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September 28, 2026

Chair Tamara Paltin, and Members
Disaster Recovery, International Affairs, and Planning Committee
Sent via email

Aloha Chair Paltin and DRIP Committee Members

Re: South Maui Community Plan Update – North Kihei Mauka
Request to amend policies related to North Kihei Mauka

On behalf of Haleakalā Ranch and Kaonoulu Ranch, we support the North Kīhei Mauka policies developed through the South Maui Community Plan process and appreciate the collaborative efforts of the KCA Design Review Committee. We respectfully request several targeted amendments to ensure the policies can be implemented effectively while achieving the community's goals.

The Ranches are generally supportive of the policies as written with two exceptions related to implementation of the Watershed Management System (3.4.3) and the mauka collector road (3.4.5).

Request 1. Watershed Management System, Policy 3.4.3.

Existing policy:

3.4.3 Before development, a comprehensive Watershed Management System for the North Kīhei Mauka area will be designed and implemented using green infrastructure to mitigate excess floodwater and to direct stormwater into the aquifer.

Proposed policy:

3.4.3 Before each phase of development, a comprehensive Watershed Management System ~~for the North Kīhei Mauka area~~ will be designed and implemented using green infrastructure to mitigate excess floodwater and to direct stormwater into the aquifer.

Discussion. North Kihei Mauka covers a large project area (583 acres) and, as stated in the Community Plan description, “the project will need to be developed in phases” (page 90). The Ranches support the concept of a comprehensive watershed management system, however, the system should only be required to be implemented for each phase of development. Requiring the implementation of the system for the entire 583 acres would create a cost-prohibitive upfront barrier to development. Requiring implementation on a phase-by-phase basis would still ensure comprehensive watershed planning while aligning infrastructure delivery with the project's anticipated phased development schedule.

Request 2. Two lane mauka collector, Policy 3.4.5.

Existing policy:

3.4.5 Before or concurrent with development of North Kīhei Mauka, there must be a two-lane collector road that connects directly from East Līpoa Street to the Veterans Highway with an adjacent walking and biking path separated from the roadway by landscaping.

Proposed policy:

3.4.5 Require the implementation of transportation improvements prior to or concurrent with each phase of development, including a mauka connection to Veterans Highway, in order to mitigate impacts of the project, as determined by the State Department of Transportation.

Discussion. The Ranches recognize the importance of improving traffic circulation, emergency access, and multimodal connectivity in South Maui. However, requiring completion of the entire mauka collector road before any development occurs places the responsibility for a regional transportation improvement on a single project area and does not reflect the phased nature of development.

The proposed roadway will require coordination among multiple landowners and public agencies. As development proceeds, transportation improvements should be implemented incrementally and in proportion to project impacts, as determined through future traffic studies and agency review. This approach ensures that necessary mitigation is provided while avoiding requirements that could render the project economically infeasible and ultimately delay the delivery of both housing and transportation infrastructure. This requirement also may raise significant legal concerns regarding proportionality and nexus between project impacts and required mitigation.

During the future District Boundary Amendment and Change in Zoning processes there will be a detailed traffic study examining existing and future conditions to determine the specific improvements that are necessary to mitigate impacts from various stages of the project. The required improvements will be determined by the State Department of Transportation.

It should also be noted that **there are existing policies in the draft plan that relate to transportation improvements which are more realistic and fair including:**

Existing Policies:

2.1.4 Require and undertake transportation system improvements prior to or concurrently with the growth of the South Maui region. Roadway improvements may be planned, designed, and constructed as generally described in the current transportation

plan for the area, for example, the Kīhei Sub-area Transportation Plan. Required improvements may be based on the project's traffic impact analysis or other studies associated with the project.

2.1.9 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 1.15.

Existing Action:

1.16 Prioritize the identification, design and implement a new multi-modal transportation corridor through South Maui to Central Maui mauka of or above Pi'ilani Highway, connecting to Maui Veterans' Highway in a manner that minimizes the harm to the 'āina.

Other amendments: Based on additional discussions with members of KCA, we also request the following amendments to the North Kihei Mauka Policies:

Request 3. Please amend existing Policy 3.4.2 to reflect CPAC language to read as follows:

3.4.2 A Comprehensive Master Plan (CMP) will be established before development in the North Kihei Mauka area. The CMP must address the following: 1) environmental and watershed management; 2) archaeological and cultural preservation; 3) mauka and makai view corridors; 4) multimodal transit system, including a direct connection to Veterans Highway; 5) road designs; 6) sustainable architecture; 7) detailed land use; ~~and~~ 8) an integrated greenways, parks and open space plan to protect major drainageways and provide firebreaks; 9) pedestrian and bicycle connectivity in and between neighborhoods; 10) Low Impact Design (LID) civil engineering; 11) environmentally responsive architectural design standards; and 12) a 200 foot wide fuel break will be established and maintained adjacent to and mauka of the boundary of the area.

Request 4. Add the following sentence to policy 3.4.6 to ensure Maui residents are given priority during applicant selection for housing:

Include applicant selection priorities for affordable and workforce housing that favor Maui County residents, consistent with Chapter 2.96, Maui County Code, and applicable state and federal fair housing law.

Thank you for the opportunity to present these requested amendments. I will be available during the Committee meeting(s) to answer any questions.

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Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Rory Frampton".

Rory Frampton

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