

Name: Albert Perez
Agenda Item: B. Honua'ula/Wailea 670
Date Received: 6/20/23 via email

TO: South Maui Community Plan Advisory Committee

FROM: Maui Tomorrow Foundation
Albert Perez, Executive Director

DATE: June 20, 2023

RE: CPAC Testimony for June 21, 2023

Aloha CPAC members,

In the Areas of Change description for Honua'ula on page 101 of the draft, there are some corrections that should be made, as follows:

Honua'ula

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.

Proposed Change

Honua'ula is a master-planned residential community comprised of single and multi-family homes including at least ~~25 percent~~ **20 percent** workforce housing units, village mixed uses, 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. 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, preservation of cultural sites, and legal challenges from local groups **opposed to the project.**

Rationale:

1. The reference to “at least 25 percent workforce housing” does not accurately reflect the requirement of MCC 2.96.040.A that “at least **twenty-five percent**, rounding up to the nearest whole number, of the total number **of market rate** lots, lodging units, time share units, or dwelling units, excluding farm labor dwellings or a second farm dwelling . . .” be created. Twenty-five percent of the remaining market rate units works out to twenty percent of the total number of units.
2. The words “opposed to the project” in the last sentence should be deleted, because the basis for the intervention regarding Honua’ula was a failure to uphold the requirements of the law, including the provision of “at least 450 affordable units” within the project district.

Mahalo for your continued work on this plan for the future of South Maui.