

Name: Maui Tomorrow Foundation
Agenda Item: Subarea 3 | South Kihei
Date Received: 5/24/23 at meeting

To: South Maui CPAC

From: Maui Tomorrow Foundation

Re: Testimony for May 24, 2023

Date: May 24, 2023

Drainage and Public Safety

In discussing proposed developments where a gulch or gulches exist, there have been statements indicating that a particular project would meet drainage standards and retain all the runoff generated by the project, meaning they'd meet current county drainage standards. However, current County drainage standards are widely recognized as being inadequate - they only require designing for 10-year and 50-year storms, but the storms we have been getting are much larger and more frequent than predicted. Contrary to the assurances of developer consultants, under current drainage standards, designating more land up mauka for urban development will make the existing bad situation worse - not better. Designating more mauka land will increase the danger for residents in the flood zones and the emergency responders who try to help them. **Your decisions will have an impact on this situation.**

Ho'onani Homes

In spite of plenty of public testimony, and even videos showing flooding passing through the parcel, a project known as Ho'onani Homes, on TMK 3-9-001:007, was given a permit to develop 54 homes by the Maui Planning Commission. The developer has stated that he would like to amend his permit to increase this to 89 homes - all in a flood zone. This amendment would not be possible if the CPAC were to designate this parcel as Open Space, because the required permit amendment would need to be consistent with the community plan.

Haleakalā Ranch Industrial Area

Haleakalā Ranch is requesting that land outside the Urban Growth Boundary be included with the rather intensive designation of "Industrial". Maui Tomorrow would recommend that this request be denied. The draft plan already includes nearly all of the undeveloped parcels within the urban boundary and designates them for development. Adding to this **beyond** the Urban Growth Boundary is unwarranted. Increased traffic alone, including truck traffic, without the needed infrastructure to support this large addition, is of great concern. In light of all the undeveloped land already designated for industrial, employment, and other intensive uses,

adding even more land in this type of category will only encourage more development than is needed..

Sea Level Rise

On the issue of sea level rise (shown on the maps in cross hatch), there are a number of undeveloped parcels, or portions of undeveloped parcels, which contain development designations, while at the same time being designated as 'Sea Level Rise Exposure Areas'. For example, vacant land south of Lipoa St. and north of Hale Kuai St, and mauka of Kihei road, has been identified as a sea level rise exposure area, and has also been designated as wetlands. The draft sub area 3 map (S. Kihei) designates this property for 'Small Town Center' and for 'Residential' development. We would recommend that this and other undeveloped properties designated as 'Sea Level Rise Exposure Areas' be designated 'Open Space'.

County Owned Parcel

Under Areas of Change, on page 99 of the discussion about the County Owned Parcel, the suggestion that a "fast track entitlement process could be used" should be deleted. While this may be true, it is inappropriate to be advocating for the community planning and development process to be ignored. As stated in the following section on Challenges and Opportunities, "Preservation of cultural and archeological sites may also pose challenges for development of this parcel." A fast track process will not lend itself to proper consideration of the many cultural and historic resources on this land. We recommend that this parcel continue to be designated as Park.

Project District Designations

Maui Tomorrow very strongly urges the CPAC to insist that the present Project districts, which each have very specific definitions and requirements, be retained under the EXISTING community plan category of "Project District". Promises were made during the public process that created these project districts, such as Maui Tech park and Wailea 670 (Honua'ula). These intentions could be lost if the designation is "redefined" to the suggested categories shown on the Sub-Area 4 maps, and would also be lost if they were designated Special Purpose District. The Project District category allows much greater flexibility if project design needs to change. It is a very useful category for large tracts of land.

Mahalo for your dedication to the future of South Maui.