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**Agenda Item:** D.3 Section 3.5 | Areas of Stability  
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**From:** David Goode  
**To:** We Are South Maui <wearesouthmaui@mauicounty.gov>  
**Date:** 7/13/2023 4:33 PM  
**Subject:** Testimony for July 19, 2023 Meeting re Section 3.5 Text  
**Attachments:** Section 3.5 suggested language D. Goode 7-13-23.pdf

Aloha Chair Weltman and members of the CPAC:

I am submitting the attached proposed amendment to the language in Section 3.5 relating to gulches to clarify that the mapping done to date is a good start, but detailed mapping that will occur with project development should be the final basis to determine which Open Space areas are in fact drainageways and what the limits of those drainageways should be.

As the committee may recall, I showed a vivid example of a former small drainageway that originated in Maui Meadows and is now completely cut off by Pi'ilani Highway, yet the former drainageway is still mapped on a property of ours makai of the highway. This one example of many that illustrates the need for this language change to recognize that more work is needed at the project level to accurately determine drainageways that are shown as Open Space on the maps.

Additionally, a policy needs to be inserted to match this language change in Section 3.5. This can be done when agendized at a future meeting.

Mahalo!

**David Goode**  
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## Section 3.5 | Areas of Stability

Through the community plan process, the community not only identified areas that should change in the next 20 years, they-it also identified areas that should remain the same. These areas of stability reflect several things the South Maui community cares about protecting for future generations, including cultural resources, open spaces, environmental features, and natural systems, like wetlands. There are three areas of stability identified in this Plan.

### Gulches

#### *Area Description*

This Plan identifies gulches in greater detail than the previous community plan. Improved imagery and topographic information have made it easier to identify and map gulches more clearly and accurately. This Plan takes a significant step toward identifying and mapping these features of the South Maui landscape to aid in the protection of the community and coastal resources from flooding and mud flows. [However, the final step in delineating the gulches will take place during project specific reviews, where exact topographical and other important information can be mapped with the precision needed to make a final determination of gulch limits.](#)

#### *Why is this area important?*

Gulches are pathways for water to move mauka to makai. As water flows downhill, it picks up soils, decaying plant matter, and contaminants. Prohibiting development and impervious surfaces in these areas without mitigation ensures that as water runs through the gulches, vegetation and soils slow the flow, thereby allowing for filtration and sedimentation before the flow reaches the reefs and loko iʻā. Additionally, protecting these natural drainage systems and adjacent floodplains from development without mitigation reduces the risk of flooding and harm to the community.

Preserving significant gulches with an Open Space community plan designation will allow traditional practices to continue and encourage restoration activities allowing more water to infiltrate the ʻāina and decreasing the potential for damaging floods.