

AH Committee

From: Donna Brown <donnabro@hawaii.edu>
Sent: Sunday, June 23, 2019 1:05 PM
To: AH Committee
Subject: Testimony on AH-1(1), AH-27, AH-1(2), AH-28
Attachments: DB_Why fast track.docx

Testimony is attached.
Aloha, Donna

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Testimony for POLANUI GARDENS (LAHAINA)) (AH-1(1)) and Makila Rural-East workforce housing project ((AH-1(2)) and AH 27 and AH 28 District boundary amendments changing zoning from agricultural to urban.

I oppose these projects for the following reasons:

For the past 2 years there have been meetings and community input for the West Maui community plan. The next phase is review by the Maui planning commission and then finally Maui county Council approval. I was at most of the meetings and the over-arching theme was-No urban sprawl. Keep future development within walking-biking distance to schools, shopping and places of work. Develop walking and biking paths to connect neighborhoods. There is nothing close to this area, so people would have to drive for everything. Traffic in West Maui has already become dismall.

Why fast track this now? Why not wait until the community plan is finalized and make it conform to the plan?

Perhaps the developers are pushing to get their developments approved before the West Maui community plan comes out?

A little bit of history: When Pioneer Mill stopped growing sugar on West Maui and sold the land to developers, the West Maui community strongly opposed development at Launiupoko for all the same reasons it is not a good idea today. The only reason the existing development was able to happen was because it was promised that it would remain in ag. The development is already much denser than the West Maui community expected.

Here is a list of some of the reasons these developments are in the wrong place:

The developers are asking for exemptions for many regulations including following: community plans, traffic impact fees, fire code, electrical code, plumbing code, building codes, grading and grubbing rules and more. These are all things that are important and should not be exempted.

Our reefs are dying and cannot take more sediment and sewage nutrients. I have been studying these reefs for almost 30 years and they are in trouble and very close to the tipping point where they will not survive more stress. (Please contact me if you want more information on this.)

Traffic.--No walking access to anything and no public transportation to this area.

We need to preserve ag lands and open space on West Maui. The views are a big part of what attracts visitors.

All Lahaina public schools are already beyond capacity.

Extreme fire hazard area- Lack of emergency ingress and egress. These developments will more than double the population of the area.

Workforce housing can be sold at market value in 10 years. We all agree that we need more workforce housing but it needs to be done right and remain affordable.

There is no guarantee that the workforce housing will be sold to long time Maui residents. In fact the majority of these homes will not be affordable for families where each member is working only one job.

No sewage system, so more cesspools which will leach into the ground water.

Water shortage- The Hawaii Commission on Water Resources Management has recently directed returning water to streams.

Launiupoko Beach Park and Puamana Beach Park are over-crowded and over capacity.

Segmentation- we need to look at the cumulative impacts of the multiple proposed developments.

The developers already own land in town within walking and biking access to schools and other facilities including infrastructure for sewage disposal. Why not develop there?

Rules, regulations and codes are made for good reasons. The developers are asking for many exemptions to county rules and codes. What is the point of having regulations and a community plan when they not followed? The cumulative impact of these projects will change the face of West Maui forever. Therefore it should be thought out carefully and **not** fast-tracked.

Mahalo, Donna Brown