



---

**New Public Testimony**

---

**From** webmaster@hawaii.gov <webmaster@hawaii.gov>

**Date** Wed 3/18/2026 12:05 PM

**To** DBEDT LUC <dbedt.luc.web@hawaii.gov>

<b>Name</b>
Stephen West
<b>Email</b>
stephen.west@ilwulocal142.org
<b>ZIP / Postal Code</b>
96793
<b>Representing</b>
ILWU Local 142 Maui Division
<b>Agenda Item</b>
Docket No. SP92-380 Hawaiian Cement Pu'unēnē Quarry
<b>Position</b>
Support
<b>Attachment (if any)</b>
<ul style="list-style-type: none"><li>• <a href="#">LUC-Hawaiian-Cement.pdf</a></li></ul>



**LOCAL 142**

# INTERNATIONAL LONGSHORE & WAREHOUSE UNION

LOCAL OFFICE • 451 ATKINSON DRIVE • HONOLULU, HAWAII 96814 • PHONE 949-4161

HAWAII DIVISION: 100 West Lanikaula Street, Hilo, Hawaii 96720 • OAHU DIVISION: 451 Atkinson Drive, Honolulu, Hawaii 96814  
MAUI COUNTY DIVISION: 896 Lower Main Street, Wailuku, Hawaii 96793 • KAUAI DIVISION: 4154 Hardy Street, Lihue, Hawaii 96766  
HAWAII LONGSHORE DIVISION: 451 Atkinson Drive, Honolulu, Hawaii 96814

**March 18, 2026**

**Aloha Chair and Members of the Land Use Commission.**

**Regarding: Strong Support Doc No. SP92-380 Hawaiian Cement's Cement Pu'unene quarry**

**My name is Stephen West, and I serve as Division Director of the Maui Division of the International Longshore and Warehouse Union Local 142. The Maui Division is the largest Division within ILWU Local 142 representing over 5,000 working families across Maui, Molokai, and Lāna'i.**

**ILWU Local 142 is Hawai'i's largest private sector union, with nearly 18,000 members statewide employed across every major industry including longshore operations, tourism, healthcare, agriculture, and general trades. Our General Trades membership includes workers in cement and concrete manufacturing, trucking, warehousing, construction, and related industries that form the backbone of our state infrastructure.**

**I testify today in strong support of Hawaiian Cement's request to amend Special Permit SP92-380 to allow supplemental quarry operations at the Pu'unene facility. This permit extension is critical to maintaining good-paying union jobs, ensuring the availability of affordable construction materials for Maui's housing and infrastructure needs, and supporting our island's economic recovery and long-term resilience.**

## **Local Aggregate Supply Is Critical Infrastructure**

**Hawaiian Cement's Pu'unene quarry is not simply one industrial facility among many—it is the primary source of locally produced aggregate and ready-mix concrete for construction projects across Maui. The quarry supplies crushed rock, manufactured sand, and concrete to residential developments, commercial buildings, county and state infrastructure projects, harbor improvements, and essential facilities such as schools, hospitals, and water systems. Without this local source of aggregate, Maui would face dramatic increases in construction costs and project delays. Importing aggregate from the mainland or other Pacific sources is prohibitively expensive and logistically challenging, adding transportation costs, supply-chain uncertainty, and environmental impacts from long-distance shipping. The Pu'unene quarry allows Maui to build affordably and reliably using local materials produced by local workers.**

**The proposed supplemental quarry area, an expansion of approximately 45 acres within land already dedicated to quarry operations, would extend the facility's operational life by approximately 14 years. This extension is essential to ensure continuity of supply for the major construction projects Maui will undertake over the next decade and beyond.**

## **Economic and Employment Benefits**

### **Direct Union Jobs and Family Wages**

**Hawaiian Cement's Pu'unene operations provide direct employment to ILWU-represented workers in quarry operations, crushing and screening, batch plant operations, ready-mix concrete production, equipment maintenance, and materials handling. These are well-paying, stable jobs that support working families on Maui. Extending the life of the quarry through this supplemental permit ensures**

a vital economic anchor for our community supporting Maui's construction workforce beyond the direct jobs at Hawaiian Cement. The quarry supports thousands of additional union and non-union jobs throughout Maui's construction industry. Carpenters, laborers, equipment operators, truck drivers, electricians, plumbers, concrete finishers, and countless other trades depend on a reliable supply of affordable aggregate and concrete to keep projects moving forward.

When aggregate supply is constrained or costs escalate, construction projects are delayed, scaled back, or cancelled entirely putting construction workers out of work and undermining our community's ability to build housing, schools, roads, and infrastructure we desperately need. The Pu'unene quarry permits supplemental area protects. Those jobs secure long-term material availability at competitive prices.

## **Supporting Maui's Housing Crisis and Recovery Needs**

Maui faces an acute and well-documented housing crisis. The 2024 Hawai'i Housing Planning Study estimated that Maui County needs 12,351 additional housing units between 2023 and 2027 to meet demand, with units needed across rental, ownership, and affordability levels. This estimate was prepared before the devastating August 2023 Lahaina wildfires, which created an immediate need for hundreds of additional housing units for displaced families and workers.

As of early 2026, nearly 450 housing units have been fully constructed in Lahaina since the wildfires, with over 500 affordable and workforce homes completed countywide in 2025 alone. Mayor Bissen has announced that over 600 additional homes are estimated to be completed in 2026, with approximately 3,000 affordable and workforce homes projected countywide by 2030. These ambitious housing goals cannot be achieved without a stable, affordable supply of construction materials. Concrete is required for foundations, slabs, driveways, sidewalks, retaining walls, and structural elements of nearly every residential project on Maui. The Pu'unene quarry is the primary source of the aggregate that goes into that concrete.

Approving the supplemental quarry permit is a direct investment in Maui's ability to house our working families and recover from disaster. Denying or delaying this permit would increase housing costs, slow construction timelines, and undermine the County's and State's stated commitment to affordable housing production.

## **Infrastructure Investment and Public Projects**

Maui County has committed over a quarter of a billion dollars toward affordable housing and supporting infrastructure development. The County anticipates more than one billion dollars in infrastructure investment in the near term to support housing development, including over 500 million dollars in projects directly tied to expanding housing capacity.

These infrastructure projects—roads, water and wastewater systems, storm drainage, parks, and community facilities—require massive quantities of concrete and aggregate. Public works projects cannot proceed on schedule or on budget if local aggregate supply is uncertain or prohibitively expensive.

State construction economists forecast continued growth in Hawai'i's construction sector, with the industry expected to offset stagnation in tourism and drive overall economic expansion through 2028. Maui County construction spending totaled 866 million dollars in 2024, with strong growth projected in residential, commercial, and public infrastructure categories.

Major upcoming projects that will require substantial aggregate and concrete include mixed-use developments, military construction at the LIPOA site in Kihei, county capital improvement projects, and continued Lahaina recovery work. The Pu'unene quarry is the only facility capable of supplying the volume and consistency of material these projects demand.

**Given the natural disaster that has occurred here on Maui, this union and our members are asking you to expedite this approval process.**

## **Consistency with Land Use Commission Criteria**

The Land Use Commission evaluates special permit applications in the Agricultural District under the "unusual and reasonable use" standard established in Chapter 205, Hawai'i Revised Statutes, and applicable administrative rules. ILWU Local 142 believes the supplemental quarry permit fully satisfies these criteria.

### **Unusual and Reasonable Use**

While quarrying is not typical agricultural activity, the Pu'unene site has supported industrial operations for decades, beginning with sugar cultivation and processing and continuing with aggregate extraction and concrete production. The proposed supplemental quarry area represents a logical extension of this established industrial use rather than a new intrusion into pristine farmland.

Moreover, the quarry directly serves a compelling public need for locally sourced construction materials essential to housing, infrastructure, and economic development. The Land Use Commission has previously recognized that special permits for quarry operations in Agricultural Districts can be reasonable when they supply critical materials for public works and private development, particularly when appropriately conditioned to manage environmental and community impacts.

### **No Adverse Effect on Surrounding Properties**

The quarry operates within a large block of land leased from Alexander & Baldwin, geographically separated from dense residential neighborhoods. The Maui Planning Commission approved the current expansion with conditions addressing dust control, noise mitigation, drainage management, visual screening, and site reclamation. These conditions, combined with ongoing monitoring and reporting requirements, ensure that surrounding properties are protected from adverse impacts.

Hawaiian Cement has demonstrated a track record of compliance with environmental and operational conditions at its Maui facilities. The company recently completed a major upgrade to its Kahului Harbor cement terminal, which underwent full environmental review and received a Finding of No Significant Impact from the Planning Commission. That project used enclosed construction methods and environmentally friendly design to minimize dust and other impacts, reflecting the company's commitment to responsible operations.

### **No Unreasonable Burden on Public Agencies**

Far from burdening public agencies, the Pu'unene quarry actively reduces costs and risks for county and state infrastructure projects. By providing a reliable, competitively priced source of aggregate and concrete, the quarry allows public works departments to plan and execute projects with confidence in material availability and cost predictability.

If the supplemental quarry permit were denied, public agencies would face significant new burdens in the form of higher material costs, supply disruptions, project delays, and increased reliance on imported materials with uncertain delivery schedules. These burdens would ultimately fall on taxpayers and slow the delivery of essential public services and infrastructure.

## **Environmental Stewardship and Reclamation**

**ILWU Local 142 recognizes that responsible land use requires balancing economic benefits with environmental protection. We support the comprehensive conditions already imposed by the Maui Planning Commission and the Land Use Commission to ensure the quarry operates safely and sustainably. These conditions include requirements for dust suppression, drainage and erosion control, noise management, traffic safety, and eventual site reclamation and soil stabilization. The Planning Commission's 2022 approval of the 45-acre expansion specifically required compliance with the landowner's reclamation plan and closure protocols to protect future uses of the land.**

**Hawaiian Cement has invested heavily in modern equipment and best management practices at its Maui facilities, including water recycling systems, enclosed processing areas, and environmental monitoring programs. The union believes these practices, combined with enforceable permit conditions and ongoing LUC oversight through annual reporting requirements, provide adequate safeguards for community and environmental interests. We support the Land Use Commission's authority to impose additional conditions as needed to address specific concerns, and we are content that Hawaiian Cement will comply fully with all permit requirements.**

## **Conclusion**

**The supplemental quarry permit before the Land Use Commission represents a clear choice: support Maui's working families and economic future, or constrain our island's ability to build the housing, infrastructure, and community facilities we urgently need. ILWU Local 142 respectfully urges the Commission to approve the motion to amend Special Permit SP92-380 with appropriate conditions. This permit will preserve good-paying union jobs, continue to have the resources this island needs in times of crisis such as what has occurred between March 13 – 14, 2026. In times of crisis this island needs as many resources that are available to respond to environmental disasters not to mention to ensure affordable construction materials for housing and infrastructure, support Maui County's recovery from the Lahaina wildfires, reduce costs for public works projects, and continue a long-established industrial use with enforceable environmental protections. The Pu'unene quarry is an essential infrastructure for Maui's future. On behalf of the 5,000 working families of ILWU Local 142's Maui Division, and the nearly 18,000 ILWU members statewide, We respectfully ask the Land Use Commission to grant Hawaiian Cement's request.**

**Mahalo for the opportunity to testify. If you would like to contact me, my address is 896 L. Main Street, Wailuku, HI 96793. My email address is [stephen.west@ilwulocal142.org](mailto:stephen.west@ilwulocal142.org). The office phone number is (808) 244 – 9191 and cell number is (808) 359-3964.**

**Sincerely,**

**ILWU Local 142  
Maui Division**

**Stephen West  
Division Director**

SW:jkn