

**Name:** Rory Frampton  
**Agenda Item:** D. Final Review of Policies  
**Date Received:** 9/13/23 at meeting (in person)

## Rory Frampton Consulting Inc.

Land Use and Environmental Planning ▪ Consulting ▪ Project Management

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Community Plan Advisory Committee  
South Maui Community Plan Update  
c/o Department of Planning  
2200 Main Street  
Wailuku, HI 96793  
*Hand delivered*

Aloha CPAC Members

Re: South Maui Community Plan Update – Kihei Mauka  
Response to Randy Wagner’s proposed policies dated September 12, 2023

As a representative for Haleakala Ranch and Kaonoulu Ranch, I have been working with Randy Wagner and others on the KCA Design Review Committee to develop policies related to the Kihei Mauka Growth Area. The policies are intended to address concerns of the community regarding the buildout of the Kihei Mauka area.

The Ranches are generally supportive of the final version of the policies that will be handed out to the CPAC today. However, we wish to go on record with a few reservations.

**Overall impacts to project costs.** As with any project, the inclusion of additional amenities and components add to the project costs. Added costs make it more challenging to produce housing units which are affordable to the working class. The Kihei Mauka project is years from breaking ground and will need to go through many steps of public review to secure land use approvals. A project Developer has yet to be identified. It is difficult to provide definitive commitments to specific design components. As the project progresses through the design and entitlement phases some aspects to be included in the master plan may need to be revisited or refined.

**Specific Design Components.** The recommended master plan policy calls for a 200 ft. greenbelt running along the mauka edge of the property, inside of the Urban Growth Boundary. The Ranches are committed to a project that will have an integrated open space and greenway master plan, incorporating and utilizing the major gulches as the backbone of the plan. However, there are reservations about committing to a 200 ft. wide open space corridor along the mauka boundary without more detailed study of the overall open space and greenway master plan. The Ranches would be willing to commit to some type of green belt or open space corridor mauka of the Urban Growth Boundary. Overall, the Ranches remain committed to a meaningful integrated open space and greenway master plan.

**Collector Road Connection to Veterans Highway.** Implementation of effective traffic mitigation will be key to maintaining the quality of life for existing and future South Maui residents. However, to not allow one house to be occupied until the connection to Veterans

Highway is made seems somewhat drastic. This assumes that capacity of Piilani Highway is maxed out and does not take into account other improvements that can improve capacity and efficiency of Pi'ilani Highway. During the Change in Zoning process there will be a detailed traffic study looking at existing and future conditions to determine the specific improvements that are necessary to mitigate impacts from various stages of the project. It may be that traffic from the initial stages of development could be mitigated through more attainable improvements in the short term.

Existing policies in the draft CPAC plan that are more realistic and fair include:

*2.1.7 | Require and undertake transportation system improvements prior to or concurrently with the growth of the South Maui region. Roadway improvements should be planned, designed, and constructed as generally described in the Kihei Sub-area Transportation Plan or other such future plans.*

*2.1.10 | Require development projects mauka of Pi'ilani Highway to coordinate with the County and State on implementing a new multimodal transportation corridor spanning through South Maui to Central Maui mauka of Pi'ilani Highway as identified in Action 1.14\*.*

#### Actions

*1.13 Prioritize the identification, Design and implement a multi-modal transportation corridor from South Maui mauka of Pi'ilani Highway, connecting to Maui Veterans' Highway that minimizes the impacts to the 'āina.*

*2.3.10 | Improve the resilience of the transportation system to natural hazard events and climate change-related hazards such as sea level rise, flooding, wildfires, thunderstorms, and tsunamis, including the development of additional roadways in and out of South Maui to improve safe evacuation during hazard events.*

Again, we greatly appreciate the positive collaboration that we have had with Randy and other members of the KCA Design Review Committee, and we are committed towards finding positive ways to achieve our common goal of providing housing for Maui residents.

Thank you for the opportunity to present this revised plan.

Respectfully submitted,



Rory Frampton

Cc: J. Scott Meidell, President, Haleakala Ranch Company  
Wendy Rice-Peterson, General Partner, Kaonoulu Ranch LLLP