

**Name:** Dean Frampton  
**Agenda Item:** B. Honua'ula/Wailea 670  
Land Use Designations  
**Date Received:** 6/19/23 via email

HONUA'ULA PARTNERS, LLC  
2035 MAIN STREET SUITE 1  
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June 19, 2023

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

Subject: South Maui Community Plan – Draft Map & Project Descriptions

Aloha:

My name is Dean K. Frampton and I am the project manager for Honua'ula Partners, LLC (“HP”), or the project previously referred to as Wailea 670. Thank you for allowing me to provide written testimony on the Draft South Maui Community Plan (“SMCP”).

We are asking the committee to reconsider the mapping of Figure 3.15. As noted in previous testimony, we remain opposed to specific uses designated in the Community Plan map, as it is contrary to the objectives of our project district zoning and its specific intention to allow for flexibility. Again, it is noted that the draft community plan has a specific designation for project district zoning. See Draft Plan at 67. The “Special Purpose District” is intended “for established project districts that do not easily fall within one or more of the other community plan designations.” See Draft Plan at 67. Our Project is subject to project district zoning and consists of more than one community plan designation including residential, neighborhood center and open space. As such, we believe the Project should be designated Special Project District, as depicted in **Exhibit “A”**.

Also, we would like to revise the language of the descriptions of our project to include the following:

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~~ ~~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, preservation and conservation of native plants and significant historic and cultural sites. and legal challenges from local groups opposed to the project~~

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



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Dean K. Frampton



**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)