoni Shizuma

County Clerk

From: Caitlin Maratea <caityb02@yahoo.com>
Sent: Saturday, December 7, 2024 9:48 PM
To: County Clerk
Subject: Testimony Bill 171 (2024) Regarding Wailea 670

2024 DEC -7 AM 8:33

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Aloha,

My name is Caitlin Maratea and I am submitting written testimony in strong opposition to Bill 171 (2024) with regard to Wailea 670. While I am delighted that there will be no addition of a completely unnecessary golf course, I am APALLED to learn that there has even been a suggestion to decrease the 450 affordable units once promised by the developer.

Even more infuriating is watching five incumbent county council members vote in favor of reducing the number of affordable units. You know who you are and so do your constituents.

Affordable housing, especially in the wake of the fires, should be the top priority of every single member of this council. I am disgusted that this luxury development is being rammed down the community's throat while our elected officials pay lip service pre-election, and stab us in the back before they are even sworn into their next term. Shame on you!! Maui deserves better and you all know it. DO BETTER and demand that luxury developers give back to this beautiful finite land and community if they want to do business here.

Leading up to the election I heard these five county council candidates talk about supporting affordable housing while finding a *balance*. The balance is so far swung in the favor of developers that even a wildfire and mass exodus from Maui isn't enough to make our elected officials do the right thing. You have one furious fire survivor constituent in Lahaina who wishes she could be there in person on December 13th to tell you to your faces what a disappointment you are.

Mahalo for your consideration,
Caitlin Maratea

County Clerk

From: Keōmai <keomaieaton@gmail.com>
Sent: Monday, December 9, 2024 9:21 AM
To: County Clerk
Cc: HLU Committee
Subject: Wailea 670 project testimony

2024 DEC -9 AM 9:37

Some people who received this message don't often get email from keomaieaton@gmail.com. [Learn why this is important](#)

Aloha Council Members,

I'll come right out and say it: I strongly oppose the Wailea 670 project. If you've already dismissed my testimony as just another voice in the chorus of opposition, then you're proving exactly why so many in our community feel unheard.

Time and again, we, the people of Maui, show up. We testify, we voice our concerns, and we call out the harm these projects will bring to our island. And time and again, our words seem to fall on deaf ears. In fact, I've heard it directly from you, Tasha Kama: "Community testimonies don't matter because they all say the same thing."

But if we're all saying the same thing, shouldn't that tell you something? Shouldn't that confirm that this project is deeply flawed and will not benefit the local community? We know this project won't address Maui's housing crisis. We know it won't help the families who are struggling to stay in their homeland. Instead, it perpetuates the cycle of foreign investors and luxury developments pricing us out of the place we've called home for generations.

Let me tell you about myself. I am a Native Hawaiian, born and raised on Maui. I did everything "right." I graduated from a private school, earned my bachelor's degree from a great university on the continent, and went on to attain a master's degree. I worked hard, juggling scholarships and student loans to cover my education. I've held two jobs most of my life. Today, I have a successful career in higher education and another competitive job in the tourism industry.

Yes, tourism—the very industry that we're told is "supporting" our economy. But I don't feel supported. Despite all my planning, hard work, and sacrifice,

my husband and I, now in our late 30s, cannot afford to buy a home on the island I grew up on. That is heartbreaking.

So, when I see projects like Wailea 670—with its \$3 million luxury homes and broken promises of affordable housing—I have to ask: Who are these homes for? They're not for me. They're not for the thousands of Maui residents who work hard every day and still struggle to make ends meet.

This project isn't a solution to Maui's housing crisis; it's a betrayal of everything our island stands for. If you approve it, you're sending a clear message to the people of Maui: that developers and out-of-state investors matter more than we do.

Stand with us. Reject the Wailea 670 project.

Mahalo,
Keomailani Yamane

From: Sara Bill <saralbill@gmail.com>
Sent: Monday, December 9, 2024 12:06 PM
To: County Clerk
Subject: Opposition to Bill 171 & 172

2024 DEC -9 PM 1:04

OFFICE OF THE
COUNTY CLERK

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Aloha,

I am writing to voice my strong opposition to Wailea 670 and the massive project in final approval stages for Wailea. I am a Lahaina fire survivor who has been displaced Upcountry. We will not be able to return back to Lahaina until Q2 2026 when our townhome is scheduled to be rebuilt. The permitting process has been extremely slow and arduous, whereas we were promised that the recovery for our community would be top of the priority list. It certainly has not felt that way.

Additionally, I work in Wailea and battle traffic daily coming in and out of Wailea. I am extremely concerned of the impact that this development will have on not only the infrastructure of our community, but the speed in which this is getting pushed through for approval. This development is so clearly NOT for the people of Maui, but for big developers, investors and construction companies. If the desire is to build, then it needs to be building projects that serve the PEOPLE OF MAUI.

The Wailea area only has one way in and one way out. As someone who will forever be traumatized by what happened on August 8th, I cannot believe that the County is even considering building more housing without having an alternative route out of Wailea. This should be the bare minimum of requirements before building anything more to an area that dead ends into Makena. It is irresponsible and frankly, unacceptable.

Please, listen to the people of Maui, your constituents - not the investors. Not the builders. Not the big money. This is NOT what the people want for our community and shame on anyone that thinks it is.

Mahalo for your consideration of our testimony and I truly hope you do the right thing.

Sara Bill & Kaliko Leialoha-Dutro

County Clerk

From: casey-lee Flood <noreply@adv.actionnetwork.org>
Sent: Sunday, December 8, 2024 11:17 AM
To: HLU Committee
Subject: Opposition to Bill 171

2024 DEC 10 AM 8:31

OFFICE OF THE
COUNTY CLERK

Housing Land Use Committee,

Aloha Chair and Members of the Maui County Council,

I strongly oppose Bill 171, which seeks to remove language requiring Honua'ula Partners to provide 700 affordable homes within the project district. Allowing this change sets a dangerous precedent for developers across our island, particularly as we face severe housing shortages and thousands of displaced residents in Lahaina are still struggling without long-term housing.

When this project was approved in 2008, the developer committed to building 700 affordable homes—50% of the total units. This commitment was a deciding factor in its approval and was clearly incorporated into the Project District Ordinance. The current effort to remove the language requiring 450 affordable units on-site is nothing more than an attempt to backtrack on these promises for the sake of increased profits.

Developers have already benefited from zoning changes that significantly increased their property value, and now they seek to further reduce their affordable housing obligations while our community continues to suffer. This is unacceptable. Approving this amendment would send the message that developers can make grand promises to gain approval, only to renege on them later, leaving our residents to pay the price.

The Council must hold Honua'ula Partners accountable to their original commitment of 700 affordable homes. Upholding these requirements is not just about this project—it is about protecting the integrity of our housing policies and ensuring future developments meet the needs of Maui's people, not just developers' profits.

Please vote against Bill 171 to ensure developers honor their commitments and prioritize the needs of our community.

Mahalo for your time and consideration

casey-lee Flood

csmith320@gmail.com

643 kauhikoa road

Haiku, Hawaii 96708

County Clerk

From: Ronnie Inagaki <noreply@adv.actionnetwork.org>
Sent: Sunday, December 8, 2024 1:31 PM
To: HLU Committee
Subject: Opposition to Bill 171

MAUI COUNTY
2024 DEC 10 AM 8:31

OFFICE OF THE
COUNTY CLERK

Housing Land Use Committee,

Aloha Chair and Members of the Maui County Council,

I am writing to oppose Bill 171, which would remove the requirement for Honua'ula Partners (Wailea670) to build 700 affordable homes in their project district. This change would weaken the promises made in 2008 and set a bad example for future developments on Maui.

The developers may try to distract you by pointing to unrelated things like changing the golf course language, supporting a new police station, or offering \$5 million to a non-profit. But these efforts don't change the fact that they are trying to avoid their responsibility to build affordable homes.

The \$5 million donation is not as generous as it seems—it's part of a land conservation agreement they're required to follow due to a lawsuit. And offering to build 50 more affordable homes with taxpayer money for traffic improvements shows they're shifting their responsibility onto the public.

When the developers say the number of affordable homes should be lowered to 230-288, they are ignoring the fact that the 2008 agreement called for 700 affordable homes. The changes to the Workforce Housing Ordinance do not change their original commitment. Removing the requirement for 450 affordable units would allow the developers to replace affordable homes with high-priced market-rate homes, increasing their profits while Maui families continue to struggle for affordable housing.

Please vote against Bill 171 and ensure the developers are held to their original promise. This is about protecting affordable housing for our community and making sure future developers keep their commitments.

Mahalo for your time and consideration.

Ronnie Inagaki
rinagaki69@gmail.com
41-238 Huli Street
Waimanalo, Hawaii 96795

County Clerk

From: Keōmai <keomaieaton@gmail.com>
Sent: Monday, December 9, 2024 9:21 AM
To: County Clerk
Cc: HLU Committee
Subject: Wailea 670 project testimony

2024 DEC 10 AM 8:31

2024 DEC 10 AM 8:31
COUNTY CLERK

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Aloha Council Members,

I'll come right out and say it: I strongly oppose the Wailea 670 project. If you've already dismissed my testimony as just another voice in the chorus of opposition, then you're proving exactly why so many in our community feel unheard.

Time and again, we, the people of Maui, show up. We testify, we voice our concerns, and we call out the harm these projects will bring to our island. And time and again, our words seem to fall on deaf ears. In fact, I've heard it directly from you, Tasha Kama: "Community testimonies don't matter because they all say the same thing."

But if we're all saying the same thing, shouldn't that tell you something? Shouldn't that confirm that this project is deeply flawed and will not benefit the local community? We know this project won't address Maui's housing crisis. We know it won't help the families who are struggling to stay in their homeland. Instead, it perpetuates the cycle of foreign investors and luxury developments pricing us out of the place we've called home for generations.

Let me tell you about myself. I am a Native Hawaiian, born and raised on Maui. I did everything "right." I graduated from a private school, earned my bachelor's degree from a great university on the continent, and went on to attain a master's degree. I worked hard, juggling scholarships and student loans to cover my education. I've held two jobs most of my life. Today, I have a successful career in higher education and another competitive job in the tourism industry.

Yes, tourism—the very industry that we're told is "supporting" our economy. But I don't feel supported. Despite all my planning, hard work, and sacrifice,

my husband and I, now in our late 30s, cannot afford to buy a home on the island I grew up on. That is heartbreaking.

So, when I see projects like Wailea 670—with its \$3 million luxury homes and broken promises of affordable housing—I have to ask: Who are these homes for? They're not for me. They're not for the thousands of Maui residents who work hard every day and still struggle to make ends meet.

This project isn't a solution to Maui's housing crisis; it's a betrayal of everything our island stands for. If you approve it, you're sending a clear message to the people of Maui: that developers and out-of-state investors matter more than we do.

Stand with us. Reject the Wailea 670 project.

Mahalo,
Keomailani Yamane

County Clerk

From: Keōmai <keomaieaton@gmail.com>
Sent: Sunday, December 8, 2024 12:07 AM
To: HLU Committee
Subject: Wailea 670/Honua'ula project testimony

2024 DEC 14 AM 8:31

MAUI COUNTY CLERK
COUNTY CLERK

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To: Maui County Council HLU Committee
From: Keomailani Eaton

Aloha Council Members,

I am writing as a lifelong Maui resident and Native Hawaiian who is deeply concerned about the future of our island, our people, and our shared responsibility to address Maui's housing crisis. The Wailea 670/Honua'ula project, as it stands, has become yet another case study in how developers exploit community trust and political leniency to maximize profits at the expense of our residents.

In 2008, the promises made by Partners were the key reasons this project narrowly gained approval. These promises included:

- Building 700 affordable housing units alongside 700 market-rate homes (50% affordable).
- Ensuring that 450 affordable units were within the project itself.
- Widening Pi'ilani Highway to four lanes before any homes were built.
- Contributing \$5 million for public parks upon stage 2 approval (granted in 2022).
- Upholding historic preservation and habitat conservation safeguards.

Now, Bills 171 and 172 seek to gut these commitments, with devastating consequences for the people of Maui. If these amendments are approved:

- The requirement for 450 affordable homes within the project will be removed.
- The total number of affordable homes will drop to just 288 units, while 862 luxury homes are built.

-

The widening of Pi'ilani Highway will be delayed indefinitely and potentially shifted to the Department of Transportation, which currently has no plans to widen the highway.

-

The \$5 million pledge for County Park improvements—already two years overdue—will be scrapped and replaced with a vague promise to donate land and funds to a non-profit for a “cultural/educational/community center.”

These changes are not only unacceptable but also deeply harmful. They prioritize luxury housing developments that cater to out-of-state investors, while displacing local families. According to the UHERO Housing Factbook, 50% of homes in South Maui are owned by out-of-state residents. If these amendments are approved, every “market-rate” home built will likely sell for \$3 million or more, ensuring they are inaccessible to Maui’s working families.

The developers argue that these amendments are necessary for profitability, but if that is the case, why did they promise 700 affordable homes in the first place? Let us not forget that Maui has successfully built developments with 50% affordable housing, and even 100% affordable housing. Honua‘ula Partners’ claims of financial hardship are a poor excuse for breaking their word.

If the Council approves these amendments, you will be taking away 162 affordable homes and giving the developer \$162 million in additional profit—all while leaving our community with inadequate infrastructure and broken promises. This would set a dangerous precedent, signaling to other developers that Maui County lacks the political will to hold them accountable.

This is not just about Wailea 670—it’s about the future of our island. Will we continue to cater to the ultra-wealthy while driving away the very people who make Maui home? Or will we stand firm and demand that developers honor their commitments?

I urge you to reject Bills 171 and 172. These amendments are an affront to the people of Maui, who trusted you to protect their interests. Please hold Honua‘ula Partners accountable and ensure that this project delivers the affordable housing and infrastructure that were promised.

Mahalo nui loa for your time, attention, and commitment to the people of Maui.

Me Ke Aloha,

Keōmailani Yamane


County Clerk

From: Deva Chappell <lotuslamp@gmail.com>
Sent: Monday, December 9, 2024 11:44 PM
To: County Clerk
Subject: Bill 171, CD1 (2024), and Bill 172, CD1 (2024)

2024 DEC 10 AM 7:42

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2024 DEC 10 AM 7:42

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ALOHA,

I am writing to urge council members to prioritize the community's needs and reject policies driven by big money interests.

Bill 171, CD1 (2024), and Bill 172, CD1 (2024)

Thank you!

Dale Ann Chappell



Maui resident 42 yrs

County Clerk

From: Michelei Kahae <micheleik@yahoo.com>
Sent: Monday, December 9, 2024 9:51 PM
To: County Clerk
Subject: I OPPOSE Bill 171 and 172

7:42 AM 12/9/2024

MAUI COUNTY
CLERK'S OFFICE

I oppose bills 171 and 172. Maui needs affordable homes! Wailea 670 developers need to keep the number of affordable homes at 450.

Mahalo, Michelei Tancayo

Sent from my iPhone

County Clerk

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From: Maria Bews <mariabews@hotmail.com>
Sent: Wednesday, December 11, 2024 3:01 PM
To: County Clerk
Subject: Oppose Bills 171 & 172

2024 DEC 11 PM 3:12

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COUNTY CLERK

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To whom it may concern,

I am writing to oppose bills 171 and 172 (Makena Mauka). I live in Kihei near Wailea and we have been put on a water moratorium since September 2024, when the county declared a stage 1 water shortage for the Central and South Maui areas. We have been limited to irrigating our plants 2 days per week, avoiding washing our vehicles all together, and repairing leaks within 5 days. My main concern, and I think many people's concern, is where these proposed housing units are going to source their water from. The area in which the developers are planning on building the housing and the **18 hole golf course and other recreational amenities** is in South Maui.

There are already plenty of golf courses in the Central and South Maui area such as:

Makena Golf and Beach Club which is situated on a 1,800 acre property

Maui Nui Golf Club on a 400 acre property

Wailea Golf club on a 12 acre property

Wailea Golf vistas 14 acre property.

According to www.USGA.org, golf course grass in hot climates need "6 acre-feet of water per acre per year" meaning that the acreage (2,226) listed above would need approximately 13,356 feet of water per year or **99,900 gallons of water per year**. This seems like a lot of water in my opinion just for a big lawn. Not only is there a lot of golf course grass that needs to be watered in the area, but there are also hundreds of pools, fountains, and water features in Central and South Maui belonging to hotels and condos. This seems to me like a huge mismanagement of a precious resource that is continuing to dwindle as time goes on.

I do not see how building these homes and an additional golf course on a 1,041 acre parcel of land that is guaranteed to use thousands of gallons of water per year (that we do not have readily available) is feasible. It greatly concerns me that Maui will no longer be in a stage 1 water shortage, but in a drought, in the coming years. I think our focus should be on conserving water, and not developing South Maui any further at this point.

My daughter wrote this and I am resending because it is how I feel too. These houses are going to be luxury homes with a small portion being "affordable". The local working class needs homes, we do not need more homes that we cannot afford that will be empty for most of the year.

- Maria Bews

County Clerk

RECEIVED

From: Sofia Bews <sofiabews@gmail.com>
Sent: Wednesday, December 11, 2024 2:43 PM
To: County Clerk
Subject: OPPOSE BILL 171 & 172

2024 DEC 11 PM 2:50

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To whom it may concern,

I am writing to oppose bills 171 and 172 (Makena Mauka). I live in Kihei near Wailea and we have been put on a water moratorium since September 2024, when the county declared a stage 1 water shortage for the Central and South Maui areas. We have been limited to irrigating our plants 2 days per week, avoiding washing our vehicles all together, and repairing leaks within 5 days. My main concern, and I think many people's concern, is where these proposed housing units are going to source their water from. The area in which the developers are planning on building the housing and the **18 hole golf course and other recreational amenities** is in South Maui.

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Makena Golf and Beach Club which is situated on a 1,800 acre property

Maui Nui Golf Club on a 400 acre property

Wailea Golf club on a 12 acre property

Wailea Golf vistas 14 acre property.

According to www.USGA.org, golf course grass in hot climates need "6 acre-feet of water per acre per year" meaning that the acreage (2,226) listed above would need approximately 13,356 feet of water per year or **99,900 gallons of water per year**. This seems like a lot of water in my opinion just for a big lawn. Not only is there a lot of golf course grass that needs to be watered in the area, but there are also hundreds of pools, fountains, and water features in Central and South Maui belonging to hotels and condos. This seems to me like a huge mismanagement of a precious resource that is continuing to dwindle as time goes on.

I do not see how building these homes and an additional golf course on a 1,041 acre parcel of land that is guaranteed to use thousands of gallons of water per year (that we do not have readily available) is feasible. It greatly concerns me that Maui will no longer be in a stage 1 water shortage, but in a drought, in the coming years. I think our focus should be on conserving water, and not developing South Maui any further at this point.

Thank you for taking the time to read my testimony,

Sofia Bews

County Clerk


From: Maui_County Council_mailbox
Sent: Wednesday, December 11, 2024 11:17 AM
To: HLU Committee; County Clerk
Cc: lfeiteir@hawaii.edu
Subject: FW: Testimony re: Bill 171, CD1 (2024), and Bill 172, CD1 (2024)

Aloha Housing and Land Use Committee and County Clerk,

Forwarding the below email from the county.council@mauicounty.us inbox.

Thank you.

From: Lori Feiteira <lfeiteir@hawaii.edu>
Sent: Wednesday, December 11, 2024 9:57 AM
To: Maui_County Council_mailbox <county.council@mauicounty.us>
Subject: Testimony re: Bill 171, CD1 (2024), and Bill 172, CD1 (2024)

 You don't often get email from lfeiteir@hawaii.edu. [Learn why this is important](#)
Testimony re: Bill 171, CD1 (2024), and Bill 172, CD1 (2024)

To the Maui County Council:

As a lifelong Maui resident and part Native Hawaiian, I am urging the council members to prioritize the community's needs and reject policies driven by big money interests.

You were all elected to serve the people of Maui and not offshore developers. Shame on you! I am concerned, angry and fearful about apparent corruption, prioritization of luxury developments, and broken affordable housing agreements. These policies, driven by large corporate donations, continue to price out many Hawaiian families and residents who have lived here for generations. This year, only 1 in 5 households in Hawaii could afford a single family home and on Maui the price of a single family home is over \$1,000,000. Ridiculous!!

You continue to prioritize tourism over the people of Maui, especially those who cannot afford housing. You continue to let the people of Lahaina suffer while you placate real estate and big money forcing many to sell out.

Why must it be so difficult to serve the people who voted you into your offices? Stop selling out Hawaii, Maui. Be pono and do what is right!

Instead here are some solutions:

- Cracking down on illegally occupied vacation rentals
- Reforming the Hawaiian Homes Commission Act
- Engaging with grassroots organizations that are working to address homelessness

- Acknowledging the historical trauma of colonization
- Prioritizing the needs of Native Hawaiian communities

Sincerely,
Lori Feiteira

County Clerk

From: Hawaiian Supaman <hawaiiansupaman@live.com>
Sent: Wednesday, December 11, 2024 10:20 AM
To: Alice L. Lee
Cc: County Clerk; Maui County Planning
Subject: Re: Bills 171 and 172 - Honua`ula

2024 DEC 11 AM 10:25

Aloha Chair Lee,

Thank you for your response. I can understand the desire to fund the economy by providing new luxury development projects.

The cost of a single-family home on Maui is no longer affordable for local single-family residents. The only way local families can afford to live in a single-family home is to have multiple families including generational families under one roof. They have to pool their resources.

Creating more luxury homes will not solve this issue no matter how many jobs and tax revenue it creates.

One suggestion is to exempt property taxes for local residents and transfer the burden on luxury home owners.

Another is to provide interest-free loans and home insurance to new buyers. The high price of homes is exacerbated by the interest charged by loan companies.

Thank you,

Paul Hanada
Kula

From: Alice L. Lee <Alice.Lee@mauicounty.us>
Sent: Tuesday, December 10, 2024 11:08 AM
To: hawaiiansupaman@live.com <hawaiiansupaman@live.com>
Subject: Bills 171 and 172 - Honua`ula

Aloha Mr. Hanada,

Thank you for your email regarding the bills to amend the Honua`ula project. I'd like to share my perspective.

This project has been in process for 16 years. New laws and circumstances have required the applicant to make numerous adjustments to their application as a result. The extraordinary length of processing time has added considerable expense to this project which will be borne by the market units. The market units will also subsidize the affordable units, pay for its own water source and operation, pay for the maintenance of a large cultural preservation area, pay for the widening of Pi'ilani Highway and many other infrastructure improvements that will benefit the community as well as the project.

This project will generate hundreds of jobs and millions in tax revenues, some of which will be used for infrastructure improvements in Lahaina and in other parts of the County. The workforce housing in this project will allow people to live where they work, and the project will use R1 water for irrigation, thus conserving potable water.

This Council continues to prioritize the needs of the residents of Lahaina. As the legislative body for the County, we are tasked with adopting the budget and establishing policy – we do not issue permits or implement policies, ordinances, or capital improvement projects. We have expedited every request for funding for Lahaina, provided extensive tax relief to

home and business owners, provided additional support for a wide range of funding needs from infrastructure repairs and improvements to tax relief for childcare providers.

This Council has approved a number of stand-alone affordable housing projects since 2019 that will produce several thousand units when completed. These types of projects are heavily subsidized by government funds and therefore do not have the capacity to provide or pay for substantive community improvements.

Affordable workforce housing units are taxed substantially less than other tax categories. Vacation rentals, timeshares, hotels and high-end market homes pay the highest taxes. These categories pay for over half of the County's entire operating budget.

As policy makers, it is essential that we approach decision-making in the most balanced way possible which unfortunately is not always the popular way. Besides the facts, the law, pertinent circumstances, community input, input from County and State departments and other relevant resources, we have to consider many other ongoing matters like pending lawsuits, whether or not we will receive the federal funding we hoped to receive under the Biden Administration, how to deal with the 700-plus staffing vacancies throughout the County and still maintain operations and customer service, among other issues. These decisions can be much more complex than what meets the eye.

Because of that, all comments are needed and appreciated. Thank you for sharing yours.


Chair Lee

County Clerk

From: Amber C. <ambercoontz@gmail.com>
Sent: Tuesday, December 10, 2024 9:08 PM
To: County Clerk
Subject: OPPOSE: Bill 171 and Bill 172

2024 DEC 11 PM 9:10

AMBER COONTZ
10/10/2024

 You don't often get email from ambercoontz@gmail.com. [Learn why this is important](#)
Aloha County Council,

I strongly oppose Bill 171 and Bill 172.

I'm a full-time Maui resident and elementary school teacher. I was displaced by the Lahaina fire when my long-term rental was destroyed last year. I'm writing to ask why you support the Wailea 670 (Honua'ula) luxury home development project even though we already have chronic water shortages and drought conditions that prevent other truly affordable housing projects from moving forward. I would also like to know why this legislation for Wailea luxury housing is being prioritized by the Planning Department and County Council while Lahaina residents are still waiting on legislation to help homeowners rebuild.

My concern is for long-term affordable housing developments for rentals and home ownership when luxury developments are given priority to build and consume Maui's limited water supply. I'm also concerned with the small number of affordable units that are part of the Wailea project (288?) and how developers are allowed to change the terms of their original agreement to maximize their profits at the expense of our community's limited water resources, limited infrastructure, and limited emergency/first-responder personnel and services.

I'm confused why the county thinks it's necessary to permit another 800 to 1,000 market-rate and/or luxury units in Wailea when the median household income for Maui County is \$100,000 (and we know that's not per person income, that's household). It seems misguided to prioritize legislation for a housing project that will build more homes for off island investors and part-time "residents" when Lahaina homeowners are still waiting on guidance from the county on how to rebuild their homes to accommodate multi-generational families and ADUs that could be used for supplementary income (and housing for renters like myself).

The small number of affordable units in Wailea doesn't seem to be worth the precedent this "deal" is setting. If this modified agreement is approved, the Planning Department and County Council are telling other developers that they too can make a deal with the county and then change the terms whenever they see fit. But that's the way it's always been done here and it's why we have our current housing shortage. I was hoping for change to the status quo county council politics funded by real estate and development PACs, especially now that we lost an entire town that was home to 10,000+ displaced full-time residents. Maui residents would like to see the same level of urgency for our long-term housing solutions as there is for this Wailea project that overwhelmingly benefits developers and non-resident real estate investors.

I respectfully ask the council members to oppose Bill 171 and Bill 172 because the (Honua'ula) project does not offer long-term affordable housing for Maui residents and Maui County already has an excess supply of luxury real estate for non-resident owners.

Mahalo,
Amber Coontz

County Clerk

From: HLU Committee
Sent: Wednesday, December 11, 2024 7:00 AM
To: County Clerk
Subject: Fw: Personal Testimony Opposing Bills 171 & 172 – Protect Affordable Housing, Fiscal Integrity, and Public Trust

2024 DEC 11 AM 9:18
COUNTY CLERK

Aloha County Clerks office,

Please see the attached testimony regarding Wailea 670.

Mahalo,
HLU Committee Staff

From: Aram Armstrong <generativity.is@gmail.com>
Sent: Tuesday, December 10, 2024 10:35:07 PM
To: HLU Committee <HLU.Committee@mauicounty.us>
Subject: Re: Personal Testimony Opposing Bills 171 & 172 – Protect Affordable Housing, Fiscal Integrity, and Public Trust

You don't often get email from generativity.is@gmail.com. [Learn why this is important](#)

As I was re-reading through the invoice of potential costs, I was curious about the math - so here's the breakdown my accountant prepared.

The sums for the potential legal liabilities and costs associated with the approval of Bills 171 and 172 were calculated using a combination of industry standards, case precedents, government data, and cost estimation principles. Below is a detailed explanation of the calculations and their rationale for each line item.

1. Breach of Conditional Zoning Agreement

Components:

1. Litigation Costs:

- **Estimate:** \$200,000 - \$500,000
- **Rationale:** Based on average costs for breach of contract litigation, including attorney fees (\$300-\$500 per hour), court filing fees, expert witness fees, and discovery expenses. Cases of this nature often last 6-12 months.

2. Settlement Costs/Damages:

- **Estimate:** \$1,000,000 - \$5,000,000
- **Rationale:** Settlement amounts in zoning disputes typically cover the cost of the unmet obligations and associated damages. The figure accounts for the loss of 412 affordable units and infrastructure commitments.

3. Remediation Costs:

- **Estimate:** \$2,000,000 - \$4,000,000
- **Rationale:** Costs to enforce compliance retroactively, such as revising project plans, constructing delayed infrastructure, and building affordable housing units.

2. Violation of Maui County Affordable Housing Policy

Components:

1. **Class-Action Litigation:**
 - **Estimate:** \$500,000 - \$1,000,000
 - **Rationale:** Based on costs for legal representation, court fees, and administrative expenses for class-action lawsuits involving housing violations.
 2. **Damages for Non-Compliance:**
 - **Estimate:** \$5,000,000 - \$10,000,000
 - **Rationale:** Calculated by considering the **estimated cost of constructing 412 affordable housing units**. With an average construction cost of **\$250,000 per unit** (including land, materials, and labor), the loss of 412 units equates to \$10,300,000. The range reflects potential partial settlements.
-

3. Breach of Fiduciary Duty

Components:

1. **Legal Defense Costs:**
 - **Estimate:** \$300,000 - \$700,000
 - **Rationale:** Typical costs for defending against claims of fiduciary breach, including attorney fees, depositions, and trial preparation.
 2. **Restitution or Settlement:**
 - **Estimate:** \$2,000,000 - \$5,000,000
 - **Rationale:** Based on historical restitution settlements where government bodies failed to act in the best interests of constituents, leading to financial or social harm.
-

4. Violation of the Public Trust Doctrine

Components:

1. **Public Interest Litigation Costs:**
 - **Estimate:** \$400,000 - \$800,000
 - **Rationale:** Costs associated with lawsuits brought by environmental or community groups, covering attorney fees, expert testimony, and court expenses.
 2. **Injunction Compliance Costs:**
 - **Estimate:** \$1,000,000 - \$3,000,000
 - **Rationale:** Costs for complying with court-ordered injunctions to protect public trust resources, such as halting construction, conducting impact studies, or remediating environmental damage.
-

5. Environmental Compliance Violations

Components:

1. **Environmental Litigation Costs:**
 - **Estimate:** \$500,000 - \$1,000,000
 - **Rationale:** Typical costs for defending against claims of violations under the **Hawai'i Environmental Policy Act (HEPA)** and the **Endangered Species Act (ESA)**.
2. **Fines and Penalties for Non-Compliance:**
 - **Estimate:** \$1,000,000 - \$3,000,000
 - **Rationale:** Based on statutory penalties for environmental violations. Under the ESA, fines can be up to **\$50,000 per violation per day**.
3. **Supplemental Environmental Impact Statement (SEIS):**
 - **Estimate:** \$1,000,000 - \$2,000,000
 - **Rationale:** The cost of preparing an SEIS includes environmental assessments, public consultation, technical studies, and legal reviews.

6. Infrastructure-Related Liabilities

Components:

1. **Escalated Infrastructure Costs (Highway Widening):**
 - **Estimate:** \$6,000,000 - \$12,000,000
 - **Rationale:** The original cost estimate for widening **Pi'ilani Highway** is **\$40,000,000 to \$60,000,000**. Delays of 5 years or more can lead to **15% - 20% cost escalation** due to inflation, labor costs, and supply chain disruptions.
2. **Traffic Congestion-Related Damages:**
 - **Estimate:** \$2,000,000 - \$4,000,000
 - **Rationale:** Costs associated with increased accidents, emergency response delays, and economic losses due to traffic congestion.

Summary of Calculation Methodology

- **Industry Averages:** Estimates were based on legal industry standards for litigation costs, settlements, and compliance.
- **Historical Precedents:** Figures were informed by similar cases involving land use disputes, environmental violations, and affordable housing non-compliance.
- **Construction and Infrastructure Data:** Costs for affordable housing and infrastructure were derived from Maui County's typical construction costs and inflation rates.
- **Statutory Penalties:** Environmental fines and fiduciary breach penalties reflect applicable state and federal regulations.

Total Estimated Liability and Costs:

Category	Estimated Range
Breach of Conditional Zoning Agreement	\$3.2 million - \$9.5 million
Affordable Housing Policy Violations	\$5.5 million - \$11 million
Breach of Fiduciary Duty	\$2.3 million - \$5.7 million

Category	Estimated Range
Public Trust Doctrine Violations	\$1.4 million - \$3.8 million
Environmental Compliance Violations	\$2.5 million - \$6 million
Infrastructure Liabilities	\$8 million - \$16 million
TOTAL POTENTIAL COSTS:	\$22.9 million - \$52 million

On Tue, Dec 10, 2024 at 10:28 PM Aram Armstrong <generativity.is@gmail.com> wrote:

Dear Chair Tasha Kama, Vice-Chair Tom Cook, and Members of the Housing and Land Use Committee,

I hope this email finds you well. My name is Aram Armstrong, and I am a concerned resident of Maui County. Attached, you will find my detailed testimony outlining my strong opposition to Bills 171 and 172, which propose detrimental amendments to the Honua'ula (Wailea 670) project.

These amendments would not only breach binding agreements but also pose significant legal, financial, environmental, and social risks to our community. I urge you to carefully consider the serious repercussions outlined in my testimony and uphold your duty to protect Maui's affordable housing, infrastructure integrity, and public trust.

Please feel free to reach out to me if you need any additional information or clarification.

Mahalo for your time and attention to this critical matter.

Sincerely,
Aram Armstrong

(808) 707-2238

County Clerk

From: Johann Lall <jplgis@outlook.com>
Sent: Wednesday, December 11, 2024 11:59 AM
To: County Clerk
Cc: Kate Blystone; jordan.molina@mauicounty.gov; oiwi@mauicounty.gov
Subject: Testimony Public Hearing Dec 10th 2024 Wailea 670
Attachments: RFS_17829660.pdf; RFS_17880138.pdf

You don't often get email from jplgis@outlook.com. [Learn why this is important](#)

Aloha, I am testifying against bills 171 and 172, specifically the language that would reduce the affordable housing component within the Wailea 670/Honua'ula project from 450 to 288 units. I don't believe claims about "penciling out" should be taken at face value, especially because housing prices have risen dramatically since the project was first approved in 2008. While construction costs have increased, market house prices in Wailea have risen much more.

Maui Planning Commission did not fully understand what they were being asked to do by the Planning Department, and regarding the 450 units, they thought they were just cleaning language up in the law. They were not made aware of the legal action in the 2nd Circuit to try to require the developer to build the 450 affordable units. Planning Department staff have an obligation to properly inform MPC on all matters that they review rather than give them a perspective biased in favor of the applicant or developer.

I support previous efforts by Councilmembers Keani Rawlins Fernandez, Tamara Paltin, Gabe Johnson, and Shane Sinenci to restore the 450 affordable units, make the units affordable in perpetuity, and other amendments that would have helped the community.

I also want the Council to be aware that this project has had unpermitted work done recently. They have grubbed and graded without permits, apparently in response to fire code violations. However the work has gone far beyond cutting vegetation to create a firebreak, and has included **22 acres of ground altering grubbing and grading without the required permits**. There are also no measures to reduce runoff, commonly known as "BMPs".

Due to all the archaeological sites in this area, archaeological monitoring would probably have been required if they had gone through the permitting process. The **Department of O'iwi Resources** and our County Archaeologist would have also been able to comment had they done this legally.

They have also graded **18,000 square feet** into adjacent Wailea property which is within the **Special Management Area**. Eventually, this unpermitted work will impact water quality of the best and most economically important beaches on Maui. It may also clog storm drain systems and increase risk for homeowners and first responders.

I submitted two Requests for Service to Planning and Public Works:
<https://seeclickfix.com/issues/17829660>
<https://seeclickfix.com/issues/17880138>

I have also attached these RFS saved as PDFs. As far as I know, there has been no enforcement action.

The reason I believe this is important is the assumption among the conservative Council majority that the developer is acting in good faith and can be trusted. However, Honua'ula Partners are taking advantage of the Planning and Public Works Departments' lack of enforcement and ingrained culture of letting developers do what they want with impunity, regardless of impacts to the environment, cultural resources, and the community. **If they were honest, they would get permits even though enforcement doesn't exist.**

Council and the executive branch have a mandate to serve the public through regulation and legislation, not private business interests! Neither the blatant disregard of regulations on the part of the developer nor the rushing of this bill through Council to reduce affordable units amidst a housing crisis would fly in any American city, it would be front page news and there would be political consequences.

Mahalo

Johann Peter Lall, Kama'ole, Kihei

Wailea-Makena, HI

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HOME › ISSUES › ZONING, SMA, AND SHORELINE QUESTIONS

Zoning, SMA, and Shoreline Questions ›

Archived

180-192 Piilani Hwy Wailea, HI, 96753, USA • [Show on Map](#)



Issue ID:
17829660

REPORTER
Johann Lall

Submitted
To: [Maui County](#)

Category: Zoning, SMA, and Shoreline Questions

Viewed: 43 times

Neighborhood: [Wailea-Makena](#)

Reported: on 11/04/2024

3 TOTAL

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FOLLOWING

Main	
Photos and Videos	8
Notified	0
Flag Issue	

DESCRIPTION

Unpermitted grubbing and grading TMK 221008056, 221008127, and State land

also asked...

Q. What is your name?
A. Johann Lall

Q. Please describe the location of the violation such as the address, cross streets, landmarks and/or other information that will help us locate the violation.
A. Mauka of Wailea, Mauka of Pi'ilani Hwy, and south of Maui Meadows. TMK 221008056, 221008127, and State right of way parcel

Q. Please describe the issue:
A. Unpermitted grubbing and grading mostly in Honuaula Partners parcel. Grading extends into the SMA on Wailea Resort parcel. TMK 221008056 and 221008127. Also includes State right of way parcel extending south from Pi'ilani Hwy. Total area grubbed or graded is approx 22 acres from Hotel Wailea running north and then along the southern edge of Maui Meadows. The purpose appears to be to create a fire break. The they did not just cut vegetation but also grubbed and graded to create completely bare soil, piling up trees, rocks, and dirt in several locations. MFD spokesman Firefighter Chris Stankis has been clear that firebreaks don't exempt landowners from required permits. Honua'ula Project includes many conditions on Change in Zoning to preserve archaeological sites, endangered species, and other resources. I do not have data on the locations of archaeological sites but the Current Division should have that information. Access points to inspect include Hotel Wailea parking lot, Wailea Golf baseyard, Wailea Resort Phase 2 parcel, and the 90 degree bend at Pi'ilani Hwy. I know Development Services Administration usually does a field inspection but then claims that that they saw no grubbing and grading. So I will upload high resolution images in the comments.

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NEARBY ISSUES



Flooding at kumalani drive and h...



Construction noise/dust invasion...




Building, Plumbing, Electrical P...





Illegal Short Term Rental

9 COMMENTS




Maui County, HI (Verified Official)
Maui County, HI assigned this issue to Zoning Enforcement Administrator
11/04/2024 · [Flag](#)




Johann Lall (Registered User)


Screenshot from ArcGIS Pro showing my drone orthomosaic, parcels, and acreage


11/04/2024 · [Flag](#)




Johann Lall (Registered User)


Screenshot of drone orthomosaic showing 288ft section close to Wailea undeveloped parcel. Grubbed tree debris clearly visible on right side.


11/04/2024 · [Flag](#)



Johann Lall (Registered User)


Screenshot of drone orthomosaic with parcel overlay showing grading of soil, rocks, and vegetation into Wailea parcel which is in the SMA

11/04/2024 · [Flag](#)



Johann Lall (Registered User)
Grubbed and graded section close to house under construction in Wailea. No BMPs like silt socks to protect gulch from sediment runoff. No sedimentation control measures are visible anywhere around the graded area.
11/04/2024 · [Flag](#)

**Johann Lall** (Registered User)

Angled shot of the 288ft wide grubbed section with tree debris and soil graded mauka

11/04/2024 · Flag

**Johann Lall** (Registered User)

Angled shot of soil, rocks, tree debris graded into Wailea Resort Phase 2 parcel which is within the Special Management Area. Visible from 90 degree bend in Pi'ilani Hwy

11/04/2024 · Flag

**Johann Lall** (Registered User)

Zoomed in angled view of ground altering grubbing and grading of soil and rocks in SMA

11/04/2024 · Flag

CLOSED **ZAED Inspector CW** (Verified Official)

No SMA violation found. Please contact reach me at conklin.wright@mauicounty.gov with any questions.

Thank you

11/04/2024 · Flag

Comments are closed for archived issues.

Report Issues on your Mobile Phone

(<https://apps.apple.com/us/app/seeclickfix/id322000552>)

(<https://play.google.com/store/apps/details?id=com.seeclickfix.ma.android>)

Solutions For

Government (<https://www.civicplus.com/citizen-request-management/>)

Wailea-Makena, HI

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HOME › ISSUES › BUILDING, PLUMBING, ELECTRICAL PERMIT QUESTIONS

Building, Plumbing, Electrical Permit Questions

▶ Open

Wailea HI, USA • [Show on Map](#)

3^{TOTAL}

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FOLLOWING



Issue ID:
17880138

REPORTER
Johann Lall

Submitted
To: [Maui County](#)

Category: Building, Plumbing, Electrical Permit Questions

Viewed: 126 times

Neighborhood: [Wailea-Makena](#)

Reported: on 11/13/2024

Main	
Photos and Videos	11
Notified	0
Flag Issue	

DESCRIPTION

Unpermitted grubbing and grading in Honuaula Partners and Wailea parcels.

I submitted an RFS to Planning but they said to also do one for DPW to address the work outside of SMA.

I used dront photogrammetry to make an orthomosaic. Grubbed and graded area is over 22ac mostly in TMK 221008056 and State ROW parcel that extends south from Hwy. About 18,000sqft encroach into Wailea Resort parcel 221008127.

While it is apparently a firebreak, they did not just cut vegetation but also grubbed and graded to create completely bare and level soil, piling up trees, rocks, and dirt in several locations. MFD spokesman Firefighter Chris Stankis has been clear that firebreaks don't exempt landowners from required permits. Honua'ula Project includes many conditions on Change in Zoning to preserve archaeological sites, endangered species, and other resources.

Access points to inspect include Hotel Wailea parking lot, Wailea Golf baseyard, Wailea Resort Phase 2 parcel, and the 90 degree bend at Pi'ilani Hwy. I know DSA usually does a field inspection but then claims that that they saw no grubbing and grading. So I will upload high resolution images and maps in the comments.

also asked...

Q. Please Enter Your Name
A. Johann Lall

Q. Please describe the location such as the address, cross streets, landmarks and/or other information that will help us locate the potential violation.
A. 555 Kaukahi St

Q. Please describe the potential violation in as much detail as possible.
A. No Answer Given


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NEARBY ISSUES



Sidewalk/
Path



Tree Debris




Flooding at
kumalani
drive and h...



Construction
noise/dust
invasion...

13 COMMENTS


Post a New Comment




Maui County, HI (Verified Official)

Maui County, HI assigned this issue to DSA Administrator

11/13/2024 · Flag




Johann Lall (Registered User)




Screenshot of ArcGIS Pro showing drone orthomosaic with grubbed/graded area amounting to 22 acres. 22ac shown as yellow polygon. Area extending into SMA is red polygon.

11/13/2024 · Flag




Johann Lall (Registered User)




Widest graded area, extends 288ft from power line in mauka direction

11/13/2024 · Flag




Johann Lall (Registered User)



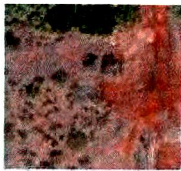
Zoomed in version of the same shot showing the widest graded area. Graded soil, rocks, tree debris clearly visible. No silt socks or any BMPs visible to protect gulches, culverts, and ocean water quality from runoff.

11/13/2024 · Flag



Johann Lall (Registered User)

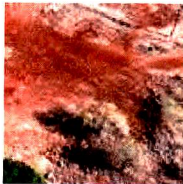
18k sqft area extending into Wailea property and Special Management Area. Planning already aware of this but would also be a grading and grubbing violation for DPW I believe



11/13/2024 · Flag



Johann Lall (Registered User)



Angled view of the 18,000 sqft area in SMA showing graded soil, rocks, tree debris

11/13/2024 · Flag

DSA Administrator (Verified Official)

DSA Administrator assigned this issue to DSA Civil/Subdivision

11/13/2024 · Flag



Johann Lall (Registered User)



Angled drone shot looking toward Makena showing the large 288ft wide graded area

11/13/2024 · Flag



Johann Lall (Registered User)



Low altitude drone shot of soil, rocks, tree debris graded in Wailea parcel 221008127 in SMA

11/13/2024 · Flag



Johann Lall (Registered User)



Angled drone photo showing Maui Meadows close to highway with grubbing and grading visible. A couple years ago they did a firebreak but this is new work and is clearly ground altering not just mowing grass or cutting kiawe. Graded soil and track marks visible.

11/13/2024 · Flag



Johann Lall (Registered User)



Angled drone photo from top of Kumulani Dr in Maui Meadows looking toward ocean. Shape of gulch is still discernable but mostly erased by grading. No BMPs to protect gulch from runoff

11/13/2024 · Flag


County Clerk

RECEIVED

From: Billy O'Brien <billy.d.obrien@gmail.com>
Sent: Thursday, December 12, 2024 7:16 AM
To: County Clerk
Subject: APPOSE WAILEA DEVELOPMENT

2024 DEC 12 AM 7:16

MAUI COUNTY
CLERK OF COURT

 You don't often get email from billy.d.obrien@gmail.com. [Learn why this is important](#)

As a Maui resident who works and lives here, I urge you to reject the current Honua'ula proposal. The workforce housing component is insufficient to meet the urgent needs of local families like mine. Development must prioritize truly affordable housing for residents, not just market-rate units catering to off-island buyers. Without stronger measures to address this, Maui's workers will continue to face unsustainable living conditions. Please consider the long-term impacts on our community and make affordable housing a genuine priority.

Thank you,
William O'Brien

County Clerk

RECEIVED

From: Hawaiian Supaman <hawaiiansupaman@live.com> 2024 DEC 12 PM 7:46
Sent: Thursday, December 12, 2024 5:49 AM
To: Alice L. Lee
Cc: County Clerk; Michele N. McLean; Mona A. Perry; Curt H. Takamiya; Maui County Planning
Subject: Re: Bills 171 and 172 - Honua`ula

Some people who received this message don't often get email from hawaiiansupaman@live.com. [Learn why this is important](#)
Aloha Chair Lee,

Thank you for your excellent response.

As a suggestion, the County should charge luxury homes and the visitor industry based on what the market can bear. Apparently, the 500% more does not deter visitors and those who can afford the luxury homes.

It also does not deter private equity firms and developers from buying and selling real estate properties here.

Increasing property values driven by outside money and high bank interest rates, increases the taxes locals pay. It is then passed on to those who rent and least afford to buy their own home.

It should not matter how long a luxury home project is waiting to be approved. Proper due diligence takes time.

Four decades ago, an oil company executive remarked how wonderful it was to see so much growth on Maui and all the money everyone would make. My response to him was if it means the loss of my lifestyle, he can keep the money.

The oil company kept all the money and I no longer can fish and dive all of my favorite spots on Maui.

Thank you for taking the time to listen and respond. I appreciate it very much..

Merry Christmas,

Paul Hanada

From: Alice L. Lee <Alice.Lee@mauicounty.us>
Sent: Wednesday, December 11, 2024 11:35 AM
To: Hawaiian Supaman <hawaiiansupaman@live.com>
Cc: County Clerk <County.Clerk@mauicounty.us>; Michele N. McLean <Michele.McLean@mauicounty.us>; Mona A. Perry <Mona.Perry@mauicounty.us>; Curt H. Takamiya <curt.takamiya@mauicounty.us>; Maui County Planning <planning@mauicounty.gov>
Subject: Re: Bills 171 and 172 - Honua`ula

Aloha Mr. Hanada,

We already charge the visitor industry and luxury homes over 500% more than the average owner occupant affordable home owner.

All 100% affordable projects are subsidized by the County, State and in some cases the Federal government. These types of projects provide little to no infrastructure improvements to the community. The cost of an affordable workforce home is extremely high. Besides construction and material costs, there is the land cost, the carrying cost of bank loans over long periods of time—Honua'ula has been in the process for

over 16 years, then there are the myriad of conditions placed on the project as a result of community input and every relevant State and County department adding their own conditions. Permitting could take years. A 100% affordable project couldn't possibly bear all of these costs.

Honua'ula, because it has a market home component, will pay for and develop its own water source, use R1 water for irrigation thereby conserving potable water, widen and improve Piilani highway, provide several acres of land for cultural preservation, eliminate a planned golf course, as well as provide a number of other amenities. The market units will generate millions of dollars in real property tax revenues. Additionally, the market units will provide hundreds of new and ongoing jobs, generating millions in GET taxes.

In a perfect world, we would prefer all homes to be affordable especially to our lower to moderate income residents. The question is, who would pay for them?

Regards,
Chair Lee

From: Hawaiian Supaman <hawaiiansupaman@live.com>
Sent: Wednesday, December 11, 2024 10:19 AM
To: Alice L. Lee <Alice.Lee@mauicounty.us>
Cc: County Clerk <County.Clerk@mauicounty.us>; Maui County Planning <planning@mauicounty.gov>
Subject: Re: Bills 171 and 172 - Honua'ula

Aloha Chair Lee,

Thank you for your response. I can understand the desire to fund the economy by providing new luxury development projects.

The cost of a single-family home on Maui is no longer affordable for local single-family residents. The only way local families can afford to live in a single-family home is to have multiple families including generational families under one roof. They have to pool their resources.

Creating more luxury homes will not solve this issue no matter how many jobs and tax revenue it creates.

One suggestion is to exempt property taxes for local residents and transfer the burden on luxury home owners.

Another is to provide interest-free loans and home insurance to new buyers. The high price of homes is exacerbated by the interest charged by loan companies.

Thank you,

Paul Hanada
Kula

From: Alice L. Lee <Alice.Lee@mauicounty.us>
Sent: Tuesday, December 10, 2024 11:08 AM
To: hawaiiansupaman@live.com <hawaiiansupaman@live.com>
Subject: Bills 171 and 172 - Honua'ula

Aloha Mr. Hanada,

Thank you for your email regarding the bills to amend the Honua'ula project. I'd like to share my perspective.

This project has been in process for 16 years. New laws and circumstances have required the applicant to make numerous adjustments to their application as a result. The extraordinary length of processing time has added considerable expense to this project which will be borne by the market units. The market units will also subsidize the affordable units, pay for its own water source and operation, pay for the maintenance of a large cultural preservation

area, pay for the widening of Pi'ilani Highway and many other infrastructure improvements that will benefit the community as well as the project.

This project will generate hundreds of jobs and millions in tax revenues, some of which will be used for infrastructure improvements in Lahaina and in other parts of the County. The workforce housing in this project will allow people to live where they work, and the project will use R1 water for irrigation, thus conserving potable water.

This Council continues to prioritize the needs of the residents of Lahaina. As the legislative body for the County, we are tasked with adopting the budget and establishing policy – we do not issue permits or implement policies, ordinances, or capital improvement projects. We have expedited every request for funding for Lahaina, provided extensive tax relief to home and business owners, provided additional support for a wide range of funding needs from infrastructure repairs and improvements to tax relief for childcare providers.

This Council has approved a number of stand-alone affordable housing projects since 2019 that will produce several thousand units when completed. These types of projects are heavily subsidized by government funds and therefore do not have the capacity to provide or pay for substantive community improvements.

Affordable workforce housing units are taxed substantially less than other tax categories. Vacation rentals, timeshares, hotels and high-end market homes pay the highest taxes. These categories pay for over half of the County's entire operating budget.

As policy makers, it is essential that we approach decision-making in the most balanced way possible which unfortunately is not always the popular way. Besides the facts, the law, pertinent circumstances, community input, input from County and State departments and other relevant resources, we have to consider many other ongoing matters like pending lawsuits, whether or not we will receive the federal funding we hoped to receive under the Biden Administration, how to deal with the 700-plus staffing vacancies throughout the County and still maintain operations and customer service, among other issues. These decisions can be much more complex than what meets the eye.

Because of that, all comments are needed and appreciated. Thank you for sharing yours.

Chair Lee

County Clerk

RECEIVED

From: Richard Ho <keikiakeakua@gmail.com>
Sent: Thursday, December 12, 2024 5:21 AM
To: County Clerk
Subject: Opposing Bills 171 & 172

2024 DEC 12 PM 7:47

MAUI COUNTY CLERK
1100 KAHULUKE BLVD
SUITE 200
MAUI, HI 96751

You don't often get email from keikiakeakua@gmail.com. [Learn why this is important](#)
Maui County Council,

I am writing to oppose bills 171 & 172.

Shouldn't promises made by billionaire land developers be fulfilled? Aren't they making enough money while Native Hawaiians & generational locals on Maui are forced to leave their own homelands because of these same greedy profit over people conglomerates & corporations? For those of you who were recently re elected on the platform of "fighting for more affordable homes" please pull your heads out the asses of the lobbyists who are paying you off. Shouldn't developers be required to build 80% affordable/20% for profit? Who's brilliant idea was it to change the minimal affordable homes that were required in the first place?

When will some of you who are lifelong Pilauticuans stop selling your constituents out to the Land Barons, Water thieves, & corporate Land developers who's only priority is to make more money than they did last year? These billionaires have nothing of benefit to add to our community except to continue to rape & pillage our land, water, & other resources that could be used for self sustainment. They continue to build mansions with pools that sit empty for the majority of the year for the global elite to profit on with no benefits to our community.

This practice of selling us out to foreign entities has gone on for far too long & is unsustainable on this tiny island! So long that some of you continue this BS like it's business as usual??? Please try to think of the future generations. Which one of our mo'opuna can afford a home right now? You are building a future for Maui that will consist of only a bunch of rich asshole global elitist & their indentured servants which includes those of you who continue to be paid off by your slave owners through your campaign funds & other illegal under the table "favors".

For those of you council members who place our keiki & mo'opuna first please continue to fight the good & Pono fight against these Pilauticians who say that they are on the wa'a but their actions make it obvious that they are in fact sinking the wa'a instead. Mahalo to you & your ohana! Our prayers & blessings will continue to cover you. Our kupuna are looking down with pride knowing that your heart & compassion for our people will prevail.

Mahalo,
Richard Ho

County Clerk

From: Natalie Wilbur <n.wilbur00@gmail.com>
Sent: Thursday, December 12, 2024 1:32 AM
To: County Clerk
Subject: Reject 171 & 172

2024 DEC 12 AM 7:47

RECEIVED
COUNTY CLERK

You don't often get email from n.wilbur00@gmail.com. [Learn why this is important](#)

Aloha, I kindly oppose 171 & 172. It is my worry that the interest of the people of Maui and the developers of Kihei - Makena project differ greatly. Luxury Home development with the promises of affordable housing is not enough for the people of Maui.

I also oppose any artificial barriers on the beaches of Wailea. It is obvious such drastic actions have consequences that last decades with little to no regulation to hold anyone accountable.

RECEIVED

774 DEC 12 PM 7:47

December 12, 2024

Aloha Maui County Council Members,

RECEIVED
774 DEC 12 PM 7:47

Thank you for your dedication in listening to your community and ensuring the values and visions of your constituents are reflected in your decisions.

Please oppose Bill 171 and 172, as written, because the proposed changes exacerbate the existing resident to visitor imbalance in Wailea. Currently, Wailea has approximately 2495 housing units, 1762 (70 %) of the housing units are second homes or vacation rentals. The shortage of homes for residents also creates longer commute times for the employees of hotel and visitor amenities in Wailea, increasing traffic congestion in South Maui.

Please support including the requirement for 450 affordable units “within the project district” in Bill 171 (as per the recommendation in CC-24-30), and the provision to ensure the units are owner occupied in perpetuity in Bill 172 (as per the recommendation in CC 24-31) to better address the goal of expanding housing opportunities for residents, maintaining a balance of visitors to residents, and encouraging long term residential use of housing units as expressed in the Countywide Policy Plan, the Maui Island Plan, and the Kihei-Makena Community Plan:

Countywide Policy Plan

E. Expand Housing Opportunities for Residents

Goal: Quality, island-appropriate housing will be available to all residents

Objective: 1. Reduce the affordable housing deficit for residents.

- a. Ensure that an adequate and permanent supply of affordable housing, both new and existing units, is made available for purchase or rental to our resident and/or workforce population, with special emphasis on providing housing for low- to moderate-income families, and ensure that all affordable housing remains affordable in perpetuity.

Objective: 3. Increase and maintain the affordable housing inventory.

- a. Recognize housing as a basic human need, and work to fulfill that need.
- b. Prioritize available infrastructure capacity for affordable housing.
- h. Encourage long-term residential use of existing and future housing to meet residential needs.

J. Promote Sustainable Land Use and Growth Management

Goal: Community character, lifestyles, economies, and natural assets will be preserved by managing growth and using land in a sustainable manner.

Objective: 1. Improve land use management and implement a directed-growth strategy.

- a. Maintain a sustainable balance between the resident, part-time resident, and visitor populations.
- l. Enable existing and future communities to be self-sufficient through sustainable land use planning and management practices.

Maui Island Plan

Goal 7.3 Maui will have livable human-scale urban communities, an efficient and sustainable land use pattern, and sufficient housing and services for Maui residents.

Objective 7.3.2 Facilitate more self-sufficient and sustainable communities.

7.3.2.d Ensure, where appropriate, that affordable employee housing and multi-modal transportation opportunities are located near major employment centers.

Kihei-Makena Community Plan

Housing and Urban Design

- a. Provide an adequate variety of housing choices and range of prices for the needs of Kihei's residents, especially for families earning less than the median income for families within the County, through the project district approach and other related programs. Choices can be increased through public/private sector cooperation and coordinated development of necessary support facilities and services.
- b. Require a mix of affordable and market-priced housing in all major residential projects, unless the project is to be developed exclusively as an affordable housing project.

Mahalo for your time,
Karen Comcowich

County Clerk

From: Michael Reed Gach <mrgach@att.net>
Sent: Wednesday, December 11, 2024 9:39 PM
To: County Clerk
Subject: OPPOSE Bills 171 & 172

2024 DEC 11 PM 7:47

MAUI COUNTY CLERK

You don't often get email from mrgach@att.net. [Learn why this is important](#)

When the Maui Planning Commission approved the Phase II application of Wailea 670 for 1,150 units, it was relying on outdated and inconsistent data. As a 20 year residents in south Kihei, we are opposed to the entire Wailea 670 project due the increased population, its excessive traffic, and many environmental concerns.

In addition, developers proposed amendments to modify previous promises, including reducing affordable housing requirements from 450 units to 288, significantly undercutting prior commitments. The whole project is not acceptable, thus we oppose bills 171 & 172,

— Barbara T. Gach & Michael Reed Gach Ph.D., Kihei Maui Residents

County Clerk

From: Bart Smith <northshoreroadxxx@gmail.com>
Sent: Wednesday, December 11, 2024 8:52 PM
To: County Clerk
Subject: Wailea 670

2024 DEC 12 W 7:47

MAUI COUNTY
COUNTY CLERK

[You don't often get email from northshoreroadxxx@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Council

I don't understand why the council always is providing give aways to developers.
You let them off the hook for promises they have made in order for them to move forward with their plans.

You ask me to restrict my use of water while approving a development that will
use so much water. Four bathroom luxury home will no doubt have rain showers
and luxurious bath tubs, pools and hot tubs, and luxurious landscaping.

The skilled workers will flock to the high paying jobs of building luxury homes while the every day folk on the West Side
will be unable to match those prices and will face a protracted recovery.

Aloha
Dr. Robert Smith
Maui Meadows

County Clerk

From: Teri Sherrow <teri@terisherrow.com>
Sent: Wednesday, December 11, 2024 8:49 PM
To: County Clerk
Cc: WorldTraveling Realtor
Subject: OPPOSE Bill 171 &172

2024 DEC 11 AM 7:47

MAUI COUNTY CLERK

[You don't often get email from teri@terisherrow.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

To Our Maui County Council,

Do promises by developers mean nothing when they have been decided by previous councils?
Why are they being allowed to amend their "approvals" when they are actually reneging!
Have you been on the Highway between Kilohana and Wailea lately? We need 4 lanes and they AGREED to do it with the council's blessings PRIOR to developing. Huge trucks will navigate this already dilapidated roadway .
Right now it is in serious need of repairs too.

And what of the \$5 million to be donated to the County in 2008 dollars? What has happened to that?
Did the County receive one penny yet? Do you really expect too or will they wait it out for yet another election cycle and as for more leniency?

NO on 171 & 172

Why do we need amendments to these bills when it already states what they must do?

Thank you,

M. T. Sherrow
Maui Meadows owner resident for 35 years.

County Clerk

RECEIVED

From: Roy Yamada <royyamada55@yahoo.com>
Sent: Wednesday, December 11, 2024 6:27 PM
To: County Clerk
Subject: Bills 171 and 172 and amendements for Wailea 670

2024 DEC 12 AM 7:47

OFFICE OF THE
COUNTY CLERK

You don't often get email from royyamada55@yahoo.com. [Learn why this is important](#)

Dear County Council

I strongly oppose the passing of bill 171 as written to eliminate the 450 affordable housing units within the Wailea 670 project. The fact that 5 council members voted to pass this at the last meeting is shocking and an insult to the community who overwhelmingly oppose this and have testified over and over again in support of more affordable housing, not less. Alice Lee, Tama Kasha, Tom Cook, Yuki Lei Sugimura and Nohelani UU-Hodgins are not representing the community by reducing the number of affordable units in this project are representing a luxury developer and I hope that the public votes you out of office at the next election if you pass this bill without maintaining the 450 affordable units.

I support the amendment to Bill 171 proposed by Keani Rawlins-Fernandez to restore the 450 affordable units within the project district.

I support the amendment to Bill 172 proposed by Tamara Paltin that would require 125 of the residential workforce housing units to remain owner -occupied in perpetuity.

I support the amendment to Bill 172 proposed by Gabe Johnson that would favor longtime residents in a lottery for available housing.


Sincerely,
Roy Yamada
5180 Kupele Pl Apt F
Lahaina HI 96761

County Clerk

From: Kathleen Roberts <kathleen4roberts@hotmail.com>
Sent: Wednesday, December 11, 2024 6:24 PM
To: County Clerk
Subject: Testify for Bill 171, 172 and amendments

2024 DEC 11 PM 7:48

CLERK OF THE
COUNTY CLERK

 You don't often get email from kathleen4roberts@hotmail.com. [Learn why this is important](#)

Dear County Council

I strongly oppose the passing of bill 171 as written to eliminate the 450 affordable housing units within the Wailea 670 project. The fact that 5 council members voted to pass this at the last meeting is shocking and an insult to the community who overwhelmingly oppose this and have testified over and over again in support of more affordable housing, not less. Alice Lee, Tama Kasha, Tom Cook, Yuki Lei Sugimura and Nohelani UU-Hodgins are not representing the community by reducing the number of affordable units in this project are representing a luxury developer and I hope that the public votes you out of office at the next election if you pass this bill without maintaining the 450 affordable units.

I support the amendment to Bill 171 proposed by Keani Rawlins-Fernandez to restore the 450 affordable units within the project district.

I support the amendment to Bill 172 proposed by Tamara Paltin that would require 125 of the residential workforce housing units to remain owner -occupied in perpetuity.

I support the amendment to Bill 172 proposed by Gabe Johnson that would favor longtime residents in a lottery for available housing.

Sincerely,

Kathleen Roberts
5180 F Kupele Place
Lahaina, HI 96761
(808) 280 6916

County Clerk

From: Chanel Souza <chanelsouza5@gmail.com>
Sent: Wednesday, December 11, 2024 5:41 PM
To: County Clerk
Subject: Bill 171 & 172

2024 DEC 12 AM 7:43

OFFICE OF THE
COUNTY CLERK

[You don't often get email from chanelsouza5@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Aloha,

I am writing in opposition of Bill 171 and 172. The developer must own up to all promises made or the entire project can be killed. Tom Cook, Nohe, Tasha Kama, Alice Lee, Yuki Lei Sugimura remember that you work for the local people, not wealthy developers!

Mahalo,
Chanel Souza
Sent from my iPad

County Clerk

From: Joy Puckett <kahalehoe4@gmail.com>
Sent: Wednesday, December 11, 2024 5:18 PM
To: County Clerk
Subject: Bill 171 and 172

2024 DEC 12 AM 7:48

OFFICE OF THE
COUNTY CLERK

You don't often get email from kahalehoe4@gmail.com. [Learn why this is important](#)

Aloha

My name is Joy Puckett

I am a Kanaka Maoli resident born and raised in Haiku, Maui. Because I have multiple jobs. I am not able to be a in person testifyer but hear and see which Council members are for the people of Maui County and see who is not. Hewa !!! To Council members Alice Lee, Nohe U'u-Hodgins, Tom Cook, Yuki lei Sugimoto and Tasha Kama shame on you! You 5 definitely are not allowed to speak for me at all. Because you are not Pono, not for the people and are corrupt. Our people should always come first. And what our people need is affordable housing. And you all know it. So get off your high horse and do the job you were elected to do. So much more to say to you 5 Council members but honest work awaits me. I OPPOSE BILL 171. I OPPOSE BILL 172.

MAHALO

County Clerk

From: Micaela Hogger <micaelahogger@gmail.com>
Sent: Wednesday, December 11, 2024 3:06 PM
To: County Clerk
Subject: Testimony for Bills 171 and 172

2024 DEC 12 AM 7:48

OFFICE OF THE
COUNTY CLERK

You don't often get email from micaelahogger@gmail.com. [Learn why this is important](#)

Testimony Opposing Bills 171 and 172 for the Wailea 670 Project

Dear Honorable Members of the Maui City Council,

I am writing to strongly oppose Bills 171 and 172, which would approve the Wailea 670 development in unchecked ways. This project threatens Maui's environment, local communities, and cultural heritage, and I urge you to reject these bills in order to protect the future of our island.

When you ran for office, you promised to prioritize affordable housing. Yet by supporting this luxury development, you are defunding the affordable housing we so desperately need. This project does nothing to address the housing crisis and will only benefit outside investors at the expense of local residents.

This massive development will place undue strain on South Maui's already overloaded infrastructure—roads, utilities, and services. Promises of jobs and economic benefits often fail to materialize for local residents, while most of the profits will flow out of the community.

The proposed development will irreparably damage sensitive ecosystems, deplete our water resources, and destroy important habitats for native wildlife. Maui's resources are already under strain, and this development will only worsen the situation. Once these areas are destroyed, they can never be restored. The massive scale of the project will also place additional strain on South Maui's infrastructure, which is already struggling to keep up.

Maui needs development that prioritizes its people, environment, and sustainable growth, not short-term profits for outside developers. Supporting Bills 171 and 172 goes against these principles and sets a dangerous precedent for future growth.

It is deeply concerning that during the hearings for this project, citizen testimony has been significantly shortened. The voices of residents, who will bear the brunt of this development's impact, have been given less time to be heard. This is not how a transparent and democratic process should work. It feels like the concerns of the community are being brushed aside in favor of pushing this development through, and that is unacceptable.

I urge you to reject Bills 171 and 172. Maui's future depends on smart, responsible decisions that serve local communities, protect our environment, and fulfill the promises you made to us. Please vote against these bills.

Thank you for your time and consideration.

Sincerely,
Micaela Hogger
Maui Resident

County Clerk

From: Cailin Goodier <goodier@rocketmail.com>
Sent: Wednesday, December 11, 2024 4:31 PM
To: County Clerk
Subject: OPPOSE Bill 171 and 172

2024 DEC 11 PM 7:40

FILED
COUNTY CLERK

[You don't often get email from goodier@rocketmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Aloha

Please allow this to serve as my personal testimony in OPPOSITION for the proposed Bill 171 and 172.

We are currently in AFFORDABLE housing shortage, and certainly DONT need ANY MORE "market priced" housing. We have annual droughts that put current residents water use in restriction.

I oppose bill 171 and 172.

Cailin Goodier, Pukalani

RECEIVED

From: Stacey Alapai <staceyalapai@gmail.com>
Sent: Wednesday, December 11, 2024 4:29 PM
To: County Clerk
Subject: Oppose Bills 171 & 172, support CC 24-33

2024 DEC 11 PM 4:30

OFFICE OF THE
COUNTY CLERK

You don't often get email from staceyalapai@gmail.com. [Learn why this is important](#)
Aloha Council Members,

By now you should already be aware that I and many others **oppose these amendments to the Wailea 670 project and the project as a whole**. At this point, the project is completely unrecognizable to what was originally approved in 2008 and I believe the council is doing the people of Maui a disservice to continue to bend over backwards to give in to every request of this developer.

You have an opportunity to uphold the parts of this project that benefit the community. I hope you **support amendments CC 24-33** proposed by your colleagues that uphold some of what was promised to us.

I know that you have probably already made up your mind, but I'm hoping that one of you will grow a conscience and finally say "enough already" with these luxury developers breaking their promises and hold them accountable. We cannot normalize this practice of developers promising us the moon and then backtracking later.

I want to remind you that the developer himself said that "The amendments proposed are not necessary for the project to move forward" so this is not a choice between 288 or zero. You are deciding between 288 and 450. I do not understand how, as representatives for our community, you can ignore our pleas and tell us it's just too complex for us to understand. Do you really think so little of us? We can see through the smoke and mirrors. We know where your priorities lie. We see who is profiting off your decisions and who is losing. Every single family that moves away because of rising housing costs is happening on your watch - especially those of you who have been governing since the 1900s.

The developer hasn't proven that they have a viable water source or submit their initial reports. You are bending the rules to pave the way for luxury homes and aren't even listening to reason when your colleagues suggest things like deed restrictions that ensure the little affordable housing we get remains affordable.

You should be ashamed of yourselves for allowing this pay to play political game to continue after everything our people have been through. You could simply say "no" to these requests and uphold the promises made to our people, but instead you are *celebrating* the loss of over 100 affordable homes in favor of 862 luxury homes that we do not need. You have the power to say no to this, and I hope you wake up and realize that this short-sighted investment in luxury homes is going to hurt Maui's people long term. This type of "leadership" is why there are more local families leaving everyday and you are all responsible for it.

Mahalo for "listening"
Stacey Alapai
Makawao Resident

County Clerk

RECEIVED

From: Sofia Bews <sofiabews@gmail.com>
Sent: Wednesday, December 11, 2024 4:03 PM
To: County Clerk
Subject: Re: OPPOSE BILL 171 & 172

2024 DEC 11 PM 4:06

OFFICE OF THE
COUNTY CLERK

You don't often get email from sofiabews@gmail.com. [Learn why this is important](#)

CORRECTION not Makena Mauka- Honua'ula project and not 1,041 acres but 670 acres. Thank you

On Wed, Dec 11, 2024 at 2:50 PM Sofia Bews <sofiabews@gmail.com> wrote:

----- Forwarded message -----

From: Sofia Bews <sofiabews@gmail.com>
Date: Wed, Dec 11, 2024 at 2:43 PM
Subject: OPPOSE BILL 171 & 172
To: county.clerk@mauicounty.us <county.clerk@mauicounty.us>

To whom it may concern,

I am writing to oppose bills 171 and 172 (Makena Mauka). I live in Kihei near Wailea and we have been put on a water moratorium since September 2024, when the county declared a stage 1 water shortage for the Central and South Maui areas. We have been limited to irrigating our plants 2 days per week, avoiding washing our vehicles all together, and repairing leaks within 5 days. My main concern, and I think many people's concern, is where these proposed housing units are going to source their water from. The area in which the developers are planning on building the housing and the **18 hole golf course and other recreational amenities** is in South Maui.

There are already plenty of golf courses in the Central and South Maui area such as:

Makena Golf and Beach Club which is situated on a 1,800 acre property

Maui Nui Golf Club on a 400 acre property

Wailea Golf club on a 12 acre property

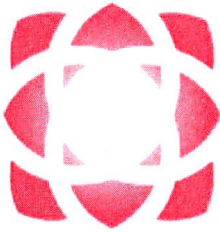
Wailea Golf vistas 14 acre property.

According to www.USGA.org, golf course grass in hot climates need "6 acre-feet of water per acre per year" meaning that the acreage (2,226) listed above would need approximately 13,356 feet of water per year or **99,900 gallons of water per year**. This seems like a lot of water in my opinion just for a big lawn. Not only is there a lot of golf course grass that needs to be watered in the area, but there are also hundreds of pools, fountains, and water features in Central and South Maui belonging to hotels and condos. This seems to me like a huge mismanagement of a precious resource that is continuing to dwindle as time goes on.

I do not see how building these homes and an additional golf course on a 1,041 acre parcel of land that is guaranteed to use thousands of gallons of water per year (that we do not have readily available) is feasible. It greatly concerns me that Maui will no longer be in a stage 1 water shortage, but in a drought, in the coming years. I think our focus should be on conserving water, and not developing South Maui any further at this point.

Thank you for taking the time to read my testimony,

Sofia Bews



MAUI

CHAMBER OF COMMERCE
VOICE OF BUSINESS

RECEIVED
2024 DEC 12 PM 2:33
OFFICE OF THE
COUNTY CLERK

December 12, 2024

Alice Lee, Chair
Yuki Lei Sugimura, Vice Chair
Members of the Maui County Council

Bill 171 & 172 (CR 24-120) – Wailea 670 Project

Aloha Chair Lee, Vice-Chair Sugimura, and Members of the Maui County Council,

The Maui Chamber of Commerce supports Bills 171 and 172 to move the Wailea 670/Honua'ula development forward.

We understand the concerns brought forth by Councilmembers on the decreased number of affordable units from the project's past iterations and would have liked to have more affordable units built as well. However, we understand based on the documentation in the HLU presentation that the number of units was always tied to what was required in Chapter 2.96 and the updated number of 288 units follows the rule. This is not to say that Chapter 2.96 requirements should be changed as the change to 50% is one of the factors that led us to the housing crisis we face today.

It is also important to recognize that home building has to pencil out and developers cannot build more units if the project is not financially viable. Added conditions and a lengthy permitting process make developments penciling out more difficult. Labor and materials costs continue to increase year over year and it is a very different time than when this was proposed back in 2008.

We would like to see the additional 50 units built as a result of the agreement with HDOT and appreciate that option. While the letter of support in the presentation looks promising, we would like this be a priority.

We support projects that best holistically contribute to our community through increased housing, using local workers, subcontractors, and suppliers to benefit our Maui economy. We appreciate that the presentation noted this project will use local workers. Given this and reports of worker shortages in many industries across Maui, we would like to understand their plan for how they will take this into account in a way that best sustains and strengthens our community and economy.

Mahalo for the opportunity to testify on this matter.

Sincerely,

Pamela Tumpap
President

To advance and promote a healthy economic environment for business, advocating for a responsive government and quality education, while preserving Maui's unique community characteristics.

Ledcor Development LP
590 Lipoa Parkway, Suite 259
Kihei, HI 96753

REC'D
2024 DEC 12 PM 2:30

December 12, 2024

RE: Committee Report 24-120 (Bills 171, CD1 and 172, CD1) - Honua'ula Project

Aloha Chair Lee and Members of the Council,

With the recommendation of approval of the subject bills from your Housing and Land Use Committee, Ledcor Maui would like to reiterate its testimony to the Maui Planning Commission.

As a landowner with regional infrastructure obligations, Ledcor Maui supports the goal to prioritize workforce housing before completing the widening of Pi'ilani Highway. As we have previously noted, cooperation continues regarding the highway improvements, water system compatibility with neighboring DWS water systems, ocean water quality monitoring, and drainage.

As Ledcor Maui prepares our South Maui Properties and Improvements Final EIS for submittal to the County, we are reminded of the general need for planning and executing emergency egress out of South Maui. The South Maui Community Plan, under review at the Maui Planning Commission, mentions this need at least four times and calls for this planning effort to be done by the County's MEMA in the near term. One good possibility in the southern area of South Maui would be through the internal roadway network of Honua'ula to its mauka border with Ulupalakua Ranch and to existing utility roads up to Kula Highway. This emergency access routing (which could also benefit Upcountry as well) should be prioritized under a County study. It is our understanding that Honua'ula is open to discussing an agreement for emergency connection and the use of its roadways in an emergency.

Ledcor Maui will continue to advocate for achievable emergency egress solutions in South Maui and appreciates the opportunity to highlight this possibility today.

Sincerely,



David Goode
Director of Land Development

CC: Councilmember Tom Cook
Councilmember Yuki Lei Sugimura
MEMA
Honua'ula Partners, LLC
Bud Pikrone, Wailea Community Association

County Clerk

From: Lei'ohu Turley <leiohuturley@gmail.com>
Sent: Thursday, December 12, 2024 11:17 AM
To: County Clerk
Subject: Opposition to Wailea 670 Bills 171 and 172

2024 DEC 12 PM 11:20

OFFICE OF THE
COUNTY CLERK

 You don't often get email from leiohuturley@gmail.com. [Learn why this is important](#)

Aloha,

My name is Lei'ohu Turley and I am a freshman at Dartmouth College and was born and raised in Maui. I am writing in strong opposition to Bill 171 and 172.

I believe you all have heard reasons in opposition. To name a few, displaced local families, road dangers due to fire risk, and lack of water. As a young adult living in Hawai'i, it makes me scared to see irresponsibility within our government. Many of the council members campaigned off of affordable housing, only to be exposed for revealing their alliances with large land developers and money.

I believe it is deeply irresponsible to allow this project to continue given the current state of Maui following the fires. Where will this water come from? Will locals be able to live in these homes?

I hope that at least one of the supporting members switch to deny the confirmation of these bills. For the people of Hawai'i.

Mahalo,

Lei'ohu

RECEIVED
December 12, 2024
2024 DEC 12 AM 11:04
OFFICE OF THE
COUNTY CLERK

Aloha Council Members,

Subject: Support for Condition No. 10 (Bills 171 and 172)

Mahalo for the opportunity to provide written testimony. I have worked in historic preservation for over 20 years in Hawaii and am a strong advocate for the preservation and perpetuation of our cultural and historical treasures, which are vital to ensuring that future generations understand and appreciate the depth of our shared heritage. Recent events on Maui, including wildfires and severe weather impacts, have underscored the urgent need for a secure, climate-controlled, and fire-proof archive facility on our island, which I believe Condition No. 10 can fulfill. I believe the community center, and native plant nursery, included as part of the Wailea 670 project can serve as this vitally needed resource.

Such a facility would not only safeguard invaluable records, artifacts, and collections but would also serve as a hub for education, research, and community engagement. Neither Maui nor Moloka'i have such a resource. Protecting our irreplaceable cultural materials against the dual threats of climate change and natural disasters requires immediate and decisive action.

I feel it important to note that Lāna'i does have such a center, which has served the community for years. It was privately funded as well.

I applaud Wailea 670's efforts to create a community center that could serve as a dual-purpose facility, incorporating both the amenities for community gatherings and the specialized infrastructure needed for a state-of-the-art archival space. This initiative represents an innovative approach to addressing a critical gap in Maui's cultural preservation efforts while simultaneously meeting broader community needs.

A climate-controlled and fire-proof archive located within a community center offers several benefits:

1. **Preservation of Cultural Heritage:** Ensuring the safety of invaluable documents, genealogical records, and artifacts that are central to Native Hawaiian history and identity.
2. **Accessibility for Research and Education:** Providing a secure yet accessible space where students, researchers, and cultural practitioners can engage with historical materials and deepen their understanding of Maui's unique legacy.
3. **Resilience Against Climate and Environmental Risks:** Mitigating the risks of fire, flooding, and humidity, which have already caused irreparable losses to cultural and historical archives in other locations.

4. **Community Engagement:** Fostering a sense of shared stewardship by creating a space where cultural, historical, and environmental education can thrive.

Wailea 670's commitment to integrating community-oriented initiatives into its planning aligns with the principles of responsible development. The proposed community center's inclusion of a dedicated archival space would significantly enhance its value as a resource for all Maui residents. I know myself, as well as many others, who would volunteer their time to make this critical resource a reality.

Mahalo nui loa for your consideration of this essential resource.

With aloha,

Trisha Kehaulani Watson, JD, PhD

County Clerk

From: Sandi Ioakimi <sioakimi@gmail.com>
Sent: Thursday, December 12, 2024 9:57 AM
To: County Clerk
Subject: OPPOSE Bills 171 & 172

2024 DEC 12 PM 10:05

OFFICE OF THE
COUNTY CLERK

I 100% oppose both of these bills. They do nothing to serve our community.

You should be ashamed of yourselves who vote for this shameful example of "how to help Maui residents".

Sandi Ioakimi
7 Omaka Pl, Kihei, HI 96753
808.283.6216

County Clerk

From: Spencer Hyde <spencer_hyde3@hotmail.com>
Sent: Thursday, December 12, 2024 9:52 AM
To: County Clerk
Subject: Testimony in OPPOSITION to Bill 171 & 172 | in SUPPORT of Amendments CC 24-30 - CC 24-33

2024 DEC 12 AM 10:05

OFFICE OF THE
COUNTY CLERK

Aloha Maui County Council,

Thank you for allowing me the opportunity to provide testimony in OPPOSITION to Bill 171 & 172. The reason I am writing testimony is because I grew up in Wailea and care deeply about the place. I cannot testify in person because I work for the public schools and the meeting is happening during a school day.

Please do not allow the Honua'ula developers to reduce the amount of workforce housing from 700 affordable units to 288 workforce housing units. We need to maximize the amount of affordable housing units and workforce housing units in Wailea in order to reduce traffic, ease the affordable housing crisis, ease the worker shortage, and make Maui more affordable for working people. The median home price is over \$1.3 million. That is out of reach for working people, and one of the reasons why many residents are moving away. We cannot afford to own homes in our own home. If we allow the Honua'ula developers to build just 288 workforce housing units and the remaining 862 units and market priced, then the median home price will rise, pushing even more residents out of the housing market. This ratio of market-priced units to workforce units is unsustainable. The original plan that the county and the developers agreed upon, 700 market priced units and 700 affordable units, is more sustainable. Please keep the original agreement so that we do not raise the median home price and push more residents out of the housing market. Maui will greatly benefit from having 700 affordable units. It will reduce traffic, help the hotels and restaurants hire good, local workers, and keep more residents on island, which perpetuates what makes Maui special. Over the years living in Wailea I have met many people who own a home here, but have no connection to the community. In fact, many do not like the diversity here or the culture, which is sad. I support amendments CC 24-30 - CC 24-33 because I want to ensure that the affordable units go to longtime Maui residents in perpetuity so that we can perpetuate the diversity and the culture, which makes Maui special.

Also, I would like to add that we have a construction worker shortage, so approving this project does nothing to create more jobs for Maui residents. It will only create jobs for people on O'ahu, on the Mainland, and around the world who will move here to take these construction jobs and make the housing crisis worse. Where are all the imported construction workers going to live?

Thanks,
Spencer
(808) 344-8299
4320 E. Waiola Lp.
Kihei, HI 96753

**Council of the County of Maui
Special Council Meeting
December 13, 2024
Meeting at 9:00 AM**

RECEIVED
2024 DEC 12 AM 10:05

Aloha Chair Lee and Council Members,

OFFICE OF THE
COUNTY CLERK

Mahalo for the opportunity to testify on the agenda items regarding:

Bill 171, CD1 and Bill 172, CD1

My name is Carol-Marie Ka'ōnohi De Lima Lee. I was born and raised in the Ahupua'a of Mo'oloa, Moku o Honua'ula. I currently live in Kahului, Moku o Wailuku, however, pilina to this wahi continues. I am my kuleana as a descendant of this Moku o Honua'ula to ensure that the history and culture lives for generations to come. My family was fortunate enough to hang on to our kuleana land of Mokolea, in the Ahupua'a of Ka'o, in the Moku of Honua'ula. He kama'āina a me kupa 'āina o kēia wahi.

As a child, this project area was privately owned and what was visible from the government road, maintained by the county when it had money, was a field of lava with wiliwili and kiawe trees. We were totally unaware of the history within what looked to be an uninhabitable expanse of lava with no visible source of water. However, the archaeology has provided a rich history of the place and the intelligence of our kūpuna on land and resource management. The richness of the ocean resources that sustained my 'ohana and the families of Makena and Kihei was evident during my childhood.

After returning to Maui after 34 years of living on the continent, Europe and then O'ahu, I was asked to consult on the original AIS process for this project as well as other projects on "deck" at the time that are still on "deck". It has been approximately two decades since that original consultation.

I was invited by the previous Project Manager, Dean Frampton, to be on the 670 Hui to help guide and advise on the project in hopes of developing a project that would bring more of a cultural perspective to the project and Wailea-Makena area. The focus has been the Cultural & Education Center and Native Nursery. The vision of the nursery providing plants for the preservation areas but plants that native practitioners need for their craft be it mea makamae, hālau needs as well as being back the native plants that once line the Honua'ula Moku. Also, when HLU Chair Kama stated she sees brown children running in this community, I saw the same vision as the project evolved. To ensure that would come to fruition and that the native culture and 'ike kūpuna was woven into the community I took on the kuleana of participating in the process.

This project has evolved with the help of a good team and ownership being open to the changes. The important changes of including a Cultural & Education Center with a Native Nursery, and the workforce housing, lowering the density and increasing the preservation area along with the removal of the golf course, I felt it is a project I could support.

I humbly ask for your support and approval of the amendments.

Mahalo nui,

Carol Marie K. Lee

Carol-Marie Ka'ōnohi Lee

County Clerk

From: Patricia Pearce <plspearce@gmail.com>
Sent: Thursday, December 12, 2024 9:34 AM
To: County Clerk
Subject: OPPOSE Bills 171 & 172

2024 DEC 12 PM 10:05

OFFICE OF THE
COUNTY CLERK

[You don't often get email from plspearce@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Why are we even still talking about this???

1) 450 affordable housing units, while already considerably under the 700 originally touted as a selling point in seeking approval for this project (Wailea 670) in the first place, is 150+ AFU's over the 288 units that are now proposed.

2) There are many times over 150 families in dire need for affordable housing in Maui as we speak.

3) This council is elected to represent the needs of constituents in negotiating with developers... not the other way around.

4) it is plain to see that constituents overwhelmingly support restoration of the AFUs in this project up to 450.

5) This council now has the golden opportunity, and a rare one at that, to make this happen with the stroke of a pen. Why would you not? I mentioned at an earlier hearing that those 150+ families who will be denied their shot at affordable housing otherwise would easily fill the empty seats in your council chamber. And if they did, you would know the names and see the faces of young and old, laborers all who are teaching your children, building your homes, and harvesting your food. They would be watching your actions right now, that for many of them, may determine their ability to remain on the island at all, as opposed to leaving for more affordable living elsewhere. I can't shame you enough should you turn your backs on these families now, when the stroke of a pen is all they are asking from you, for housing support to allow them to continue serving us all in these roles.

Patricia Pearce
Makawao resident and activist

County Clerk

From: Ann Pitcaithley <pitcaith@gmail.com>
Sent: Thursday, December 12, 2024 8:41 AM
To: County Clerk
Subject: Written testimony for Dec 13 Maui County Council Meeting

2024 DEC 12 AM 8:42

OFFICE OF THE
COUNTY CLERK

Written testimony for Dec 13 Council Meeting

This Maui County Council meeting is not a public meeting as noted on the agenda. Public meetings start at 5:30 pm to accommodate people who are working. By scheduling this meeting time today, including the first one a few days before Thanksgiving and the one in December two days before Christmas, it is obvious that the intent is to deny greater participation from the public.

Council members who voted to remove the 450 affordable workforce housing unit should be ashamed and embarrassed. It is a dereliction of their duties to NOT prioritize affordable housing. And we can predict which council members will vote for bills 171 and 172. It is the same council members who received contributions from unions and luxury developers. They have betrayed the community of Maui that they are obligated to serve. They are ramrodding these bills in holding multiple meetings including the 3 special meetings, even scheduling the final and 5th meeting with the Maui County Council on December 23, 2024 two days before Christmas, which according to the 2024 Maui County Calendar, is within the Christmas recess period, when no meetings are scheduled. You are treating this with such urgency, while critical bills for the rebuilding of Lahaina, bills 103, 104, 105 languish in committee. The entire town of Lahaina burned down. Lahaina is a greater priority than Wailea 670.

Most of the people who purchase these luxury homes will be part-time seasonal residents from out of state and therefore will be exempt from paying state taxes. So, they will not be contributing to state services like public schools, libraries, UH Maui College, healthcare: clinics and hospitals, state parks and nature reserves and watershed management.

Approving the amendment for only 288 affordable homes is minimal and provides a greater percentage of luxury homes, increasing the profit margin which benefits the developer NOT the community. If bills 171 and 172 are approved, it will set a dangerous precedent for all the upcoming South Maui developments to follow suit, Ledcor, out of Canada, 975 units, Makena Resort 1000 units, Maui Research and Technology Park on Lipoa, 1250 units, North Kihei 2000 units. If you add up all these numbers including Wailea 670, the total is 6,375 housing units. This will lead to an increase in population that will overwhelm South Maui. Wailea already has a surplus of luxury homes. There has been no carrying capacity studies for Kihei. The Kihei Makena Community Plan has not been updated since 1989. In this 27-year-old plan, it cited the need for more roads to reduce traffic and more affordable housing. In the meantime, the Kihei population is exploding. Local people are leaving the island at a faster rate than they are being born.

Legal issues:

According to Ryan Hurley, attorney for Maui Tomorrow, the 450 affordable workforce housing agreement complies with ordinance 3553 and Maui County code 2.96, which is required by law and cannot be changed.

Water: Wailea 670 has already drilled 4 wells for water, 2 are located off site referred to as the northern wells on Haleakala Ranch land in the upcountry area. Using upcountry water or upcountry pipes is illegal according to the Upcountry Community Plan.

Costs of Widening the Piilani Highway: Who will cover the costs of widening the Piilani Highway? What will Makena resort and Wailea resort phase 2 contribute? All these projects also have zoning conditions that require them to share

costs. Citizens are going from having a certainty on an important infrastructure project in South Maui, to having the whole thing resolved in back room deals ---is that the platform the council members ran on?

Reports and Consultations Required: Wailea 670 has not submitted the required engineering report for the DOH and has also not consulted with Oihi Resources according to councilmember Paltin.

Unethical Practice: The Wailea 670 developers prepared their own reports to present to the members of the Planning Department and Planning Commission. This is an immoral, improper, and unethical practice. Those reports should originate from their staff, not the developer.

Insufficient Information: The Planning Department and the Planning Commission were not given the 681-page document to review showing the details of bills 171 and 172 so could not make informed decisions on recommendation.

These above issues need to be addressed before voting on bills 171 and 171. I urge you to reject the 288 affordable workforce housing and accept the 450 per the earlier agree

Thank you, Ann Pitcaithley

County Clerk

From: Cheryl Hendrickson <chermcmaui@aol.com>
Sent: Thursday, December 12, 2024 8:35 AM
To: County Clerk
Subject: Testimony CR 24-120, CC 24-30 through CC 24-33

2024 DEC 12 AM 8:37

CLERK OF THE
COUNTY OF MAUI

Aloha Council-

Please oppose Bills 171 & 172 that strip the Walea 670 project of the benefits promised to the public in 2008.

To reduce the 700 affordable homes promised to 280 is unacceptable. As well as the 862 "market rate" homes that local folks cannot afford.

Delaying the promise of widening Piilani Hwy is of concern. They will surely put the burden on the DOT after creating gridlock in an already congested situation.

Bills 171 and 172 set a dangerous precedent for Affordable housing projects on Maui. If this bad faith developer can break their promises, others will follow.

Support amendments CC 24-30 through CC 24-33 to restore the important parts of the project. Hold these bad faith developers to their promises.

With the coming rebuild of Lahaina, the county must show they are behind the best interests for the local people and not developers. These actions will help restore faith in your allegiances.

Mahalo,
Cheryl Hendrickson
38 year resident

County Clerk

From: HelpThanks <HelpThanks@protonmail.ch>
Sent: Thursday, December 12, 2024 8:24 AM
To: County Clerk
Subject: Honua'ula Project

2024 DEC 12 / 11 8:27

OFFICE OF THE
COUNTY CLERK

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Aloha County Councilmembers,

I am a Lahaina fire survivor. I watched our town burn from front street on August 8th. I went through the dehumanization with FEMA and the Red Cross.

There is no need to go over and over again the details of these amendments and this project.

With all the destruction our community, my family, and myself have gone through. To even consider allowing these developers to further their own interests with Bill 171 and 172 is an ABOMINATION to our community.

This whole project should not be approved. And definitely NOT allowing these amendments to reduce workforce housing and their commitment to widening the highway.

This is disgusting. We are watching you.

Vote NO to these amendments.

Mahalo,
Jonathon Orlando

County Clerk

From: Valerie Lasciak <valerielasciak@yahoo.com>
Sent: Thursday, December 12, 2024 7:57 AM
To: County Clerk
Subject: Housing Development

2024 DEC 12 AM 8:04

OFFICE OF THE
COUNTY CLERK

[You don't often get email from valerielasciak@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

I am writing to voice my objection to the proposed housing development in Wailea. The original agreement provided 450 affordable homes, agreed to contribute a park and a sports area.

Instead the new amendments provide none of the original agreements and additional provide less than half of the original affordable residences at a time when there are more people than before in need of affordable homes due to the unfortunate displacement of many due to the Lahaina fires.

This development should be held to their original agreements! Their approval was based on these agreements and this after the fact request for modifications is in my opinion unacceptable and meets none of the critical needs of the current citizens that you are pledged to care for!!

Sincerely

Valerie Lasciak

Sent from my iPhone

County Clerk

From: William Greenleaf <bgreenleaf.maui@yahoo.com>
Sent: Thursday, December 12, 2024 8:03 AM
To: County Clerk
Subject: OPPOSE Bills 171 & 172

2024 DEC 12 AM 8:04
COUNTY CLERK

I oppose bills 171 & 172

I support the amendments County Communications CC 24-30 through CC 24-33)

Who benefits from reducing the number of affordable units?

Who benefits from changing the language to make in vague as to which entity is required to expand the road from 3 lanes to 4?

Who benefits if the promise to build a park is diluted from the original entitlements?

The construction industry is all hands on deck to rebuild Lahania and other local needs. This is a for profit development that wants to make more profit at the expense of Maui Citizens. They went from 700 to 400 and now they want to go to 250...what's next, 125 or 0 affordable units?

At a time like now with so many people hurting and direction anything but clear...how can a bill to enrich developers at the expense of Citizens be such a concern as to take up the time of the Council and the Citizens?

This is the kind of effort that undermines people trusting government. This is not Aloha.

Sincerely
Bill Greenleaf