

From: [Marty Borko](#)
To: [Planning LPC Testimony](#)
Subject: Item 2 Site M
Date: Monday, April 20, 2026 9:51:38 AM

Dear Leeward Planning Commission

As long time homeowners at the Mauna Lani Resort I am writing to you with my opposition to the below mentioned Application to amend the SMA Use Permit No. 07-019.

The Initial plans are to put a limited service hotel (Marriott Residence Inn) with 374 rooms - just 1 hotel room under the threshold of 375 (per agreement with the MLRA) that would trigger the developer to build out the intersection at Queen K and Mauna Lani Drive with a traffic light if A'ina Lea is not built first. •

We do not believe that this type of development (limited service hotel) is appropriate with the spirit of the overall property development.

It seems like the developer is trying to game the system by coming in 1 unit short of the threshold to make the improvement identified in the master plan.

It is likely that there will be many hundreds more of car trips daily in and out of the resort when the hotel is at full occupancy. This includes the vehicles of guests, housekeeping and maintenance personnel servicing the hotel.

The impacts on the the resort amenities and infrastructure with a limited service hotel would be significant and not accommodated by this new development.

Again we strongly oppose the application.

Marty and Lilith Borko
Mauna Lani Terrace - Unit D103

2. APPLICANT: DHL MAHI SITE M LLC and DHL MAHI PROPCO LLC (PL-SMA-2026-000087/AMEND SMA 07-019) Application to amend Special Management Area (SMA) Use Permit No. 07-019 for a 10-year time extension to Condition No. 2 (Complete Construction); reduce the 3 density of the Mauna Lani Site M master planned development from 1,207 Units (691 Residential & 516 Hotel) to 925 Units (551 Residential & 374 Hotel); remove proposed golf course and conference center use; increase preserved open space; and construct an emergency evacuation road. The project is situated within the Special Management Area and is located approximately 0.75 miles west of Queen Ka'ahumanu Highway, approximately 0.4 miles north of Mauna Lani Drive, Mauna Lani Resort, South Kohala, Hawai'i, TMKs: (3) 6-8-001:050; 052-055, (3) 6-8- 022:010.

"There is no technology that beats having lunch"

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