

# **RES22-175 Testimony**

**MISC. COMM. 349**

ZONING AND PLANNING

## **ZONING AND PLANNING Meeting**

Meeting Date: Aug 25, 2022 @ 09:00 AM

Support: 0

Oppose: 4

I wish to comment: 0

Name: Leslie Zimmerman	Email: lesliez@hawaii.rr.com	Zip: 96712
Representing: Self	Position: Oppose	Submitted: Aug 24, 2022 @ 07:02 PM

**Testimony:**

Aloha...The property requesting the SMA permit is a stone's throw from the home I built 38 years ago, which is and has been my primary residence. I am a resident of Oahu for the last 45 years and 42 of those years have been here on the North Shore.

My concerns stem from the magnitude of this proposed development; 3 single family homes, 2 garage structures, 2 pools and septic systems for waste disposal. Our small streets are very tight and congested. The City & County refuse trucks can barely fit down our roadway. With the 3 new proposed dwellings, the potential quantity of cars and construction vehicles will certainly be overwhelming. My main concerns are the possible adverse environmental effects this large project will have on the ocean and on the adjoining waterflow easement, wildlife, etc.

In reading through the Resolution for 22-175, it makes it clear that no vacation rentals are allowed. Since I don't believe all 3 of these homes will be used as the primary residences of the applicant, what are the intentions for these homes...long term rentals, or will they attempt to do short term rentals? There is an access easement to the applicant's property, which they share with my longtime neighbor. What a nightmare for my poor neighbor. The applicant's property has a Makanale St address, which is a privately owned road, so doubtful they will use that road to access the construction site.

I understand that everyone has a right to build on the land they own, following all DPP regulations, local building codes, SMA guidelines, etc. I'm just concerned about the scope of the project. Also, I noticed that the public tax records show 3 TMK's/CPR'd lots under the applicant's name. Have these TMK's been eliminated and brought back to one TMK parcel?

It's hard for those of us who have lived in Hawaii for all or most of our lives, to accept change in this grand fashion. It has been noted that the lack of Aloha spirit has been evident and makes it harder to accept changes to our beloved North Shore with its small town Ohana feel. We can only hope for mutual respect, kindness and cooperation from people that move to this beautiful island.

Your consideration is greatly appreciated...Mahalo Nui Loa.

Name: Jenna Murad	Email: jennaseasurf@yahoo.com	Zip: 96712
Representing: Self	Position: Oppose	Submitted: Aug 24, 2022 @ 07:59 PM

**Testimony:**

The sunset beach area of the north shore is already too densely congested and overused for transient accommodations. Many constructions such as these are intended and ultimately utilized to generate income via short term mini hotel like accommodations at the expense in the safety and peace of the neighborhood. I oppose this development.

Name: Pat Rawson	Email: rawsonsurfboards@hotmail.com	Zip: 96712
Representing: Self	Position: Oppose	Submitted: Aug 24, 2022 @ 08:13 PM

**Testimony:**

To whom this may concern,

My name is Pat Rawson, and I've lived and worked here at Sunset Beach for 50 years.

My three children, and 5 of my 6 grandchildren were born here on Oahu, and the North Shore here at Sunset Beach.

While I'm for controlled development here on the North Shore: there's places that need traffic lights like in front of Sunset Beach Elementary school.

There are definitely improvements needed for safety and managing traffic better: the roads need to be improved to encompass the extra traffic that we have now here, so I'm into controlled development, in that way.

However, I'm opposed to not establishing clear guidelines on limiting size on structures that are stretching the boundaries on what is, or what is not appropriate to each area geographically here on the North Shore.

SMA is needed to help keep and enforce guidelines acceptable and appropriate to each area geographically in new North Shore real estate development.

With that said, I oppose the current plans of the proposal RES22-175 based on the sheer size of the proposed three structures on the property.

I'm exercising my right to freedom of speech, and mainly want to see some clear-cut boundaries on development of what is deemed too much.

Thank you,  
Pat Rawson

Name:  
Kareen Rawson Nowicke

Email:  
tanana808@gmail.com

Zip:  
96712

Representing:  
Self

Position:  
Oppose

Submitted:  
Aug 24, 2022 @ 09:20 PM

Testimony:

Aloha,

My name is Kareen Rawson Nowicke. I was born, raised and have lived in the same house my whole life on the North Shore of O'ahu at Sunset Beach where I'm now raising my own keiki.

I am all for controlled development as we need improvements for our community. It's not like 30 years ago where you could drive from Sunset Beach to Haleiwa in 15 minutes or less; or walk down the road where everybody knew everybody. Our islands are so crowded now that we are now forced to many inevitable changes.

However, there needs to be laws so that it can be done in a way that benefits the community as a whole. There needs to be limits on what can and can't be done. Limits on the size of structures and or houses that are being built. How can we preserve our aina when people are aloud to buy property's with existing homes, illegally tear them down, resell the land for more then it is, so the next person can swoop in and place monstrous structures and or homes on it? We all know the majority of the people doing this are not only not from here, they are not even planning to live here. They do it for profitable gain at the expense of others. A'ole.

I oppose the current plans of the proposal RES22-175.

Mahalo,  
Kareen Rawson Nowicke