

From: [Sam Kim](#)
To: [Planning LPC Testimony](#)
Subject: Written Testimony for LPC 4/23/26 Agenda - Item #2
Date: Tuesday, April 21, 2026 11:01:00 AM
Attachments: [Outlook-nqcukdfa.png](#)
[04-23-2026 - Item No. 2 - Comments.pdf](#)

Aloha,

I hope this email finds you well.

Please find the written testimony submitted on behalf of the Hawaii Regional Council of Carpenters with comments on Item #2 of the 4/23/26 LPC Agenda attached to this email.

Mahalo,



Sam Kim
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HAWAII REGIONAL COUNCIL OF CARPENTERS

April 23, 2026

TO: Member Dean Au, Chair
Member Donna “Kinuko” Noborikawa, Vice Chair
Members of the Leeward Planning Commission

RE: **LEEWARD PLANNING COMMISSION AGENDA ITEM #2: DHL MAHI SITE M LLC AND DHL MAHI PROPCO LLC, FOR AN APPLICATION TO AMEND SPECIAL MANAGEMENT AREA (SMA) USE PERMIT NO. 07-019**

Aloha Chair Au, Vice Chair Noborikawa, and Members of the Commission,

The Hawai‘i Regional Council of Carpenters (HRCC) submits comments on Agenda Item No. 2 regarding the application by DHL Mahi Site M LLC and DHL Mahi Propco LLC to amend SMA Use Permit No. 07-019. HRCC, representing over 6,000 skilled union carpenters and tradespeople across the islands, has a sustained interest in ensuring that projects proceed responsibly while balancing local workforce and economic needs with community concerns.

The application seeks to amend the existing SMA Use Permit No. 07-019 by extending the deadline to complete construction by an additional 10 years, while also modifying the project scope by reducing overall density from 1,207 units to 925 units, including fewer residential and hotel units, eliminating previously approved components such as a golf course and conference center, increasing the amount of preserved open space, and adding a new emergency evacuation road for the Mauna Lani Resort area.

The Commission has received substantial community testimony raising concerns about the inadequate and outdated analyses of the site’s infrastructure capacity, including traffic, water, and wastewater systems. We take these concerns seriously and acknowledge that responsible development must prioritize accurate and current studies. Considerations on time extensions must ensure that the project will be evaluated under present-day conditions paired with such updates.

On the matter of traffic, safety impacts along North Kaniku Drive, including increased trip generation and congestion, should be addressed through concrete mitigation measures such as roadway improvements, traffic controls, and phased development tied to infrastructure capacity. The proposed reduction in units and increased open space, compared to the originally entitled project, may help moderate concerns regarding density and environmental impact if properly managed. Furthermore, it is important to note that the inclusion of an emergency evacuation road further addresses a longstanding public safety need for the area and should be weighed as part of the project's overall impact assessment.

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Finally, while prior inactivity is a legitimate concern, it is equally appropriate to consider if the project's updated conditions, revised financing, and a refined project scope may be a viable path in moving forward at this site.

HRCC strongly supports local development that creates quality jobs and career opportunities for Hawai'i's construction workforce. At the same time, we believe that development must proceed responsibly and with genuine regard for the communities it affects. It is precisely that balance that motivates these comments.

Mahalo for the opportunity to provide testimony.