

Name: Dick Mayer

Agenda Item: B.1 Section 3.4 | Areas of Change

Date Received: 9/12/23 via email

RE: CPAC Meeting on Wednesday Sept. 13, 2023

Aloha Members of the South Maui Community Plan Advisory Committee,

As you are finalizing your draft community plan, I strongly urge you to reverse your previous decisions regarding two large properties that will be keys to the future of North Kihei.

For a decade the former proposed Mega-Mall was vetted by South Maui residents and community. It was strongly recommended by that the area should NOT be made into a commercial site. The State Land Use Commission agreed. You are now in a position to take that approximately 80 acres and designate it as "Residential".

All of the South Maui housing needs can be easily met by the fully entitled 1,200 units in the R&T Park and 1,000+ in Wailea 670, plus the 300-700 units on the Mega-Mall site.

This approach would be ideal given the need for additional housing in South Maui and the proximity to the new high school. More commercial space along the very busy Piilani Highway would cause considerable congestion and many problems.

Originally, the CPAC made a wise decision and voted for the 600 acres in Kihei Mauka to be utilized for low intensity, -- Open-Space or Agriculture. Under pressure from the landowners the decision was reversed and these lands have now been designated for large-scale development, with the potential for over 2,000 residences. This would mean that there would be approximately 4,000 vehicles daily coming down from that location onto Piilani Highway near the proposed Mega-Mall site or at the new high school roundabout.

Some have suggested that there will be a mauka highway parallel to Piilani Highway that will take the traffic from the 600 acres and the R&T Park. However, that scenario is highly unlikely wishful-thinking, given the very high priority for two other Maui highways that will be built long before the mauka Kihei alignment. The two higher priority highways include the mauka realignment of the Pali Highway to West Maui with a very expensive

additional tunnel or over-the-ridge highway. The second higher priority highway is the need to construct a bypass around Paia town.

Given those higher priority highways it is very unlikely that a South Maui mauka alignment will be available for use for these 600 acre of residences in the next couple of decades, which are within the planning horizon for this updated 2023 South Maui Community Plan. That is why I believe that all traffic from the 600 acres will need to flow down on to Piilani highway.

Please reverse the two previous decisions: Mega-Mall site, and 600 acre North Kihei Mauka.

Mahalo and best wishes, Dick Mayer