

AH Committee

From: Krystal K. Cabiles
Sent: Monday, September 21, 2020 9:05 AM
To: AH Committee
Cc: Tamara A. Paltin; Angela R. Lucero
Subject: Testimony for AH-1(7)
Attachments: 2-Testimony_JonJancaterino_20200223.pdf

Good Morning,

Please see attached testimony.

Thank you for your valued time,
Krystal K. Cabiles
MAUI COUNTY COUNCIL
Office of Councilmember Paltin
Executive Assistant
West Maui District
(808) 270-5504

From: <erdocjj@aol.com>
To: <wearewestmaui@mauicounty.gov>
Date: 2/23/2020 7:00 PM
Subject: Olowalu development

Department of Planning
2200 Main St., Ste 315
Wailuku, HI 96793
Attn: West Maui CPAC

February 23, 2020

To the West Maui Community Plan Advisory Committee:

As resident of Olowalu, we am writing to voice my concerns about the proposed housing development. We will try to be short and to the point, as well as offer ideas for solutions.

Informally, we have met Peter Martin several times, and have found him to be an articulate and reasonable gentleman. We would look forward to sitting down with him and discussing any aspect of what is written.

That being said, we have multiple concerns regarding the fast track development he is now proposing in such a unique and fragile ecosystem of Olowalu. I am not against workforce housing, just how rapidly it is being pursued without precision, exactness, and respect for the Aina.

#1 Priority: The REEF The incredible reef system in Olowalu has been called "The Mother of all Reefs" for *ALL* of the Hawaiian islands. The Olowalu coral has been shown to shed its larvae *to the entire island chain*. Septic systems, drainage and runoff all need to be highly engineered and certified for the ultimate protection of this delicate reef before any development approval.

Suggestion: Any planned development on this coastline needs independent assessments from marine biologists, septic engineers, and the DLNR (NOT a hydrologist, as suggested) including input from Marine Biologists at the University of Hawaii. The plan needs to be a failsafe system, as there is no going back after destruction has occurred. Personally, we have spent countless hours exploring the reef, and have seen the wonders it offers, as well as the stress it is currently under.

2. Non potable water has been an issue since a storm destroyed a flume system in the fall of 2016 that had delivered water for decades to Olowalu.

The system has since been jury-rigged with mixed results, and Olowalu Water Company has been very professional and cooperative about supplying water as best as they can. As a resident here, we spend a considerable amount of time, personal labor, and money maintaining the agricultural presence on our property. My concern is the additional water needs for a proposed development that includes large agriculture lots on top of a community that is currently just getting by.

Suggestion: Put in infrastructure NOW that proves water availability even in high demand/drought situations. Climate change, recent fires, droughts and excessive summer heat may preclude the ability for ag lots to maintain agricultural mandates. Developing the area, *THEN* discovering water supply problems will create a disastrous and expensive situation for everyone. Ask the developer to build a mechanism to produce abundant non potable water for its designated agricultural lots and the current existing community *before any approvals*.

3. Traffic concerns: As a full time resident, it is very obvious that exiting Olowalu has its

challenges. Fast moving cars abound, and the ability to enter the highway can sometimes be like a real life, high risk video game. The addition of a housing development of this size mandates a re-assessment of a lighted intersection with underground car sensors, building of additional lanes, or new access roads.

Suggestion: Get an *independent traffic census* and then have it evaluated by the County and State of Hawaii Dept of Transportation for safety before approval of any development. The risk is potential loss of lives if residents rush out onto the busy highway produced by frustration and long lines trying to find an opening.

4. Bonding: Is it reasonable to request a large bond from the developer, so that money is held by the State/County to ensure that all stipulations (large or small) for engineering, ecology, water, sewer, lighting, traffic entry, greenways, fiberoptic cable, etc. that are in the final plans get completed? Once the development has sold out, proper completion is no guarantee.

For these main reasons, and more, we are opposed to the current process of fast tracking this development. The fast track process circumvents the continued community voice from having detailed discussions about stages of development in a very fragile ecosystem. It also interferes with our right of continued free speech in it's blazingly fast attempt to gain approval. A decision as momentous as this requires much more time to stop, plan, revise, and do it right the first time.

Thank you for your time and consideration,
Aloha,

Jon Jancaterino
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