

From: [Georjean Adams](#)
To: [Planning LPC Testimony](#)
Subject: Agenda Item 2: DHL Mahi Site M Permit Extension
Date: Monday, April 20, 2026 4:08:43 PM

**Re: 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 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.

As a full time resident of Mauna Lani Resort, I have reservations about the proposed plans for "Site M" and request additional information be provided to the public and the Leeward Planning Commission on the following issues:

- 1. Traffic Management.** Mauna Lani Resort owners have experienced issues with regard to safe entry and exit of Mauna Lani Drive at the Queen Ka'ahumanu Highway, as well as along North Kaniku Dr. We continue to make adjustments to safely manage these roadways, but are not satisfied yet. In addition, parking is constrained at the resort guest and owner parking lots at Makaiwa Bay beach and at the shopping center. This is before we add the new traffic that will occur with Site M's 925 new units with their (normal, everyday) associated occupant and service vehicles. I request a new traffic safety study that considers current traffic issues and these additional vehicles. I do support the creation of an emergency evacuation road, whether or not any new units are added, given our last tsunami back-up experience in July 2025.
- 2. Beach Crowding.** The small beach at Makaiwa Bay (Mauna Lani Beach Club - not in front of the Auberge Hotel) already suffers from overcrowding during high season along with the potential for reef degradation. DHL Mahi management has opined that their hotel guests do not visit this beach, but few of us residents believe it; plus it's been described that there will be shuttles to Makaiwa for the new properties. Adding more units will only exacerbate problems. The permit by the Planning Department need to ensure the developer works with Mauna Lani Resort Association residents and the local community to address overcrowding.
- 3. Stewardship of Public Areas.** DHL Mahi and previous owners have been negligent in maintaining Holoholokai Beach Park and the Petroglyph Park under their lease agreements with the state, as well as potential archeological sites in Site M. I'd also add managing the encroachment of feral cats, goats and pigs - in conjunction with the Mauna Lani Resort Association and others - to their stewardship responsibilities. Holding them to high standards for the preservation of these sites and safe access for the public should be a condition of their development permit. *(Note: DHL has taken modest positive steps with regard to the parks in the last year and did*

listen to the community about protecting Makaiwa Bay from additional moorings.)

Mauna Lani is zoned for resort development. I appreciate the scaling down of the earlier Site M plans. But I believe we need to carefully look at current adverse experiences with the population we already have before we allow more building and what additional constraints and guidelines should be applied.

Mahalo for your consideration,
Georjean Adams
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