

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

Name: Dean Frampton
Agenda Item: C. Subarea 4 | Wailea,
D. Subarea 5 | Makena
Date Received: 5/30/23 via email

May 30, 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: "Subarea 4: Wailea," "Area of Change:
Honua'ula" and "Subarea 5: Makena."

Aloha:

My name is Dean K. Frampton and I am the project manager for Honua'ula Partners, LLC ("**HP**") and its project, Honua'ula, which was previously referred to as Wailea 670. Thank you for the opportunity to provide written testimony on agenda items "Subarea 4: Wailea," "Area of Change: Honua'ula" and "Subarea 5: Makena."

This letter responds to comments raised by Community Plan Advisory Committee ("**CPAC**") members at the meeting on May 24, 2023. During the meeting, there appeared to be confusion regarding the impact of existing land use designations in the Draft South Maui Community Plan with the project's conditions of zoning. To address this confusion, we offer a brief summary of the project's history, allowed land uses and conditions of zoning.

The project received Land Use Commission approval in 1994. The project received Phase I project district zoning approval in 2008. Phase I consisted of two parts: (1) establishment of a project district and (2) approval of a change of zoning. As to the first part, the allowed land uses for the project are set forth in Chapter 19.90A Kihei-Makena Project District 9 (Wailea 670) in the Maui County Code, also known as the Project District Ordinance. A copy of the Project District Ordinance is attached as **Exhibit "A"**. As to the second part, the Conditional Zoning Ordinance amended the zoning of the properties comprising the project district area. This zoning change is subject to 30 conditions. The Conditional Zoning Ordinance was amended in 2018 to provide that 250 of the required workforce housing shall be located either within the Project District, at the Kaonoulu Light Industrial Subdivision, or a combination of these two locations. A copy of the Conditional Zoning Ordinance is attached as **Exhibit "B"**. In 2022, the Maui Planning Commission unanimously granted a Project District Phase II approval of the project. The Commission granted Phase II approval subject to 25 conditions, which included compliance with the Project District Ordinance and the Conditional Zoning Ordinance. A copy of the Commission's written decision is attached as **Exhibit "C"**.

The description of the Honua'ula project in the "Area of Change: Honua'ula" portion of the Draft South Maui Community Plan should accurately reflect the project's history, allowed land uses and project district approvals. 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. **In 2008, the project obtained Project District Phase I approval. As part of Phase I approval, the Maui County Council established a project district for the Honua‘ula project area and approved a change of zoning. The Maui Planning Commission unanimously granted Project District Phase II approval of the project in 2022. The land uses for the project are controlled by the Phase I and Phase II project district approvals.**

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** ~~The project continues to face many challenges, including the widening of Pi‘ilani Highway to four lanes the need for water, wastewater and flood control infrastructure.~~ **The project will also include approximately 260 acres of open space, and the preservation and conservation of native plants and significant historic and cultural sites. and legal challenges from local groups opposed to the project**

Our proposed changes accurately reflect the history of the project and the various approved components of the project. We ask the committee to revise the description of the Honua‘ula project in the “Area of Change: Honua‘ula” portion of the plan.

In addition, 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. For prior CPAC meetings, we asked the committee to revise Figure 3.15 to reflect the “Special Project District” designation. Although we continue to believe that the “Special Project District” designation accurately reflects the project’s allowed land uses and project district approvals, we offer **Exhibit “D”** as an alternative option for the committee. Exhibit “D” reflects the following community plan designations: (1) Special Purpose District; (2) Small Town Center; (3) Neighborhood Center; (4) Public/Quasi-Public; and (5) Open Space. **Please note, this is a general map submitted for consideration by the Department and the CPAC. We request a working session with your GIS Department to finalize this map.**

As reflected in 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.” We believe Exhibit “D” honors this project’s project district approvals and the flexibility afforded in the Maui County Code to the development of master plan communities.

Figure 3.6 in the Subarea 4: Wailea and Figure 3.7 in the Subarea 5: Makena reflect portions of the Honua‘ula project. For the same reasons expressed above, we ask the committee to revise Figure 3.6 and Figure 3.7 to conform with Exhibit “D”

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



Dean K. Frampton

Attachments

- Exhibit “A”
- Exhibit “B”
- Exhibit “C”
- Exhibit “D”