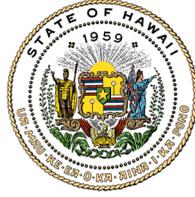


JOSH GREEN, M.D.  
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE  
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA



STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII'  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
KA 'OIHANA KUMUWAIWAI 'ĀINA

P.O. BOX 621  
HONOLULU, HAWAII 96809

DAWN N.S. CHANG  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE  
MANAGEMENT

RYAN K.P. KANAKA'OLE  
FIRST DEPUTY

CIARA W.K. KAHAHANE  
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
BUREAU OF CONVEYANCES  
COMMISSION ON WATER RESOURCE  
MANAGEMENT  
CONSERVATION AND COASTAL LANDS  
CONSERVATION AND RESOURCES  
ENFORCEMENT  
ENGINEERING  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
KAHOOLAWE ISLAND RESERVE COMMISSION  
LAND  
STATE PARKS

**Testimony of  
RYAN K.P. KANAKA'OLE  
Acting Chairperson**

**Before the Senate Committee on  
WAYS AND MEANS**

**Wednesday, March 4, 2026  
10:31 AM  
State Capitol, Conference Room 224**

**In consideration of  
SENATE BILL 2401, SENATE DRAFT 1  
RELATING TO REGIONAL SHORELINE MITIGATION DISTRICTS**

Senate Bill 2401, Senate Draft 1 proposes to require the Office of Planning and Sustainable Development to plan and serve in a coordinating role to develop shoreline adaptation pathways plans for regional shoreline mitigation districts in coordination with the Department of Land and Natural Resources (Department), applicable county planning department, and the community. **The Department supports this measure.**

The Department recognizes the increasing urgency of coastal erosion and sea level rise impacts, as well as the importance of regional coordination in addressing shoreline change. The Department had previously expressed concerns that earlier versions of this measure could have altered the balance between planning and regulatory authority in a manner that raised significant concerns regarding the protection of public trust resources. Senate Bill 2401, Senate Draft 1 addresses these concerns and establishes a more appropriate planning framework.

This measure appropriately centers on the development of shoreline adaptation pathways. By requiring analysis of both short-term and long-term shoreline adaptation options, this measure establishes a structured, phased planning approach that reflects the dynamic nature of shoreline processes and long-term coastal risk.

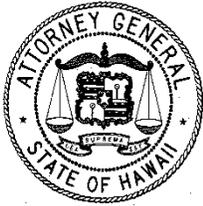
This measure also requires meaningful engagement with local businesses, community organizations, groups, and individuals within and surrounding the proposed district. Requiring culturally-informed, community-engaged planning strengthens the legitimacy and durability of

adaptation strategies and ensures that district-level planning is informed by local knowledge and community priorities.

Importantly, Senate Bill 2401, Senate Draft 1 requires analysis of public trust resources at risk within the adaptation district and evaluation of their social, cultural, environmental, and economic value to the broader community. Explicit consideration of these public trust resources — including public beaches, coastal ecosystems, cultural resources, and shoreline access — supports sound policy development and aligns shoreline planning with the State’s constitutional and statutory obligations.

For these reasons, the Department supports Senate Bill 2401, Senate Draft 1 and its framework for coordinated, forward-looking, and resource-protective shoreline adaptation planning.

Mahalo for the opportunity to comment on this measure.



WRITTEN TESTIMONY OF  
THE DEPARTMENT OF THE ATTORNEY GENERAL  
KA 'OIHANA O KA LOIO KUHINA  
THIRTY-THIRD LEGISLATURE, 2026

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**ON THE FOLLOWING MEASURE:**

S.B. NO. 2401, S.D. 1, RELATING TO REGIONAL SHORELINE MITIGATION DISTRICTS.

**BEFORE THE:**

SENATE COMMITTEE ON WAYS AND MEANS

**DATE:** Wednesday, March 4, 2026      **TIME:** 10:31 a.m.

**LOCATION:** State Capitol, Room 211

**TESTIFIER(S):**      **WRITTEN TESTIMONY ONLY.**  
(For more information, contact Alison S. Kato,  
Deputy Attorney General, at 808-586-1180)

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Chair Dela Cruz and Members of the Committee:

The Department of the Attorney General provides the following comments.

The purpose of this bill is to require the State Office of Planning and Sustainable Development (OPSD) to establish regional shoreline adaptation districts and to develop shoreline adaptation pathways plans for such districts. The bill authorizes OPSD to transmit such plans to the Board of Land and Natural Resources (BLNR) and authorizes BLNR to adopt shoreline adaptation pathways plans that meet specified requirements. The bill also appropriates funds for one full-time equivalent temporary planning analyst position.

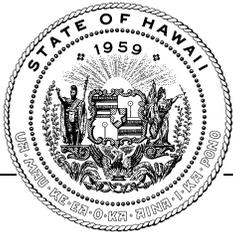
Pursuant to article III, section 14, of the Hawaii State Constitution, "[e]ach law shall embrace but one subject, which shall be expressed in its title." The Hawaii Supreme Court has held that this provision is mandatory and that a violation thereof would invalidate legislation. *Schwab v. Ariyoshi*, 58 Haw. 25, 31, 564 P.2d 135, 139 (1977).

This bill may be subject to a potential challenge based on its title, "Relating to Regional Shoreline **Mitigation** Districts." While the prior version of the bill required creation of regional shoreline **mitigation** districts, as expressed in the title, the current S.D. 1 version of this bill primarily refers to "regional shoreline **adaptation** districts" and "shoreline adaptation pathways plans." In addition, the bill contains internal terminology

inconsistencies. For example, proposed section 225M- repeatedly uses the term "shoreline **adaptation** district," while section 225M- (j) defines "regional shoreline **mitigation** district" (page 8, lines 16-21). Sections 3 and 5 also refer to "regional shoreline **mitigation** district" (page 11, line 14; page 22, line 4).

It is unclear whether "shoreline mitigation" and "shoreline adaptation" are intended to describe distinct concepts, in which case the subject matter of the bill may extend beyond what is expressed in the title, or whether the difference reflects inconsistent or interchangeable terminology. If the terms are intended to be interchangeable, we recommend conforming the terminology throughout the bill, by replacing each instance of "regional shoreline adaptation district" and "shoreline adaptation district" with "regional shoreline mitigation district" so that it is clear that the bill's title clearly expresses the subject of the bill.

Thank you for the opportunity to provide comments.



**STATE OF HAWAII  
OFFICE OF PLANNING  
& SUSTAINABLE DEVELOPMENT**

**JOSH GREEN, M.D.**  
GOVERNOR

**SYLVIA LUKE**  
LT. GOVERNOR

**MARY ALICE EVANS**  
DIRECTOR

235 South Beretania Street, 6th Floor, Honolulu, Hawai'i 96813  
Mailing Address: P.O. Box 2359, Honolulu, Hawai'i 96804

Telephone: (808) 587-2846  
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Statement of  
**MARY ALICE EVANS, Director**

before the  
**SENATE COMMITTEE ON WAYS AND MEANS**

Wednesday, March 4, 2026 10:31AM  
State Capitol, Conference Room 211

in consideration of  
**SB 2401, SD 1**  
**RELATING TO REGIONAL SHORELINE MITIGATION DISTRICTS.**

Chair Dela Cruz, Vice Chair Moriwaki, and Members of the Senate Committee on Ways and Means.

SB 2401 SD 1 establishes a statewide adaptation pathways planning framework to support the development of short- and long-term regional shoreline adaptation plans that address sea level rise and preserve the State's beaches. The Office of Planning and Sustainable Development (OPSD) would serve in a planning and coordination role to develop shoreline adaptation pathways plans for designated regional shoreline adaptation districts.

OPSD concurs that regional shoreline management is an appropriate approach to address coastal hazards in order to protect beaches, dunes, and access to public resources, and to develop proactive and long-term strategies to reduce the risk of coastal hazards to shoreline properties and infrastructure. OPSD has completed multiple phases of its long-term Regional Shoreline Management Initiative, including developing a potential methodology for delineating shoreline regions for adaptation planning purposes, and consultations with relevant State, County and Federal agencies. Currently, OPSD is in the early stages of piloting the regional shoreline delineation methodology in three moku across the State (Wai'anae, O'ahu, Pū'ali Komohana, Maui, and Kona, Moloka'i).

OPSD, the lead agency of the Hawai'i Coastal Zone Management (CZM) Program, offers the following **technical comments** on SB 2401 SD 1:

1. The proposed language uses both "shoreline adaptation district" and "shoreline mitigation district". OPSD suggests consistent terminology and recommends using the term "shoreline adaptation district", to reinforce alignment with "adaptation pathways plans" that would be developed for specified regional districts.

2. In 2023, OPSD completed a scoping study which identified a potential methodology for delineating shoreline regions for planning and management purposes. This delineation methodology recommends the consideration of littoral cells, coastal geomorphology, traditional ahupua‘a boundaries, wave exposure and coastal processes to determine shoreline regions. The delineation methodology also outlines an iterative process that includes consultations with multi-disciplinary subject matter experts and community and cultural stakeholders. Therefore, OPSD suggests the following amended language:

Page 8, Lines 16 to 21: “Regional shoreline [~~mitigation~~] adaptation district” means a designated coastal area comprised primarily of shoreline and adjacent properties located within a contiguous geographic area connected by characteristics including but not limited to ahupuaa, coastal processes, and documented and predicated erosion rates, and functionally connected sediment cells or littoral subcells [~~the same functionally connected sediment cell or littoral subcell~~], established for purposes of coordinated shoreline protection and adaptation planning implementation.

3. OPSD concurs that the development and implementation of regional shoreline adaptation pathways plans will require coordination between OPSD and DLNR; however, under this framework, adaptation pathways plans will not have a regulatory element that would require approval from the Board of Land and Natural Resources. Therefore, OPSD suggests the following amended language:

Page 7, Lines 9 to 21 and Page 8, Lines 1 to 7: (i) Upon finalization of a shoreline adaptation pathways plan, the office may transmit the shoreline adaptation pathways plan, together with any comments and recommendations, to the board of land and natural resources for [~~consideration and adoption pursuant to this section~~] reference and concurrence. The board of land and natural resources may [~~adopt~~] concur with a shoreline adaptation pathways plan upon a determination that the plan:

- (1) Satisfies the requirements of subsections (e) through (h);
- (2) Is consistent with applicable state and county land use policies; and
- (3) Provides coordinated, regionally appropriate shoreline adaptation pathways to best preserve public trust resources, public beaches, public access, and that may reduce risk, damage, or exposure from shoreline erosion, coastal flooding, or shoreline hazard conditions affecting shoreline properties.

[~~Approval of a shoreline adaptation pathways plan by the board of land and natural resources shall constitute approval of the plan for planning purposes only.~~]

Thank you for the opportunity to testify on this measure.

SB 2401 SD 1 RELATING TO REGIONAL SHORELINE MITIGATION DISTRICTS -  
COMMENT  
State Office of Planning and Sustainable Development  
February 6, 2026



**TESTIMONY PROVIDING COMMENTS ON SENATE BILL 2401 SD1**  
RELATING TO REGIONAL SHORELINE MITIGATION DISTRICTS

Ke Kōmike ‘Aha Kenekoa o ke Ki‘ina Hana a me nā Kumuwaiwai  
(Senate Committee on Ways and Means)

Ke Kapitala ‘o Hawai‘i  
(Hawai‘i State Capitol)

Malaki 4, 2026

10:31 am

Lumi 211

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Aloha e Chair Dela Cruz, Vice Chair Moriwaki, and Members of the Committee on Ways and Means:

The Office of Hawaiian Affairs (OHA) provides **COMMENTS** on **SB2401 SD1**, which proposes the development of shoreline adaptation pathway plans for regional shoreline mitigation districts as designated by the Office of Planning and Sustainable Development (OPSD).

OHA recognizes the urgent need for forward-looking responses to climate change and coastal hazards. We have consistently supported comprehensive regional planning approaches over parcel-specific shoreline responses, and we appreciate the improvements made in SD1 that move this measure toward a more structured and planning-based framework.

OHA’s longstanding position is that shoreline hardening and armoring are environmentally harmful and contribute to beach loss and degradation of coastal ecosystems. Accelerated beach loss also restricts public access and negatively impacts Native Hawaiian traditional and customary practices, including fishing, gathering, and access to culturally significant coastal areas. OHA therefore supports adaptation strategies that prioritize retreat, nature-based solutions, and regional planning over individual structural protections.

While the current version of this bill is a meaningful improvement, OHA respectfully recommends two clarifying amendments to ensure that existing environmental and cultural protections remain fully operative.

**First, OHA recommends inclusion of a clarifying provision explicitly affirming that Chapter 343 environmental review remains applicable.** Inclusion of this provision may help avoid confusion and ensure that designation of an adaptation district, with its own impact disclosure

requirements, does not inadvertently function as a substitute for project-level environmental review. **OHA recommends the proper insertion of the following language:**

“Nothing in this section shall be construed to exempt any project or action undertaken pursuant to an adaptation pathway plan from compliance with Chapter 343, Hawai‘i Revised Statutes.”

**Second, OHA recommends adding the assessment of impacts to Native Hawaiian traditional and customary practices protected under Article XII, Section 7, of the Hawai‘i Constitution during development of adaptation pathway plans.** While impacts to cultural practices and resources must be considered by BLNR at the permitting stage, OHA supports a proactive identification process at the regional district planning stage so that culturally sensitive areas may meaningfully inform adaptation planning before specific shoreline measures are advanced. Early assessment will improve planning outcomes and better fulfill the State’s trust obligations under Article XII, Section 7, consistent with the manner in which the State’s public trust resource obligations are evaluated at the planning stage. **OHA recommends inserting at page 6, line 13, as part of subsection (e), the following:**

“The identification and assessment of the scope, nature, and extent of potential impacts to Native Hawaiian traditional and customary practices and cultural resources that may be at risk within the proposed adaptation district.”

OHA appreciates the Legislature’s efforts to improve this measure and supports thoughtful, regionally coordinated adaptation planning. With the addition of the clarifying amendments described above, this bill would more clearly preserve existing environmental safeguards and strengthen protection for cultural and traditional resources as Hawai‘i navigates the complex challenges of sea level rise.

Mahalo for the opportunity to testify. We look forward to the careful consideration of our **COMMENTS** on SB2401 SD1.

OFFICE OF CLIMATE CHANGE SUSTAINABILITY AND RESILIENCY  
*KE KE'ENA LOLI ANIAU MĀLAMA 'ĀINA A ME KE OLA LOA*  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET, 11<sup>th</sup> FLOOR • HONOLULU, HAWAII 96813  
PHONE: (808) 768-2277 • EMAIL: [resilientoahu@honolulu.gov](mailto:resilientoahu@honolulu.gov) • WEBSITE: [resilientoahu.org](http://resilientoahu.org)

RICK BLANGIARDI  
MAYOR  
*MEIA*



KEALOHA FOX, Ph. D.  
EXECUTIVE DIRECTOR &  
CHIEF RESILIENCE OFFICER  
*PO'O HO'OKŌ & KAHU OLA LOA*

VACANT  
DEPUTY DIRECTOR &  
DEPUTY CHIEF RESILIENCE OFFICER  
*HOPE PO'O & HOPE KAHU OLA LOA*

TESTIMONY OF KEALOHA FOX, PH.D.  
EXECUTIVE DIRECTOR OF CLIMATE CHANGE, SUSTAINABILITY AND  
RESILIENCY AND CHIEF RESILIENCE OFFICER

BEFORE THE SENATE COMMITTEE ON WAYS AND MEANS  
**Wednesday, March 4, 2026, 10:31 AM**  
**Conference RM 211 and Via Videoconference**

TO: Sen. Donovan Dela Cruz, Chair, Sen. Sharon Moriwaki, Vice Chair, and  
Members of the Committee on Ways and Means

RE: COMMENTS ON SENATE BILL 2041 SD1, RELATING TO REGIONAL  
SHORELINE MITIGATION DISTRICTS

The City and County of Honolulu's ("City") Office of Climate Change, Sustainability, and Resiliency ("Resilience Office") offers **comments** on Senate Bill 2041 SD1, which establishes a statewide framework for shoreline adaptation pathways planning through regional shoreline mitigation districts led by the Office of Planning and Sustainable Development.

The City recognizes the increasing urgency of planning for sea level rise, coastal erosion, and coastal flooding. Climate Ready O'ahu, the City's climate adaptation strategy, includes strategies to develop sea level rise adaptation pathways for high priority infrastructure assets. Adaptation pathways provide a structured, flexible approach to sequencing actions over time based on thresholds or "triggers," enabling agencies to plan for accommodation or retreat strategies as conditions change. This approach supports cost-effective, long-term decision-making for infrastructure and community resilience.

Sea level rise planning must also consider place-specific impacts and community engagement. Consistent with this approach, the City's Department of Planning and Permitting is currently leading the City's first "Area Adaptation Plan" in the Waikīkī Special District, called Adapt Waikīkī 2050. This effort will identify near-term guidance and long-term scenarios to enhance resilience in the area through 2050 and beyond, and is intended to be the first of many Area Adaptation Plans, as the City works to plan for vulnerable areas across the island.

Sen. Donovan Dela Cruz, Chair, Sen. Sharon Moriwaki, Vice Chair, and Members of the  
Committee on Ways and Means  
SB2041 SD1  
March 4, 2026  
Page 2

The intent of this measure to support coordinated, regionally informed shoreline adaptation planning is aligned with the City's use of adaptation pathways as a planning tool and neighborhood-scale planning through the Area Adaptation Plan framework. The City notes the importance of clear coordination between state and county planning efforts. Counties must retain the ability to determine and advance their own area adaptation planning priorities based on local conditions, community needs, and available resources. A statewide framework should complement and not delay, preempt, or supersede county-led adaptation planning already underway or in development.

We additionally offer the following technical comments for consideration to ensure clarity and alignment with the stated purpose of adaptation pathways planning:

Given the proposed new section of Chapter 225M refers to "regional shoreline adaptation districts" in establishing the planning framework, references throughout should be amended from "regional shoreline mitigation district" to "regional shoreline adaptation district" for consistency with the adaptation pathways approach described in the bill.

In section (d)(3), the reference to "affected shoreline property owners within the shoreline mitigation district" may be broadened to "affected property owners within the shoreline adaptation district." Adaptation pathways planning may involve strategies such as retreat, infrastructure realignment, or utility relocation, which can affect inland as well as shoreline parcels.

Mahalo for the opportunity to provide these **comments** on SB2401 SD1.

March 4, 2026

**The Honorable Donovan M. Dela Cruz, Chair**

Senate Committee on Ways and Means  
State Capitol, Conference Room 211 & Videoconference

**RE: Senate Bill 2401, SD1, Relating to Regional Shoreline Mitigation Districts**

**HEARING: Wednesday, March 4, 2026, at 10:31 a.m.**

Aloha Chair Dela Cruz, Vice Chair Moriwaki, and Members of the Committee:

My name is Lyndsey Garcia, Director of Advocacy, testifying on behalf of the Hawai'i Association of REALTORS® ("HAR"), the voice of real estate in Hawaii and its over 10,000 members. HAR **supports** Senate Bill 2401, SD1, which requires the Office of Planning and Sustainable Development to plan and serve in a coordinating role to develop shoreline adaptation pathways plans for regional shoreline mitigation districts designated by the Office. Requires OPSD to coordinate shoreline adaptation pathways planning with the Department of Land and Natural Resources, applicable county planning department, and the community. Requires OPSD to collaborate with community stakeholders and consider certain criteria when developing a shoreline adaptation pathways plan. Requires OPSD, upon finalization of a shoreline adaptation pathways plan to transmit the plan to the Board of Land and Natural Resources for approval. Authorizes BLNR to adopt a shoreline adaptation pathways plan after determining that the plan satisfies certain requirements. Establishes procedures for the review of state and county permits associated with regional shoreline mitigation districts. Establishes the support and integration of shoreline adaptation pathways planning as a policy under the coastal zone management program. Appropriates funds. Effective 1/1/2065.

Shoreline communities across the state are increasingly affected by coastal erosion and sea-level rise. Accelerating coastal erosion statewide is affecting housing stability and insurability in affected shoreline areas.

Since changes to the shoreline do not stop at property boundaries, erosion affecting one property can also impact neighboring homes. The current parcel-by-parcel approach to erosion mitigation and permitting is not well-matched to how erosion mitigation impacts coastlines and has resulted in inconsistent results that vary from property to property and within regional areas.

As such, a shoreline adaptation pathway plans for regional shoreline mitigation districts provides a long-term planning solution to longstanding erosion concerns by creating a defined framework for regional planning, programmatic environmental review, and coordinated agency decision-making to help homeowners and our communities. It also preserves existing environmental safeguards and county and state



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 1259 A'ala Street, Suite 300  
Honolulu, HI 96817

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agency oversight. Well-planned regional plans will benefit not only property owners, but also renters, local businesses, public access, visitors and broader coastal communities.

Mahalo for the opportunity to provide testimony on this measure.



# STARN · O'TOOLE · MARCUS & FISHER

A L A W C O R P O R A T I O N

March 4, 2026

Senator Donovan M. Dela Cruz, Chair,  
Senator Sharon Y. Moriwaki, Vice Chair,  
and Members of the Committee on Ways and Means

Hearing: Senate Committee on Ways and Means  
Date: Wednesday, March 4, 2026  
Time: 10:31 a.m.  
Place: Conference Room 211  
State Capitol  
415 South Beretania Street

Testimony in Support of SB 2401 SD1  
Relating to Regional Shoreline Mitigation Districts

Aloha Chair Dela Cruz, Vice Chair Moriwaki, and Members of  
the Committee on Ways and Means:

I represent the Shoreline Preservation Coalition (“SPC”), who offers this testimony in **strong support** of SB 2401 SD1. SPC’s members consist of community groups and individuals concerned with the preservation of Hawaii’s beaches and shorelines.

Coastal erosion due to sea level rise affects our shorelines in different ways based on the geography of a littoral cell. Regional shoreline adaptation pathways plans will allow for solutions to be tailored to the unique challenges each littoral cell faces. Community stakeholders and shoreline property owners would be consulted during the development of the plans, allowing for the historic use of the beach and shoreline to also be considered.

SPC hopes that the collaborative process for developing regional shoreline adaptation pathways plans set forth in SB 2401 SD1 will lead to plans that are truly responsive to the unique needs of each beach. For these reasons, SPC supports SB 2401 SD1.

Sincerely,



Bernie Bays



Gerard C. Gibson  
President  
Hawai'i Hotel Alliance

March 3, 2026

Committee on Ways and Means  
Hawai'i State Senate  
Senator Donovan Delacruz, Chair  
Senator Sharon Moriwaki, Vice Chair  
Hearing Date: March 4, 2026  
Conference Room 211, State Capitol

Aloha Chair Dela Cruz, Vice Chair Moriwaki, and Members of the Committee,

The Hawai'i Hotel Alliance respectfully submits this testimony in **strong support of SB2401 SD1**.

The Hawai'i Hotel Alliance represents a broad cross-section of hotel operators and owners statewide. Our members include properties located along the shoreline on O'ahu, Maui, Hawai'i Island, and Kaua'i. These hotels are not only major employers but also critical contributors to the State's tax base, supporting public services, infrastructure, and community programs. Many of our member properties are located directly along Hawai'i's coastlines. As such, we are on the front lines of sea level rise, shoreline erosion, and increasing coastal hazards. We recognize and accept the responsibility that comes with stewarding coastal property in a changing climate.

However, the current regulatory environment presents significant uncertainty for shoreline hotels seeking to maintain, repair, or make reasonable improvements to existing structures.

Across the state, our members face:

- Unclear and evolving shoreline setback interpretations;
- Inconsistent application of coastal hazard policies;
- Prolonged permitting timelines for basic maintenance and repair;
- Regulatory ambiguity regarding alterations within existing footprints;
- Increased pressure toward managed retreat solutions without clear regional planning frameworks.

While environmental advocacy plays an important role in shaping public policy, hotels require regulatory predictability to responsibly operate, invest, and plan for long-term resilience. Without a coordinated regional approach, individual projects are often evaluated in isolation, creating uncertainty and deterring necessary reinvestment in existing facilities.

SB2401 SD1 provides an important mechanism for oversight and regional planning.

By establishing guidelines under a regional framework, this measure supports comprehensive coastal planning rather than fragmented, parcel-by-parcel determinations. It allows policymakers to balance environmental protection with economic stability and responsible property management.

For shoreline hotels, this means:

- Clear standards for maintenance and repair within existing footprints;
- Defined expectations for resilience upgrades;
- A predictable process for evaluating modifications and improvements;
- Oversight that balances environmental objectives with the realities of operating critical economic infrastructure.

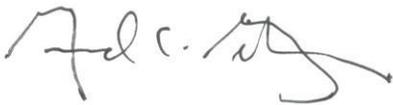
Hawai'i's hotel industry is not seeking to avoid climate responsibility. On the contrary, many of our members are investing heavily in sustainability, energy efficiency, and resilience planning. What we seek is clarity — a transparent and coordinated pathway that allows properties to adapt and maintain operations without defaulting prematurely to managed retreat.

Hotels provide tens of thousands of jobs statewide, generate significant transient accommodations tax revenue, and support countless local vendors and small businesses. Ensuring a workable regulatory pathway for coastal hotel properties is essential to Hawai'i's broader economic stability.

SB2401 SD1 represents a thoughtful step toward structured oversight and regional coordination. It recognizes that coastal resilience must be addressed comprehensively while allowing existing lawful structures to be responsibly maintained and adapted.

The Hawai'i Hotel Alliance respectfully urges the Committee to pass SB2401 SD1 and provide the clarity and framework necessary for shoreline hotels across the state to continue operating, investing, and contributing to Hawai'i's future.

Mahalo for the opportunity to testify.

A handwritten signature in black ink, appearing to read "Jerry Gibson". The signature is fluid and cursive, with a long horizontal stroke at the end.

Jerry Gibson  
President  
Hawai'i Hotel Alliance

**SB-2401-SD-1**

Submitted on: 3/2/2026 6:09:59 PM

Testimony for WAM on 3/4/2026 10:31:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Dr Marion Ceruti	Individual	Support	Written Testimony Only

Comments:

This bill deserves everyone's support. We need science-based regional planning. Moreover, we need to streamline permits for projects consistent with approved regional plans. Significantly, this bill provides “financing tools for each shoreline adaptation pathways plan,” such as: special assessment districts; community facilities districts; tax increment financing; and the issuance of bonds by the county at the request of private property owners. This bill will facilitate participation by community stakeholders as well as shoreline property owners. Together, we can do more than individual property owners can do working separately.

Please, kokua, vote YES on SB2401 SD1.

**SB-2401-SD-1**

Submitted on: 3/2/2026 6:20:52 PM

Testimony for WAM on 3/4/2026 10:31:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Michael kayem	Individual	Support	Written Testimony Only

Comments:

I support bill SB2401, you must develop shoreline protection! We are loosing our beaches plus the damage this will cause to the oceanfront buildings. We all agree that we need to protect the ocean, but is the alternative to have all the building with concrete, asbestos and all the thousands of tons of debris fall into the ocean!!! Shoreline erosion is real, we all know that there are plenty of options to fix it, I urge you to please stop the politics and put your foot down as a council and do what is clearly right! Its time to resolve this!

**SB-2401-SD-1**

Submitted on: 3/2/2026 6:51:14 PM

Testimony for WAM on 3/4/2026 10:31:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Rod larson	Individual	Support	Written Testimony Only

Comments:

I am in full support Our condo sits right on the ocean

**SB-2401-SD-1**

Submitted on: 3/2/2026 7:56:16 PM

Testimony for WAM on 3/4/2026 10:31:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Charley John Chartoff	Individual	Support	Written Testimony Only

Comments:

I strongly support SB2401 because it will help strengthen our communities and improve outcomes for residents across Hawaii. This bill represents a thoughtful step forward, and I urge its passage.

**SB-2401-SD-1**

Submitted on: 3/3/2026 2:35:27 AM

Testimony for WAM on 3/4/2026 10:31:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Steve Cawley	Individual	Support	Written Testimony Only

Comments:

I strongly support this bill as it provides an avenue for planning for shoreline erosion. Practical solutions are available. Let's work together to save Maui's most vulnerable beaches and land

Wednesday, March 4, 2026 at 10:31 AM

State of Hawai‘i

State Capitol, Conference Room 211

**TESTIMONY IN SUPPORT OF SENATE BILL 2401 SD1  
RELATING TO REGIONAL SHORELINE MITIGATION DISTRICTS**

Dear Chair Dela Cruz, Vice Chair Moriwaki, and Members of the Committee on Ways and Means:

I am writing to express my strong support for SB 2401, which authorizes the establishment of regional shoreline mitigation districts. As a resident of Hawaii, I am deeply concerned about the accelerating threat of coastal erosion to our homes, infrastructure, and natural ecosystems.

Individual property owners often lack the resources or regional context to address erosion effectively, sometimes leading to piecemeal solutions that inadvertently harm neighboring coastlines. SB 2401 provides a vital framework for regional coordination, ensuring that mitigation efforts are scientifically sound and integrated into a broader coastal management strategy.

By empowering the Office of Planning and Sustainable Development to oversee these districts and streamlining the permitting process, this bill ensures we can act decisively to protect our "āina" for future generations.

I respectfully urge the committee to pass SB 2401. Thank you for your time and for your commitment to protecting Hawaii's coastlines.

Sincerely,

Joshua West

Haleiwa, Hi

Wednesday, March 4, 2026 at 10:31 AM

State of Hawai‘i

State Capitol, Conference Room 211

**TESTIMONY IN SUPPORT OF SENATE BILL 2401 SD1  
RELATING TO REGIONAL SHORELINE MITIGATION DISTRICTS**

Dear Chair Dela Cruz, Vice Chair Moriwaki, and Members of the Committee on Ways and Means:

My name is Cheryl West, and I'm blessed to live on the North Shore of O‘ahu. I am writing to you today as a senior citizen who has watched our beaches—the lifeblood of our community—shrink with every passing winter swell. I am in strong support of SB 2401.

For decades, we have seen the ocean get closer to our doorsteps. Currently, homeowners from Kapo‘o to Sunset Point are often left to fight this battle alone, sometimes resorting to temporary fixes that don't help the whole beach. We need a way to work together as a region, rather than house by house.

This bill is a common-sense solution because it:

- Coordinates our efforts: It lets us form regional districts so we can manage the sand and shoreline as one connected system, rather than individual lots.
- Provides a clear path: By involving the Office of Planning and Sustainable Development (OPSD), it gives us the professional guidance and permitting help we need to do things the right way.
- Protects our future: I want my grandchildren to see the same beautiful North Shore I've known, but without a real plan for shoreline adaptation, we are just waiting for the next house to fall into the sea.

We have spent years talking about this problem. SB 2401 finally gives us the tools to take action. Please pass this bill to help us protect our homes and our heritage.

Mahalo for your service to our islands,

Cheryl West  
Haleiwa, Hi

Committee on Ways and Means  
Hawai'i State Senate  
Senator Donovan DelaCruz, Chair  
Senator Sharon Moriwaki, Vice Chair  
Hearing Date: March 4, 2026  
Conference Room 211, State Capitol

Aloha Chair Dela Cruz, Vice Chair Moriwaki, and Members of the Committee,

My name is Kammy Furtado, and I am a generational member of our Maui family and part of ADF Properties. I reside on Maui and was directly impacted by the August 8, 2023 wildfires that devastated Lahaina.

I respectfully submit this testimony in **strong support of SB2401 SD1**.

Our family owned multiple commercial properties along Front Street, including buildings on the makai side. Those properties were more than investments — they represented generations of hard work, sacrifice, and commitment to Lahaina's community. Like so many families, we lost them in the fires.

Since that day, I have remained on the ground as the caretaker of what is left. I continue to monitor and secure our properties to prevent trespassing and unauthorized access. I work to keep the sites clean, address debris concerns, and manage any potential hazardous materials that could pose a risk to the community. Even in loss, we have taken responsibility for our land. What has been most difficult is not only the devastation we experienced, but the uncertainty that followed.

For those of us with properties along the shoreline and on the makai side of Front Street, there is currently no clear and predictable pathway to rebuild. County and State rules continue to evolve, and without a coordinated regional framework, property owners are left navigating a process that feels unclear and inconsistent. That uncertainty makes it difficult to plan, to secure financing, and to move forward.

SB2401 SD1 represents hope for families like mine.

By establishing guidelines under a regional plan, this measure would provide structure and clarity for shoreline property owners. It acknowledges that rebuilding in coastal areas must be thoughtful and coordinated, but it also recognizes that families and local businesses need a defined process to follow.

As someone who has physically stood on our burned properties, who has worked to protect them day after day, and who continues to believe in Lahaina's future, I simply want a fair and clear path forward.

We are not asking to bypass environmental protections or ignore coastal realities. We are asking for a transparent regional approach that allows responsible rebuilding to occur.

Lahaina's recovery depends on families, small business owners, and generational property owners being able to rebuild. Without a workable pathway, these lots will remain empty, and the heart of our town will struggle to return.

I respectfully urge you to support SB2401 SD1 and help provide the clarity and direction needed for our family — and many others — to rebuild responsibly and restore Lahaina's commercial core.

Mahalo for the opportunity to testify in support.

Mahalo,

Kammy Furtado  
Maui Resident  
ADF Properties

Senator Donovan M. Dela Cruz, Chair  
Senator Sharon Y. Moriwaki, Vice Chair  
Committee on Ways and Means  
Hawai'i State Senate

Hearing Date: March 4, 2026  
Conference Room 211, State Capitol

Aloha Chair Dela Cruz, Vice Chair Moriwaki, and Members of the Committee,

My name is Kaleo Schneider, and I serve as President of ADF Properties. I respectfully submit this testimony in **strong support of SB2401 SD1**.

ADF Properties is a generational Maui family business. Our 'ohana owned and stewarded multiple commercial properties along Front Street in Lahaina for decades. Several of our buildings were located on the makai side of Front Street — structures that stood not just as economic assets, but as part of Lahaina's living history and identity. Like so many others, we lost those properties in the August 8, 2023 wildfires.

Since that day, our focus has been on rebuilding — not only structures, but community. However, for shoreline and makai property owners, the pathway forward remains deeply uncertain.

Today, the County of Maui and State of Hawai'i regulatory frameworks do not provide a clear, coordinated, or predictable process for rebuilding in shoreline areas. Property owners are navigating overlapping rules, shifting policies, and evolving interpretations tied to shoreline setbacks, coastal hazards, and long-term resilience planning. While we understand and support the need for thoughtful coastal management, the absence of a defined regional framework has effectively stalled progress for many of us trying to rebuild responsibly.

SB2401 SD1 offers a critical step forward.

By advancing a regional planning approach with clear guidelines, SB2401 SD1 provides structure where there is currently ambiguity. It allows shoreline property owners to understand the rules of engagement under a coordinated plan rather than piecemeal decision-making. This is especially important for makai properties on Front Street, where site-specific determinations without a broader framework create uncertainty, delay financing, and discourage investment in rebuilding.

For ADF Properties, clarity means the ability to:

- Evaluate feasibility with lenders and insurers;
- Design projects that align with coastal resilience objectives;
- Participate in a transparent regional process rather than navigating case-by-case uncertainty;
- Restore economic vitality to Lahaina’s historic commercial core.

Our family has been part of Lahaina’s community fabric for generations. We are not outside investors looking for short-term returns. We are local owners committed to rebuilding in a way that respects culture, history, environmental realities, and long-term sustainability. But we cannot move forward without a predictable framework.

SB2401 SD1 recognizes that shoreline recovery cannot be addressed parcel by parcel in isolation. It must be handled through coordinated regional planning that balances environmental stewardship with property rights and economic recovery.

Lahaina’s recovery depends on giving responsible property owners a viable path to rebuild. Without that pathway, vacant lots will remain, insurance claims will stagnate, and the economic engine that supported hundreds of local jobs will not restart.

I respectfully urge the Committee on Ways and Means to pass SB2401 SD1 and provide the structure, clarity, and certainty needed for generational local families like ours — and many others along Front Street — to rebuild responsibly and restore Lahaina’s future.

Mahalo for the opportunity to testify in support.

Mahalo Nui,

Kaleo Schneider  
President  
ADF Properties

Senator Donovan M. Dela Cruz, Chair,  
Senator Sharon Y. Moriwaki, Vice Chair,  
and Members of the Committee on Ways and Means

Hearing: Senate Committee on Ways and Means

Date: Wednesday, March 4, 2026

Time: 10:31 a.m.

Place: Conference Room 211

State Capitol

415 South Beretania Street

Testimony in Support of SB 2401 SD1

Relating to Regional Shoreline Mitigation Districts

Aloha Chair Dela Cruz, Vice Chair Moriwaki, and Members of the Committee on Ways and Means:

My name is Eric Freeman, and I am a homeowner at 59-181 D Ke Nui Road in Haleiwa on the North Shore of Oahu. I am submitting this testimony in strong support of SB 2401 SD1.

I want to share with you what it is actually like to live on the North Shore shoreline right now. The seasonal erosion we experience is not a distant or abstract threat — it is happening in front of my home, and it is serious. Like many of my neighbors, I have watched the beach change dramatically over the years, and the fear of losing our homes to the ocean is very real.

What I appreciate most about SB 2401 SD1 is that it recognizes there is no one-size-fits-all solution to coastal erosion. Every stretch of shoreline is different, and the challenges we face on the North Shore are not the same as those faced elsewhere on the island. The regional shoreline adaptation pathways plans called for in this bill would allow solutions to be developed that actually fit the unique geography and needs of each area — including ours.

Just as importantly, this bill calls for property owners and community members like me to be part of the conversation. We live here. We know this beach. We have a deep stake in both protecting our homes and preserving the shoreline for everyone to enjoy. Being included in the planning process matters enormously.

I respectfully urge the Committee to pass SB 2401 SD1. A collaborative, community-informed approach is exactly what is needed to find real, lasting solutions for Hawaii's eroding shorelines.

Mahalo for your time and for the opportunity to testify.

Respectfully,

Eric Freeman

59-181 D Ke Nui

Haleiwa, HI 96712

[Eric.freeman24@gmail.com](mailto:Eric.freeman24@gmail.com)

949 648-4340



**SanHi**

GOVERNMENT STRATEGIES

A LIMITED LIABILITY LAW PARTNERSHIP

DATE: March 3, 2026

TO: Senator Donavan Dela Cruz  
Chair, Committee on Ways and Means

FROM: Mihoko Ito / Chris Delaunay

RE: **SB2401, SD1 – Relating to Regional Shoreline Mitigation Districts**  
**Hearing Date: Wednesday, March 4, 2026, at 10:31 AM**  
**Conference Room 211**

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Aloha Chair Dela Cruz, Vice Chair Moriwaki, and Members of the Committee on Ways and Means:

The Kahana Bay Steering Committee (KBSC) submits this testimony in **strong support** of SB2401, SD1 which requires the Office of Planning and Sustainable Development (OPSD) to plan and serve in a coordinating role to develop shoreline adaptation pathways plans for shoreline mitigation districts designated by the OPSD. This measure provides a pathway for regional shoreline solutions while preserving agency oversight, environmental safeguards, and local control.

KBSC is a group of nine condominium properties and one residential shoreline parcel at Kahana Bay on Maui that are actively working together to address severe and ongoing beach erosion. In 2017, recognizing that a property-by-property approach alone would not solve their erosion issues, KBSC members formed the Kahana Bay Steering Committee to develop, plan, implement and fund a regional erosion mitigation project.

KBSC has invested significant time, effort and money in this project, and has hired engineers, worked on an environmental assessment, and coordinated with state and county government agencies. Oceanit published the Second Draft Environmental Impact Statement in 2021. However, despite these efforts, the planning and approval process stalled, in part because the County of Maui indicated that it was unwilling to assume the liability risks of owning the proposed groins that would be required to keep the restored sand in place.

In the meantime, short-term emergency measures have faced state and county delays and uncertainty. Currently, many of the condominium properties along this shoreline are relying on emergency sandbags as their only protection against further erosion of the shoreline, and remain precariously exposed to further, and potentially catastrophic, erosion.

Kahana Bay is at an inflection point. Shoreline erosion, sea level rise, and chronic wave impacts are already reducing beach width, threatening structures and infrastructure, and affecting public shoreline use.

We support SB2401, SD1 because it is a means to move forward - it establishes the long-term regional planning and approval framework needed to move coordinated shoreline solutions forward. The bill establishes a formal process led by the Office of Planning and Sustainable Development to recognize regional shoreline mitigation districts, approve regional coastal erosion and sediment management plans. These plans will include technical sediment analysis, risk assessments, appropriate emergency and long-term mitigation options, financing strategies, and state, county and federal coordination, as needed.

Importantly for property owners and communities, SB2401, SD1 consolidates planning, reduces duplication, and creates a more transparent and efficient pathway from planning to implementation. It requires OPSD to coordinate shoreline adaptation pathways planning with the Department of Land and Natural Resources, applicable county planning department, and the community, which means that it can efficiently cover a comprehensive regional adaptation strategy to address complex regional shoreline erosion issues. Notably, this bill does not remove or reduce state and county agency reviews or environmental protections – permitting agencies will retain full authority to impose conditions or deny permits where site-specific impacts to public trust resources, shoreline processes, or public access require it.

This bill will help not only Kahana Bay, but other similarly affected shorelines statewide to move forward from reactive, short-term emergency responses toward coordinated, long-term coastal resilience. It supports solutions that are science-based, regionally designed, environmentally reviewed, and publicly accountable. It also evaluates financing tools so that groups of affected owners can collectively fund appropriate mitigation.

For these many reasons, KBSC respectfully urges the Committee to pass SB2401, SD1. Mahalo for the opportunity to testify.

**SB-2401-SD-1**

Submitted on: 3/3/2026 10:09:29 AM

Testimony for WAM on 3/4/2026 10:31:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kekoa Beupre	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Dela Cruz, Vice Chair Moriwaki, and Members of the Committee, My name is Kekoa Beupre, and I am a generational member of our Maui family and part of ADF Properties and was directly impacted by the August 8, 2023 wildfires that devastated Lahaina.

I respectfully submit this testimony in strong support of SB2401 SD1.

Our family owned multiple commercial properties along Front Street, including buildings on the makai side. Those properties were more than investments — they represented generations of hard work, sacrifice, and commitment to Lahaina’s community. Like so many families, we lost them in the fires.

Since that day, We have remained on the ground as the caretaker of what is left. Our family continues to monitor and secure our properties to prevent trespassing and unauthorized access. We work to keep the sites clean, address debris concerns, and manage any potential hazardous materials that could pose a risk to the community. Even in loss, we have taken responsibility for our land.

What has been most difficult is not only the devastation we experienced, but the uncertainty that followed.

For those of us with properties along the shoreline and on the makai side of Front Street, there is currently no clear and predictable pathway to rebuild. County and State rules continue to evolve, and without a coordinated regional framework, property owners are left navigating a process that feels unclear and inconsistent. That uncertainty makes it difficult to plan, to secure financing, and to move forward.

SB2401 SD1 represents hope for kamaaina families like ours.

By establishing guidelines under a regional plan, this measure would provide structure and clarity for shoreline property owners. It acknowledges that rebuilding in coastal areas must be thoughtful and coordinated, but it also recognizes that families and local businesses need a defined process to follow.

As our family have physically stood on our burned properties, who have worked to protect them day after day, and who continues to believe in Lahaina’s future, we simply want a fair and clear path forward.

We are not asking to bypass environmental protections or ignore coastal realities. We are asking for a transparent regional approach that allows responsible rebuilding to occur.

Lahaina’s recovery depends on families, small business owners, and generational property owners being able to rebuild. Without a workable pathway, these lots will remain empty, and the heart of our town will struggle to return.

I respectfully urge you to support SB2401 SD1 and help provide the clarity and direction needed for our family — and many others — to rebuild responsibly and restore Lahaina's commercial core.

Mahalo for the opportunity to testify in support.

**SB-2401-SD-1**

Submitted on: 3/3/2026 10:46:05 AM

Testimony for WAM on 3/4/2026 10:31:00 AM

Submitted By	Organization	Testifier Position	Testify
Kai Nishiki	Individual	Comments	Written Testimony Only

Comments:

**Testimony with comments on SB2401 SD1 with Amendments**

Aloha Chair, Vice Chair, and Members of the Committee,

My name is Kai Nishiki from Maui, and I am providing comments on SB2401 SD1 with the amendments proposed by the Department of Land and Natural Resources (DLNR), and with one additional amendment.

This measure attempts to address a very real challenge facing Hawai‘i’s shorelines. Coastal erosion and sea level rise are accelerating statewide, and many communities are already experiencing the loss of beach width, exposure of shoreline structures, and increasing conflicts between private shoreline development and public trust resources. A regional planning framework that encourages coordinated shoreline adaptation pathways can help communities move beyond piecemeal emergency responses toward more comprehensive and thoughtful solutions.

I appreciate the amendments proposed by DLNR, which help ensure that shoreline adaptation planning maintains appropriate oversight and continues to protect Hawai‘i’s public trust resources.

However, I respectfully request one additional amendment to strengthen public shoreline access protections in **Section 2-10(f)**.

Currently the section states:

“Any shoreline adaptation pathway identified or proposed in the shoreline adaptation pathways plan shall prioritize the preservation of public beach and shall provide for lateral public access along the shoreline.”

Lateral shoreline access is extremely important, and I strongly support its inclusion. However, lateral access alone is not sufficient to ensure meaningful public access to our beaches.

For access to truly exist, people must also be able to **reach the shoreline from the road and safely pass through shoreline parcels to the beach**. In other words, **perpendicular access corridors are just as important as lateral access along the shoreline**.

Additionally, we must acknowledge a simple reality that residents across Hawai‘i understand well: **if there is no parking, there is effectively no access.** Without adequate public parking near shoreline access points, many local residents, especially families, kūpuna, and those traveling from other communities are effectively prevented from using and enjoying the shoreline.

For this reason, I respectfully request that **Section 2-10(f)** be amended to read:

“Any shoreline adaptation pathway identified or proposed in the shoreline adaptation pathways plan shall prioritize the preservation of public beach and shall provide for lateral and perpendicular public access along the shoreline and public access parking.”

This amendment would help ensure that shoreline adaptation planning protects **real, functional public access**, not just theoretical access along the shoreline itself.

By incorporating **lateral access, perpendicular access from the roadway, and adequate public parking**, this measure can better uphold Hawai‘i’s long-standing commitment to protecting shoreline access for present and future generations.

Thank you for the opportunity to provide comments.

Mahalo for your consideration.

Kai Nishiki  
Maui, Hawai‘i

**SB-2401-SD-1**

Submitted on: 3/3/2026 11:33:16 AM

Testimony for WAM on 3/4/2026 10:31:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kahealani Silva	Individual	Support	Written Testimony Only

Comments:

**Aloha Chair Dela Cruz, Vice Chair Moriwaki, and Members of the Committee,**

**My name is Kahealani Silva, and I am a Maui resident and Native Hawaiian writing in support of SB2401 SD1.**

**As our islands face increasing coastal erosion, sea level rise, and extreme weather events, it is clear that shoreline adaptation cannot continue to be handled in a fragmented or reactive manner. Planning must be coordinated, transparent, and grounded in long-term stewardship of our coastlines.**

**SB2401 SD1 provides a structured framework for shoreline adaptation planning by establishing a clear coordinating role and requiring collaboration between State agencies, counties, and community stakeholders. This type of regional, pathway-based planning is necessary to balance environmental protection, cultural preservation, and the practical realities faced by coastal property owners.**

**For many communities across Maui, uncertainty around shoreline policies and permitting processes has created confusion and delay. A more predictable and integrated planning approach will help ensure that adaptation decisions are thoughtful, equitable, and guided by both science and community input.**

**As a Native Hawaiian, I believe we have a kuleana to care for our coastlines while also providing clarity and fairness in how adaptation policies are implemented. SB2401 SD1 represents a proactive step toward responsible shoreline management that supports both environmental resilience and community stability.**

**For these reasons, I respectfully urge your support of SB2401 SD1.**

**Mahalo for your consideration,**

**Kahealani Silva**

**(808)205-7673**

**kahealani3030@gmail.com**



Aloha Chair Lee, Vice Chair Inouye, and members of the Committee,

I am writing as an owner at Hololani Condominiums to express my strong support for KBSC's bill, SB 2401, and to urge the Maui County Council to publicly support its passage and coordinate locally for successful implementation. As someone who cares deeply about the preservation of our shoreline, I believe this bill is essential for providing clarity and a clear pathway for all affected property owners to protect our coastlines for current and future residents.

Our community needs a unified, islandwide approach to this problem. Fragmented rules and piecemeal decision-making create confusion for residents and visitors, uneven impacts across neighborhoods, and avoidable enforcement burdens. SB 2401 provides a clearer, more consistent framework so that Maui can address the issue in a way that is fair, predictable, and easier to administer.

A unified approach also helps protect the quality of life for Maui residents. Clear standards and coordinated oversight reduce conflicts, improve compliance, and allow resources to be directed where they are most needed. For families who live and work here, consistency in policy and enforcement supports stability and makes it easier to plan for housing, community services, and long-term resiliency.

For property owners—especially those of us in multi-unit buildings—SB 2401 offers needed clarity and a pathway that recognizes the realities of shared properties, HOA governance, and responsible stewardship. A consistent framework helps owners follow the rules, invest appropriately in their properties, and contribute positively to the local economy while respecting community priorities.

Finally, SB 2401 supports the broader interests of the island and the environment. When policies are aligned and outcomes are measured consistently, Maui can better protect sensitive areas, reduce unnecessary strain on infrastructure, and promote sustainable practices that preserve the character and natural resources that make Maui home.

Thank you for your service and for considering this request. I respectfully ask the Council to support SB 2401, encourage collaboration among state and county stakeholders, and prioritize a unified approach that benefits residents, responsible property owners, the island, and the environment.

Sincerely,

Joe Garavaglia

**SB-2401-SD-1**

Submitted on: 3/3/2026 12:55:11 PM

Testimony for WAM on 3/4/2026 10:31:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jill and Ken Roost	Individual	Support	Written Testimony Only

Comments:

Aloha. Chair Dela Cruz, Vice Chair Moriwaki, and Members of the Committee,

We are a single family homeowner on the makai side of Front Street in Lahaina, and we respectfully ask for your support of SB2401 SD1. Since losing our home in the August 8 wildfire, we have faced ongoing uncertainty about shoreline regulations, setbacks, and rebuilding requirements, making it extremely difficult to move forward. We need clear and consistent guidance so families like ours can rebuild. Please pass SB2401 SD1 and help provide a workable path forward for shoreline homeowners.

Mahalo for your consideration.

Jill and Ken Roost

**SB-2401-SD-1**

Submitted on: 3/3/2026 1:08:09 PM

Testimony for WAM on 3/4/2026 10:31:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Cheryl Nex	Individual	Support	Written Testimony Only

Comments:

Committee on Ways and Means  
Hawai'i State Senate

Hearing Date: March 4, 2026

Aloha Chair Dela Cruz, Vice Chair Moriwaki, and Members of the Committee,

I am a single-family homeowner on the makai side of Front Street in Lahaina and I strongly support SB2401 SD1.

The August 8, 2023 wildfires destroyed or severely damaged many of our homes. Since then, shoreline homeowners have faced ongoing regulatory uncertainty that has made rebuilding incredibly difficult.

We have all forgotten that we are ALL victims here (even shoreline owners !!) ... we did not chose this !!

We are encountering:

- Unclear shoreline setback and coastal hazard requirements
- Inconsistent guidance on repair and rebuilding thresholds
- Permitting delays and uncertainty
- Difficulty securing financing due to lack of predictable standards

We support responsible coastal planning and long-term resilience. However, without a coordinated regional framework, individual homeowners are left navigating complex regulations on a parcel-by-parcel basis with no clear path forward.

SB2401 SD1 would:

- Establish a regional planning approach

- Provide clear and consistent rebuilding guidelines
- Create predictability for homeowners and lenders
- Balance coastal resilience with reasonable property use

Without structured guidance, many of us remain in limbo — unable to confidently rebuild or invest in our properties.

We respectfully urge you to pass SB2401 SD1 and provide the clarity shoreline homeowners need to move forward responsibly and safely.

Mahalo for your consideration.

**SB-2401-SD-1**

Submitted on: 3/3/2026 1:39:10 PM

Testimony for WAM on 3/4/2026 10:31:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Mark Srevens	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Dela Cruz, Vice Chair Moriwaki, and Members of the Committee,

I am a single-family homeowner on the makai side of Front Street in Lahaina, we have owned a home there for 45 years. I respectfully ask for your support of SB2401 SD1. Since losing our home in the August 8 wildfire, we have faced ongoing uncertainty about shoreline regulations, setbacks, and rebuilding requirements, making it extremely difficult to move forward. We support responsible coastal planning, but we need clear and consistent guidance so families like mine can rebuild safely and responsibly. Please pass SB2401 SD1 and help provide a workable path forward for shoreline homeowners.

Mahalo for your consideration.

Stevens Family

**SB-2401-SD-1**

Submitted on: 3/3/2026 2:33:24 PM

Testimony for WAM on 3/4/2026 10:31:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Dudley Millikin	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Dela Cruz, Vice Chair Moriwaki, and Members of the Committee,

I am a single-family homeowner on the makai side of Front Street in Shark Pit in Lahaina, and I respectfully ask for your support of SB2401 SD1. Since my neighbors lost their homes all around me in the August 2023 wildfire, they have faced never ending uncertainty with changing shoreline regulations, changing ocean setbacks, and arbitrary and conflicting rebuilding requirements. The constant revisions and ambiguity are making it extremely difficult to move forward. We want our neighbors and friends to come home. We don't want to be the only house.

We need clear and consistent guidance so our friends and families can plan and rebuild safely and responsibly. We support responsible coastal planning! But need a better program than the patchwork of rules we have right now.

Please pass SB2401 SD1 and help provide a workable path forward for shoreline homeowners.

Mahalo for your consideration.

Dudley Millikin

**SB-2401-SD-1**

Submitted on: 3/3/2026 2:40:02 PM

Testimony for WAM on 3/4/2026 10:31:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Norb Wolszon	Testifying for Valley Isle Resort	Support	Written Testimony Only

Comments:

On behalf of the BOD of The Valley Isle Resort we urge you to please support this bill.

Mahalo

**Committee on Ways and Means  
Hawai'i State Senate**

Hearing Date: March 4, 2026

**Aloha Chair Dela Cruz, Vice Chair Moriwaki, and Members of the Committee,**

We are single-family homeowners on the makai side of Front Street in Lahaina and I strongly support **SB2401 SD1**.

The August 8, 2023 wildfires destroyed our homes and all our contents and family heirloom. Since then, we have faced ongoing regulatory uncertainty and contradictory Planning Department responses that has made rebuilding incredibly difficult.

On October 3, 2024, we met with the Planning Director, Kate Blanchard, and Staff, Ana, Danny, Sybil, Collette, Jim, Bradley, Robin and Tara and my consultant Will Spence to discuss my Lahaina shoreline rebuilding. My two homes 303 and 307 Front Street stood at 20 feet from the shoreline with 8 feet seawall, prior to the Lahaina fire. I was told at that meeting that if I consider building only within the Minimum Buildable Depth (MBD) 40 feet, (which would be about 50 feet from the shoreline with seawalls), it would only require a SM1 major permit. I would not be required a Shoreline Setback Variance (SSV) and a Certified Shoreline survey.

After we submitted our building plan, we are now told that we are required to have not only SMA, but also shoreline certification and other changes. Our SMA and building permit are now in limbo.

Our insurance company has threatened to cancel our rebuilding policy because of the delay. If that happens, we would lose \$2,000,000 of insurance money that would help us to rebuild.

We have worked with the Planning Department in good faith. We followed their suggestion to voluntary move our homes from 20 feet to 50 feet from the shoreline, we are still encountering changing of rules and regulations, and delay.

We support responsible coastal planning and long-term resilience. However, without a coordinated regional framework, we are left navigating complex regulations on a parcel-by-parcel basis with no clear path forward.

SB2401 SD1 would:

- Establish a regional planning approach
- Provide clear and consistent rebuilding guidelines
- Create predictability for homeowners and lenders
- Balance coastal resilience with reasonable property use

Without structured guidance, many of us remain in limbo — unable to confidently rebuild or invest in our properties.

We respectfully urge you to pass SB2401 SD1 and provide the clarity shoreline homeowners need to move forward responsibly and safely.

Mahalo for your consideration.  
Christine K. Ho and Daniel Regan.

**SB-2401-SD-1**

Submitted on: 3/3/2026 3:09:33 PM

Testimony for WAM on 3/4/2026 10:31:00 AM

Submitted By	Organization	Testifier Position	Testify
Danny Cox	Individual	Support	Written Testimony Only

Comments:

**Testimony in Support of SB — Relating to Regional Shoreline Mitigation Districts**

Aloha Chair, Vice Chair, and Members of the Committee,

I support this measure establishing Regional Shoreline Mitigation Districts and coordinated shoreline adaptation planning.

On Maui, shoreline erosion is already a serious and visible issue. Areas such as **Kā‘anapali Beach** have experienced significant sand loss over the years, with sections of the beach narrowing and periodically disappearing during high surf and seasonal erosion. This affects public beach access, coastal ecosystems, and nearby businesses and infrastructure that depend on a healthy shoreline.

Because beaches function as connected coastal systems, erosion in one location can affect neighboring areas. A **regional planning approach**, as proposed in this bill, is essential to ensure that shoreline protection efforts are coordinated, science-based, and developed with community input.

Planning ahead is critical. Establishing a framework for shoreline adaptation pathways will help protect Maui’s beaches, preserve public access, and ensure these important resources remain for future generations.

For these reasons, I respectfully urge your support of this measure.

Mahalo for the opportunity to provide testimony.

Danny Cox & Cheryl Novak

**SB-2401-SD-1**

Submitted on: 3/3/2026 3:09:42 PM

Testimony for WAM on 3/4/2026 10:31:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Craig Gay	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Dela Cruz, Vice Chair Moriwaki, and Members of the Committee,

I am a single-family homeowner on the makai side of Front Street in Lahaina, and I respectfully request your support for SB2401 SD1. Since losing our family's home in the August 8 wildfire, we have, thanks to Maui County's dedicated staff planners, made considerable progress toward obtaining permission to rebuild. However, we have faced uncertainties regarding shoreline regulations, setbacks, and rebuilding requirements, which have slowed progress, caused confusion, and made the process unreasonably difficult. Of course, we support responsible coastal planning, but clear, consistent guidance would surely have helped us, and it will surely help other families like ours to rebuild safely and responsibly, and in a timely fashion. Please pass SB2401 SD1 and help create a better path forward for shoreline homeowners.

Mahalo for your consideration.

Craig Gay, 25 Kai Pali Place, Lahaina