

AH Committee

From: James D. Lumpkin <honujames@gmail.com>
Sent: Tuesday, September 22, 2020 10:41 AM
To: AH Committee
Cc: Tamara A. Paltin
Subject: Olowalu

WestMaui is under attack from greedy and unscrupulous developers! Stand up and protect our community or it will be destroyed for future generations. Olowalu's one of the last remaining, mostly intact, coastal reef ecosystems. Say NO to the Lihau'ula 201H fast-track fake affordable housing project. I am submitting written testimony to DENY the project.

~this fast track process will allow for the EA/EIS process to be waived, avoiding important environmental review

~no long-term reliable source of water provided in application, as required. In addition, during the recent Community Plan Advisory Committee process, current landowners who purchased other property in Olowalu from this developer with the intent of farming stated not only is there insufficient water for agriculture, there isn't even enough potable water! (2/25/20 CPAC meeting materials <https://wearemaui.konveio.com/past-meetings>)

~sewage from 59 independent waste systems will present a significant threat to the coastal water quality of the area

~increased runoff from this area of concentrated urban development will result in increased sediment and/or other pollutant transport to the nearshore waters of Olowalu. With climate change there is increasing severity and frequency of storm events, and therefore, planning to capture only the increased run off in a 50-year event is grossly inadequate. The highest point of this proposed development is only 25' above sea level and just a few hundred yards from the coastline. Heavy runoff will result in almost direct transport of polluted runoff into the ocean.

~increased shoreline user conflicts and significant increase of the harvest of coastal resources for recreational and/or subsistence take.

~application does not acknowledge cultural practice such as fishing; the gathering of 'opihi, pipipi and limu; and the gathering of pu'ohe'ohe and 'uki'uki. In addition, ground-altering activities associated with the proposed project have the potential to impact the coastal, marine and terrestrial environment in the area.

~Office of Planning does not support such use of the 201H process to enable lots smaller than the current County two-acre minimum lot size, as it further exacerbates the problem of gentleman estate lots that inflate agricultural land value, benefit the homeowner via property tax exemptions and lower water rates, while providing no viable agricultural production on agricultural land, and generally reducing land available for farming and making it more expensive for farmers.

~this landowner was denied approval by the Land Use Commission(LUC) in 2015 trying to change 320 acres of this very same agriculture land to urban/rural and now seeks to circumvent the process by "parceling" project starting with these proposed 59 lots on 27 acres. "The parcelization of the project site also raises questions as to the development plans for the surrounding lands and whether they too will be sized just under the 15-acre statutory threshold in future applications to avoid LUC scrutiny"

~appears that the planned .69-acre neighborhood park is not included within the area of the proposed boundary amendment. The park should be included within the area of the proposed boundary amendment...as it is an integral component of Lihau'ula that is intended to serve its residents. As you know, the inclusion of the park would subject the

boundary amendment to the approval of the LUC as the project site would then be over the 15-acre statutory threshold..."

~concerns about the number of exemptions requested, how do these exemptions serve to protect the existing offshore resources? The LUC also requested an assessment of the existing emergency management facilities in the area and wonder how they will demonstrate that the farm dwellings will comply with HRS 205-2 and 205-4.5 stating that agricultural activities associated with farm dwellings must be actively and intensively pursued rather than represent a secondary and passive hobby on the part of the homeowner.

~not compliant with current or proposed West Maui Community Plan agricultural designation

<https://www.mauinews.com/news/local-news/2020/02/olowalu-is-between-here-and-there-future-of-west-maui-land-is-currently-up-for-debate/>

~home prices are not affordable and are out of reach for our residents

~active and unresolved County of Maui Shoreline violations, Special Management Area(SMA) Violations, State of Hawaii Office of Conservation and Coastal Land Violations(OCCL) and Department of Health(DOH) Clean Water alleged violations for clearing State Conservation land on the shoreline at multiple sites directly adjacent to proposed project causing extreme siltation and damage to our Mother Reef of Olowalu.

~Commission of Water Resource Management(CWRM) violations for illegal diversion of streams in this area.

Major concerns from: Dept of Land & Natural Resources, Div of Aquatic Resources, State Office of Planning, County Dept of Water Supply, Office of Hawaiian Affairs, State Land Use Commission, and many more.

Thank you for considering my testimony to Deny this project.

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