

Chair and Members of the DRIP Committee:

I am submitting the attached report, *South Maui Community Plan (Bill 108): An Interpretation of Maui County's Public Record*, for consideration during your review of Bill 108.

The purpose of this submission is straightforward: before replacing the 1998 Kīhei-Mākena Community Plan, the County should account for what it accomplished under that plan, what remains unfinished, and how those outstanding obligations will be addressed over the next twenty years.

What the Previous 28 Years Tell Us

The attached interpretation examines the County's own implementation records, including its 2025 Annual General Plan Implementation Report.

That report identifies 58 actions associated with the 1998 Kīhei-Mākena Community Plan:

- 20 reported completed.
- 12 reported ongoing.
- 19 reported in progress.
- 7 reported not begun.

These findings establish that progress was made. They also show that substantial work remained unfinished or ongoing more than two decades after the original plan was adopted.

The County reported accomplishments involving public safety facilities, certain road improvements, wetland enhancement, and drainage planning.

At the same time, important commitments, including the North–South Collector Road and other transportation and infrastructure improvements, were not reported as completed.

There is an important distinction between completing a study, identifying a project as a priority, funding construction, and delivering infrastructure that the public can actually use.

That distinction needs to be reflected in Bill 108.

South Maui has experienced substantial development during these decades. Major resort, condominium, residential, and luxury projects have transformed the region, particularly throughout Wailea and Mākena.

Yet longstanding transportation, infrastructure, and emergency-access challenges remain.

South Maui is also a substantial contributor to Maui's economy and tax base. The County should provide a transparent accounting of revenue generated within the region, expenditures directed toward it, improvements delivered, and infrastructure obligations that remain outstanding, while distinguishing general revenues from legally restricted funds.

The question is no longer simply what happened during the previous 28 years. The County has already documented much of that history. The question is what Bill 108 will do about the obligations that remain.

Existing Development and Infrastructure Capacity

When I ran for Upcountry Council in 2024, one of my central positions was that Maui County needed to stop authorizing additional development, address what was already in the pipeline, and reassess what the island actually needs and can sustainably support.

That remains my position.

The 2023 fires further demonstrated why emergency preparedness and the County's ability to protect its existing population must be central considerations in future planning.

The attached interpretation identifies additional information relevant to these decisions, including the reported 4,552 already-approved housing units and approximately 3,500 additional potential units under discussion.

These are different categories. Approved units are not necessarily built or occupied, and potential future units should not be treated as existing approvals.

The report also identifies significant constraints affecting the shared Central Maui water system supplying South Maui, along with incomplete infrastructure cost estimates and unresolved questions involving wastewater, transportation, drainage, and emergency access.

Those findings do not constitute a certified determination of South Maui's remaining capacity. They demonstrate why the County needs to reconcile existing demand, approved development commitments, reliable infrastructure capacity, and necessary emergency reserves before establishing additional growth opportunities.

The proposed Community Plan should distinguish between correcting existing deficiencies, accommodating development already approved, and identifying additional development potential. These are separate decisions with different consequences.

Bill 9, H-3/H-4, and Existing Development

Bill 9 and the establishment of H-3 and H-4 Hotel Districts should also be considered in relation to Bill 108.

The County is reconsidering the future use of existing condominium inventory while preparing a Community Plan that contemplates additional development.

Although H-3 and H-4 provide a possible rezoning pathway for qualifying properties, establishing those districts does not automatically rezone individual parcels.

These related land-use decisions affect assumptions about South Maui's housing inventory, resident and visitor populations, and infrastructure demand.

The new Community Plan should reconcile those assumptions rather than treating existing condominium use, visitor accommodations, residential growth, and infrastructure planning as unrelated matters.

What DRIP Needs to Address Before Forwarding Bill 108

The purpose of submitting this interpretation is not to request another series of studies or reports. It is to place the County's existing implementation record alongside the proposed Community Plan and determine whether Bill 108 adequately addresses South Maui's current conditions and outstanding obligations.

As the Committee responsible for reviewing Bill 108, I ask DRIP to examine the following seven issues before forwarding its recommendations to the full County Council:

1. **The unfinished obligations of the 1998 plan.** The County's 2025 implementation report identifies 20 completed actions, 12 ongoing, 19 in progress, and 7 not begun. Which outstanding actions will Bill 108 carry forward, revise, or discontinue? How will responsibility, funding, and measurable completion schedules be established?
2. **Development already committed.** How much development has been completed, what remains approved but unbuilt, and how much additional development potential would the proposed Growth Framework identify?
3. **Existing infrastructure capacity.** Can South Maui's water, wastewater, roads, drainage, emergency access, and essential public services reliably support existing residents, visitors, businesses, and development already approved? What capacity remains after accounting for committed demand and necessary emergency reserves?
4. **South Maui's financial contribution.** What revenue does the region generate, what has the County spent within the region, what improvements have been delivered, and what infrastructure obligations remain outstanding?
5. **Housing and visitor accommodations.** How do Bill 9, H-3/H-4, and the future use of existing condominium properties affect the population, housing, visitor-accommodation, and infrastructure assumptions underlying Bill 108?
6. **The need for additional growth.** Which parts of the proposed Growth Framework address existing conditions or previously approved development, and which identify additional development potential? Has the need for that additional growth been demonstrated against existing obligations and infrastructure limitations?
7. **Implementation and accountability.** How will Bill 108 identify responsible departments, realistic costs, funding requirements, completion schedules, and measurable progress? How will the public distinguish proposed improvements from those actually funded, underway, or completed?

I request that the attached interpretation be entered into the Bill 108 record and referred to the appropriate County departments for verification, correction, or supplementation.

I further ask that the Committee use the County's existing implementation records as the historical baseline for its review.

Its findings and recommendations should identify which outstanding obligations from the 1998 plan are addressed in Bill 108, which remain unresolved, and what changes are necessary before the legislation advances to the full County Council.

Where information requires verification or updating, the responsible departments should identify what is missing and when it can be provided.

Ultimately, the full County Council is responsible for determining whether the proposed South Maui Community Plan adequately addresses these matters before adopting Bill 108.

The absence of a completed capacity assessment should not become the justification for proceeding without one.

Before Establishing the Next Twenty Years

I am not asking this Committee to spend another twenty years studying South Maui.

The County already has a documented history of what was accomplished under the previous plan and what remained unfinished. That record should be used to establish a more accountable direction for the next twenty years.

Address the existing development pipeline. Account for unfinished obligations. Establish what South Maui can safely support. Demonstrate that County government can deliver the infrastructure and public services its existing population requires.

Then reassess whether additional growth is necessary or appropriate.

A new Community Plan should not simply carry forward unfinished commitments while identifying additional development opportunities.

The success of Bill 108 should be measured by what the County actually delivers over the next twenty years, not simply by the adoption of another planning document.

Respectfully,

Edward Codelia
Maui Resident

Attachment: *South Maui Community Plan (Bill 108): An Interpretation of Maui County's Public Record*