

HONUA'ULA PARTNERS, LLC
2035 MAIN STREET SUITE 1
WAILUKU HI 96793

Name: Dean Frampton
Agenda Item: Subarea 4 | Wailea
Date Received: 5/24/23 via email and at meeting

May 24, 2023

Attention: South Maui Community Plan Advisory Committee
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793
Email: wearesouthmaui@mauicounty.gov

Subject: South Maui Community Plan – Area of Change: Honua'ula

Aloha:

My name is Dean K. Frampton and I am the project manager for Honua'ula Partners, LLC (“**HP**”) and their project, previously referred to as Wailea 670. Thank you for the opportunity to provide written testimony on agenda items “Subarea 4: Wailea” and “Area of Change: Honua'ula”.

As currently drafted, the description of the Honua'ula project in the “Area of Change: Honua'ula” portion of the plan is inaccurate and misleading. The description ignores the project's extensive history to ensure the preservation of significant archaeological and cultural sites and to provide housing opportunities for Maui residents. As such, we suggest the following revisions:

The Honua'ula project, previously known as Wailea 670, consists of approximately 670 acres of land located east of Pi'ilani Highway and the Wailea Resort, south of the Maui Meadows subdivision, west of Ulupalakua Ranch lands, and north of vacant land that is part of the Makena Resort. This area was identified as Project District 9 in the 1998 Kihei- Makena Community Plan and described as a mix of single-family and multi-family housing types for a range of consumer groups with an emphasis on community development, including community-oriented parks integrated with pedestrian and bicycle recreation ways with a buffer between Pi'ilani Highway and residential areas. **The Maui County Council approved a change of zoning and established a project district for the Honua'ula project area in 2008. The Maui Planning Commission unanimously granted a Project District Phase II approval of the project in 2022.**

Proposed Change

Honua'ula is a master-planned residential community comprised of single and multi- family homes including at least 25 percent workforce housing units, village mixed uses, **170** ~~200~~ acres of preservation and conservation land, and 90 acres of recreational/open space areas. The project would be served by private water and wastewater systems.

Challenges and Opportunities

This project will provide the opportunity for 1,150 new residential units; however, the majority are not geared towards the local resident market. Honua'ula Partners, LLC is committed to working with local non-profit organizations to ensure affordable housing opportunities are available for Maui residents. The project will also include significant public infrastructure improvements, including the widening of Pi'ilani Highway to four lanes, the need for water, wastewater and flood control infrastructure. The project continues to face many challenges, including the need for water, wastewater and flood control infrastructure. The project will also include approximately 260 acres of open space, preservation and conservation of native plants and significant historic and cultural sites, and legal challenges from local groups opposed to the project.

We believe the proposed revisions accurately reflect the history of the project and the various approved components of the project. We ask the committee to consider revising the description of the Honua'ula project in the "Area of Change: Honua'ula" portion of the plan.

Further, the current land designations for the project included in Figure 3.15 do not reflect the project's extensive history and the intended purpose of the project district zoning. In 2008, the County Council approved a change of zoning and established a project district for the project area. Per Maui County Code 19.45.010.B, the intent of a project district development "is to provide for a flexible and creative planning approach rather than specific land use designations, for quality developments." In short, project district ordinances are meant to provide greater flexibility in the development of master plan communities.

As mapped in the draft Figure 3.15, however, our project area includes designations for specific uses, including Parks, Open Space, Public/Quasi Public, etc. We oppose this level of specificity in the Community Plan map, as it is contrary to the objectives of the project district zoning noted above. The draft community plan has a specific designation for project district zoning. See Draft Plan at page 67. The "Special Purpose District" includes the following: It is intended "for established project districts that do not easily fall within one or more of the other community plan designations." As this project is subject to project district zoning and consists of more than one community plan designation, including residential, neighborhood center and open space, the project falls within the Special Project District designation. For that reason, we ask the committee to revise Figure 3.15 to reflect the "Special Project District" designation. A proposed map reflecting our proposed Special Project designation is attached to this letter as **Exhibit A**.

Additionally, Figure 3.6 in the Subarea 4: Wailea Map reflects a portion of the Honua'ula project. For the same reasons expressed above, we ask the committee to revise Figure 3.6 to reflect the "Special Project District" designation.

Lastly, we would like to reiterate our position that it is inappropriate for sitting Committee members engaged in ongoing, active litigation against Honua'ula Partners, LLC to vote on policies that impact our project

Thank you for this opportunity to submit testimony and for your hard work in developing the Draft South Maui Community Plan.



Dean K. Frampton

Attachment



Legend

- - Community Plan Boundary
- Roads
- Streams
- Building Footprints
- Plan Designations**
- Residential
- Neighborhood Center
- Small Town Center
- Public/Quasi-Public
- Park
- Open Space
- Special Purpose District



(Upcountry)
(South)