

SUMMARY OF PROPOSED COMMITTEE DRAFT:

RESOLUTION 25-68

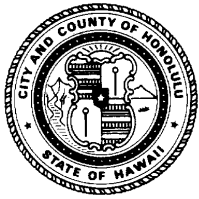
GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW THE CONSTRUCTION OF A NEW SINGLE-FAMILY DWELLING, AFTER-THE-FACT POSTING OF A SECOND SINGLE-FAMILY DWELLING, INSTALLATION OF AN INDIVIDUAL WASTEWATER SYSTEM, AND CONSTRUCTION OF PERIMETER FENCING AND GATES IN PŪPŪKEA-PAUMALŪ, O'AHU.

The **PROPOSED CD1** makes the following amendments:

- A. Amends the resolution title to read as follows:

"GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE CONSTRUCTION OF A NEW SINGLE-UNIT DWELLING, AFTER-THE-FACT POSTING OF AN EXISTING MOBILE SINGLE-UNIT DWELLING, INSTALLATION OF AN INDIVIDUAL WASTEWATER SYSTEM, AND CONSTRUCTION OF PERIMETER FENCING AND GATES IN PŪPŪKEA-PAUMALŪ, O'AHU."
- B. Amends the first WHEREAS clause to clarify the description of the Project.
- C. Amends the second WHEREAS clause to delete reference to the type of public testimony offered at the public hearing.
- D. Amends the third WHEREAS clause to provide that on February 19, 2025, within 75 calendar days after the close of the public hearing (the Applicant having agreed to an extension of the 45-calendar-day administrative deadline to process the application), the DPP completed its report and transmitted its findings and recommendation of approval to the Council.
- E. In Condition A, provides that except as modified in the resolution, including but not limited to under Condition B, development must be in general conformity with the Project as described in the DPP's findings and recommendation, and as depicted in the Exhibits attached to the resolution.
- F. In Condition B, relating to Project redesign requirements to address potential adverse impacts related to coastal hazards, reformats the condition and:
 - 1. In Condition B.1, requires the relocation of all Project structures to be relocated mauka of the 3.2-foot sea level rise coastal erosion area (instead of the 3.2-foot sea level rise exposure area coastal erosion area).
 - 2. Moves former Condition G to Condition B.3, which requires the use of pervious surface materials for the Project's driveway, parking areas, and areas under the elevated structures.

3. Adds a new Condition B.4 to require the Applicant, at the Applicant's expense, to remove any portion of the existing concrete rubble masonry wall located on the west side of the property that eventually falls makai of the regulatory shoreline and within the State Land Use Conservation District
- G. Separates the landowner acknowledgement of potential adverse impacts related to coastal hazards formerly in Condition B to a new Condition C, and conforms new Condition C to the standard provisions acknowledging that:
1. Tax Map Key 5-9-002:059 is susceptible to coastal hazards, which may result in harm to or loss of life and property; and
 2. Portions of Tax Map Key 5-9-002:059 is projected to be impacted by 3.2 feet of sea level rise by the year 2100, and a portion of the new makai dwelling is located within the 3.2-foot sea level rise exposure area ("SLR-XA"). The landowner agrees to assume all risk and liability for any harm to or loss of life and property due to development within the SLR-XA, and to accept all responsibility for the cost and physical removal of materials and structures lost or damaged as a result of coastal hazards, including the cleanup and restoration of the Project site.
- H. In re-lettered Condition H, relating to archaeological, historic, and cultural resources, combines Conditions H.1 and H.2, relating to submitting to the DPP a copy of the written determination from the State Historic Preservation Division ("SHPD"), and requiring the Applicant to implement all mitigative actions and protocols required or recommended by the SHPD in its written determination. Renumbers the subsequent condition in Condition H.
- I. In re-lettered Condition J, relating to minimizing the spread of invasive pathogens, pests, or plants, clarifies in Condition J.1 that no importation of soil or structural fill material is currently proposed.
- J. Adds a BE IT FURTHER RESOLVED clause to provide that no action may be prosecuted or maintained against the City, its officials, or its employees, on account of the actions taken by them in reviewing or approving the SMA Major Permit.
- K. Amends re-lettered Condition L (relating to other government approvals) to add that prior to the issuance of a building permit for the Project, the Applicant is required to pay to the City the full amount of all accrued and outstanding civil fines to date, relating to the mobile wooden single-unit dwelling.
- L. Makes miscellaneous technical and nonsubstantive amendments.



HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

No. **25-68, CD1**
PROPOSED

RESOLUTION

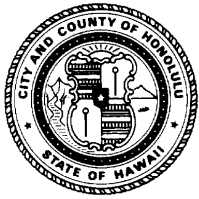
GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE CONSTRUCTION OF A NEW SINGLE-UNIT DWELLING, AFTER-THE-FACT POSTING OF AN EXISTING MOBILE SINGLE-UNIT DWELLING, INSTALLATION OF AN INDIVIDUAL WASTEWATER SYSTEM, AND CONSTRUCTION OF PERIMETER FENCING AND GATES IN PŪPŪKEA-PAUMALŪ, O'AHU.

WHEREAS, on October 7, 2024, the Department of Planning and Permitting ("DPP") accepted the application (File No. 2024/SMA-108) of Donna and Jude Baker (the "Applicant") for a Special Management Area ("SMA") Major Permit to allow for the construction of a new two-story single-unit detached dwelling with an elevated jacuzzi, rooftop photovoltaic solar system, and courtyard area with a circular driveway and six vehicle parking spaces; posting (attaching to the ground) an existing mobile single-unit dwelling with an attic and two uncovered parking spaces; installation of an individual wastewater system; construction of perimeter fencing and gates; and landscaping improvements on an approximately 31,385 square-foot shoreline lot zoned R-5 Residential District, located at 59-205 Ke Nui Road in Pūpūkea-Paumalū, and identified as Tax Map Key 5-9-002:059 (the "Project"); and

WHEREAS, on December 4, 2024, the DPP held a public hearing on the application at the Fasi Municipal Building Sixth Floor Conference Room, which was attended by the Applicant's Agent, the Applicant's Architect, DPP staff, and a several members of the public; and

WHEREAS, on February 19, 2025, within 75 calendar days after the close of the public hearing (the Applicant agreed to an extension of the 45-calendar-day administrative deadline to process the application), the DPP, having duly considered all evidence and the objectives, policies, and guidelines, as established in §§ 25-3.1 and 25-4.1, Revised Ordinances of Honolulu 2021 ("ROH"), and §§ 205A-2 and 205A-26, Hawaii Revised Statutes ("HRS"), completed its report and transmitted its findings and recommendation of approval to the City Council ("Council"); and

WHEREAS, the Council, having received the findings and recommendation of the DPP on February 24, 2025, by Departmental Communication 128 (2025), and having duly considered all of the findings and reports on the matter, desires to approve the subject application for an SMA Major Permit, subject to the conditions enumerated below; now, therefore,



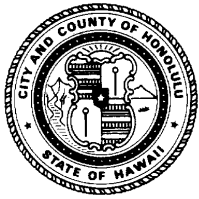
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BE IT RESOLVED by the Council of the City and County of Honolulu that an SMA Major Permit be issued to the Applicant for the Project, subject to the following conditions:

- A. Except as modified herein, including but not limited to under Condition B, development must be in general conformity with the Project as described in the DPP's findings and recommendation, referenced above, and as depicted in Exhibits A, B, C-1 through C-11, and D through L, attached hereto and incorporated by reference herein. Any change in the size or nature of the Project that may have a significant effect on coastal resources, as addressed in ROH Chapter 25 or HRS Chapter 205A, or both, will require a new application and SMA Major Permit. Any change that does not have a significant effect on coastal resources may be considered a minor modification and may be permitted under this resolution, upon review and approval by the DPP Director.
- B. To minimize and address the potential for adverse impacts related to coastal hazards, including but not limited to sea level rise ("SLR"), coastal erosion, flooding, wave action, and storm surge, prior to the issuance of any construction permit or building permit for the Project, the Applicant shall incorporate the following adaptation and design measures into the Project plans submitted to the DPP for its review:
 - 1. All Project structures must be relocated mauka of the 3.2-foot SLR coastal erosion area as mapped on the Hawai'i SLR Viewer (see Exhibits C-1, C-3, C-4, and H).
 - 2. All Project structures must incorporate a sufficient structural foundation design so that the proposed structures will remain sound throughout their operational lifespan, and be accompanied by a statement to this effect and stamped by a structural engineer licensed by the State of Hawai'i.
 - 3. Pervious surface materials, such as but not limited to, grasscrete or grass block pavers must be used for the Project's driveway, parking areas, and areas under the elevated structures. This requirement must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans.

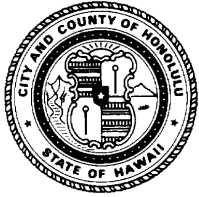


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4. Should any portion of the existing concrete rubble masonry wall located on the west side of the Project site (a portion of which encroaches into the 60-foot shoreline setback area) extend makai of the regulatory shoreline due to anticipated coastal erosion, the portion that falls within the State Land Use Conservation District must be removed at the Applicant or current landowner's expense.
- C. To recognize the potential for adverse impacts related to coastal hazards, including but not limited to sea level rise, coastal erosion, flooding, wave action, and storm surge, by proceeding with the Project, the landowner acknowledges the following declarations, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans:
1. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that Tax Map Key 5-9-002:059 is susceptible to coastal hazards, which may result in harm to or loss of life and property."*
 2. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that portions of Tax Map Key 5-9-002:059 is projected to be impacted by 3.2 feet of sea level rise by the year 2100, and a portion of the new makai dwelling is located within the 3.2-foot sea level rise exposure area ("SLR-XA"). The landowner agrees to assume all risk and liability for any harm to or loss of life and property due to development within the SLR-XA. The landowner further agrees to accept all responsibility for the cost and physical removal of materials and structures lost or damaged as a result of coastal hazards, including the cleanup and restoration of the Project site."*
- D. To account for the potential shift of land from the State Land Use Urban District to the State Land Use Conservation District due to anticipated coastal erosion, by proceeding with the Project, the landowner acknowledges the following declaration, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans:
- "In choosing to implement construction activities at Tax Map Key 5-9-002:059, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that land*



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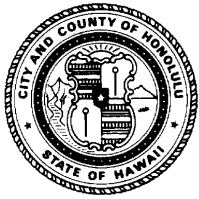
makai of the regulatory shoreline is State public land, falls within the State Land Use Conservation District, and must remain available for public use and recreational activities. The landowner further acknowledges that should any portion of a structure encroach into State public land, the State Board of Land and Natural Resources may require the removal of the structure or a lease for the encroachments extending into the State public land. As a result of this acknowledgement, successor owners and interested parties are hereby notified of this same information and the landowner shall hold harmless and indemnify the City for any responsibility that may result from adverse impacts associated with sea level rise and coastal erosion."

- E. Following approval of this SMA Major Permit, neither the current landowner, nor any successor owner or interested party, may claim hardship due to erosion, sea level rise, or any other coastal hazard, in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure. By proceeding with the Project, the landowner acknowledges the following declaration, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans:

"In choosing to undertake the development at Tax Map Key 5-9-002:059, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that no claim of hardship due to erosion, sea level rise, or any other coastal hazard may be asserted in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure."

- F. To ensure the landowner is aware that bed and breakfast homes and transient vacation units are not allowed on the Project site, by proceeding with the Project, the landowner acknowledges the following declaration, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans:

"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that bed and breakfast homes and transient vacation units, as those terms are defined in Revised Ordinances of Honolulu 2021, Chapter 21, the Land Use Ordinance, are not allowed on Tax Map Key 5-9-002:059."



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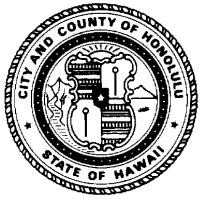
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- G. To preserve underlying beach sands and coastal dunes, all landscaped areas, landscaping, and irrigation must be contained and maintained within the property boundaries of the shoreline lot of origin.
1. Landscaping may not be planted, watered, or maintained so that it acts as a shoreline hardening barrier, such as by planting naupaka, particularly if the landscaping alters or interferes with the natural beach processes.
 2. Landscaping may not extend seaward of the shoreline as depicted in the current certified shoreline survey for the shoreline lot, or in the event there is no current certified shoreline survey for the zoning lot, seaward of the shoreline as defined in HRS Chapter 205A.
 3. Landscaping may not extend into any adjoining beach access right-of-way, public or private.
 4. Landscaping in the dune or shoreline area between the dwellings and the shoreline must be limited to vegetation that is naturally hardy or endemic to the dune or shoreline area.
 5. The Project's irrigation system must be designed so that water does not traverse seaward of the shoreline as depicted in the current certified shoreline survey for the shoreline lot, or in the event there is no current certified shoreline survey for the lot, seaward of the shoreline as defined in HRS Chapter 205A.

The requirements enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans.

- H. To minimize impacts to archaeological, historic, or cultural resources that may be present on the Project site, the Applicant shall comply with the following:
1. Prior to commencing any ground disturbing or construction activity for the Project, the Applicant shall submit to the DPP a copy of the written determination from the State Historic Preservation Division ("SHPD") stating that SHPD has completed its review of the impact of the Project on historic properties pursuant to HRS § 6E-42, and has determined whether



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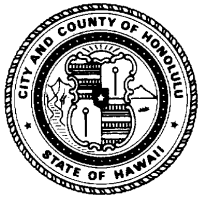
RESOLUTION

any mitigative actions and protocols are required. The Applicant shall implement all mitigative actions and protocols required or recommended by SHPD in its written determination.

2. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts; shell, bone, or charcoal deposits; human burials; rock or coral alignments; pavings; or walls) are encountered, the Applicant shall stop work, protect the find from further disturbance, and contact SHPD immediately. Work in the immediate area must be stopped until SHPD has assessed the impact and has made further recommendations for mitigative activity.

The requirements enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans.

- I. To minimize impacts to endangered, threatened, or protected avian, marine, and terrestrial fauna that may frequent or traverse the vicinity of the Project site, the Applicant is responsible for the following:
 1. All new and replacement outdoor light fixtures and lamps must not exceed a color temperature of 3,000 degrees kelvin.
 2. Artificial light from exterior light fixtures on the Project site, including but not limited to floodlights, uplights, or spotlights used for decorative or aesthetic purposes, is prohibited if the light directly illuminates, or is directed across property boundaries toward the shoreline and ocean waters, except as may otherwise be permitted pursuant to HRS § 205A-71(b).
 3. Exterior light fixtures on the Project site must be fully shielded using full cutoff fixtures with the light directed downward so that the light bulb is only visible from below the light fixture.
 4. All Project site work and construction activities are limited to daylight hours (sunrise to sunset).
 5. Barbless fencing must be used for all fence construction to avoid the entanglement of Hawaiian hoary bats.



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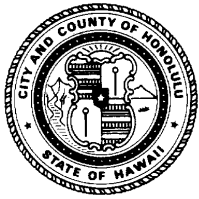
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6. Woody plants greater than 15 feet in height must not be disturbed, removed, or trimmed during the Hawaiian hoary bat birthing and pup rearing season (June 1 through September 15).
7. All Project-related activities must cease if a Hawaiian monk seal, green sea turtle, or hawksbill turtle is present on land within 150 feet of the work area, or as recommended by State of Hawai'i or federal regulations. Project activities may only recommence after the animal voluntarily leaves the area. If a monk seal pup is present on land, a 300-foot buffer must be observed. Any Project-related debris that may pose an entanglement threat to monk seals or sea turtles must be removed from the work area at the end of each day and at the conclusion of Project-related activities.

The requirements enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans.

- J. To minimize the spread of invasive pathogens, pests, or plants that may harm native species and ecosystems, the Applicant is responsible for the following:
 1. The Applicant shall minimize the importation of fill material to the extent possible. No importation of soil or structural fill material is currently proposed.
 2. The Applicant shall minimize the movement of plant or soil material on the Project site, and all Project construction equipment, materials, and personnel must be cleaned of excess soil and debris prior to entering and leaving a Project worksite, in accordance with the current recommendations from the O'ahu Invasive Species Council ("OISC").
 3. Prior to the commencement of any ground-disturbing or construction activities, and upon the arrival of any new workers to the Project site, a copy of the most recently updated OISC "Decontamination Protocols for Prevention of Invasive Species ("Protocols") must be distributed to all workers who will be present at the Project site, or the Protocols must be posted on the Project site in a visible location accessible to all Project workers (including delivery and haul-out contractors); or both the distribution and posting of the Protocols. All onsite Project workers must



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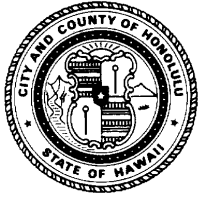
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be instructed to review the species photos and all Protocols prior to commencing any ground-disturbing or construction activities; and

4. If, at any time, species on the OISC invasive species target list website at <https://www.oahuisc.org/current-targets/>, or any successor website or list provided by the OISC, are discovered on the Project site, the Applicant shall immediately contact the OISC to report the discovery. The current email address and phone number for the OISC must be visibly posted at the Project site during pre-construction and construction activities. The Applicant shall implement any measures recommended by the OISC and any responsible federal or State of Hawai'i agency charged with the eradication and management of invasive species.

The requirements enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans.

- K. The Applicant shall obtain a construction permit or building permit for the Project within 36 months after the effective date of this SMA Major Permit. Failure to obtain a construction permit or building permit within this period will render this SMA Major Permit null and void; provided that this period may be extended as follows:
 1. The DPP Director may extend this period if the Applicant demonstrates good cause; provided that the DPP Director may not extend the period beyond one year from the initial deadline set by the Council.
 2. If the Applicant demonstrates good cause for an extension exceeding one year, the DPP Director shall prepare and submit to the Council a report on the proposed extension that includes the DPP Director's findings and recommendations thereon. The Council may approve the proposed extension, approve an extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution.
 3. If the Council fails to take final action on the proposed extension within the first to occur of:
 - a. Sixty days after receipt of the DPP Director's report; or



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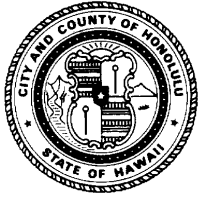
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- b. The Applicant's then-existing deadline for obtaining a construction permit or building permit;

the extension will be deemed to be denied.

- L. Approval of this SMA Major Permit does not constitute compliance with other City ordinances, including but not limited to the Land Use Ordinance ("LUO") and building and construction codes, or other governmental requirements, including but not limited to LUO-related approvals, and building, grading, and grubbing permit approvals, which are subject to separate review and approval. Prior to the issuance of a building permit for the Project, the Applicant shall pay to the City the full amount of all accrued and outstanding civil fines to date, relating to the mobile wooden single-unit dwelling. The Applicant is responsible for ensuring that the final plans for the Project approved under this SMA Major Permit comply with all applicable City ordinances and other governmental provisions and requirements; and

BE IT FURTHER RESOLVED that no action may be prosecuted or maintained against the City, its officials, or its employees, on account of the actions taken by them in reviewing or approving this SMA Major Permit; and



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No. 25-68, CD1

RESOLUTION

BE IT FINALLY RESOLVED that copies of this Resolution be transmitted to Donna and Jude Baker, 1227 Pale San Vitores Road, Tumon Bay, Guam 96913; Mark Howland, WHALE Environmental Services, Inc., P.O. Box 455, Kahuku, Hawai'i 96731; Dawn Takeuchi Apuna, Director of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawai'i 96813; and Mary Alice Evans, Director of the State Office of Planning and Sustainable Development, Attention: Coastal Zone Management Branch, P.O. Box 2359, Honolulu, Hawai'i 96804-2359.

INTRODUCED BY:

Tommy Waters (br)

DATE OF INTRODUCTION:

February 24, 2025
Honolulu, Hawai'i

Councilmembers

Pacific Ocean

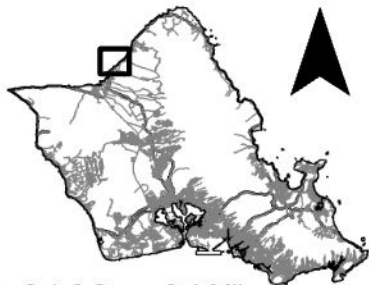
Sunset Point

Project Site

Kamehameha Highway

Pupukea Beach
Park

Resource Mapping Hawaii, Maxar



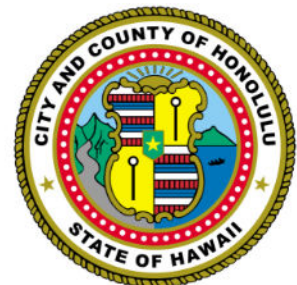
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2024/SMA-108

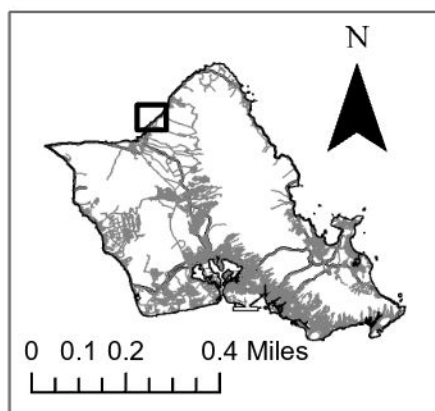
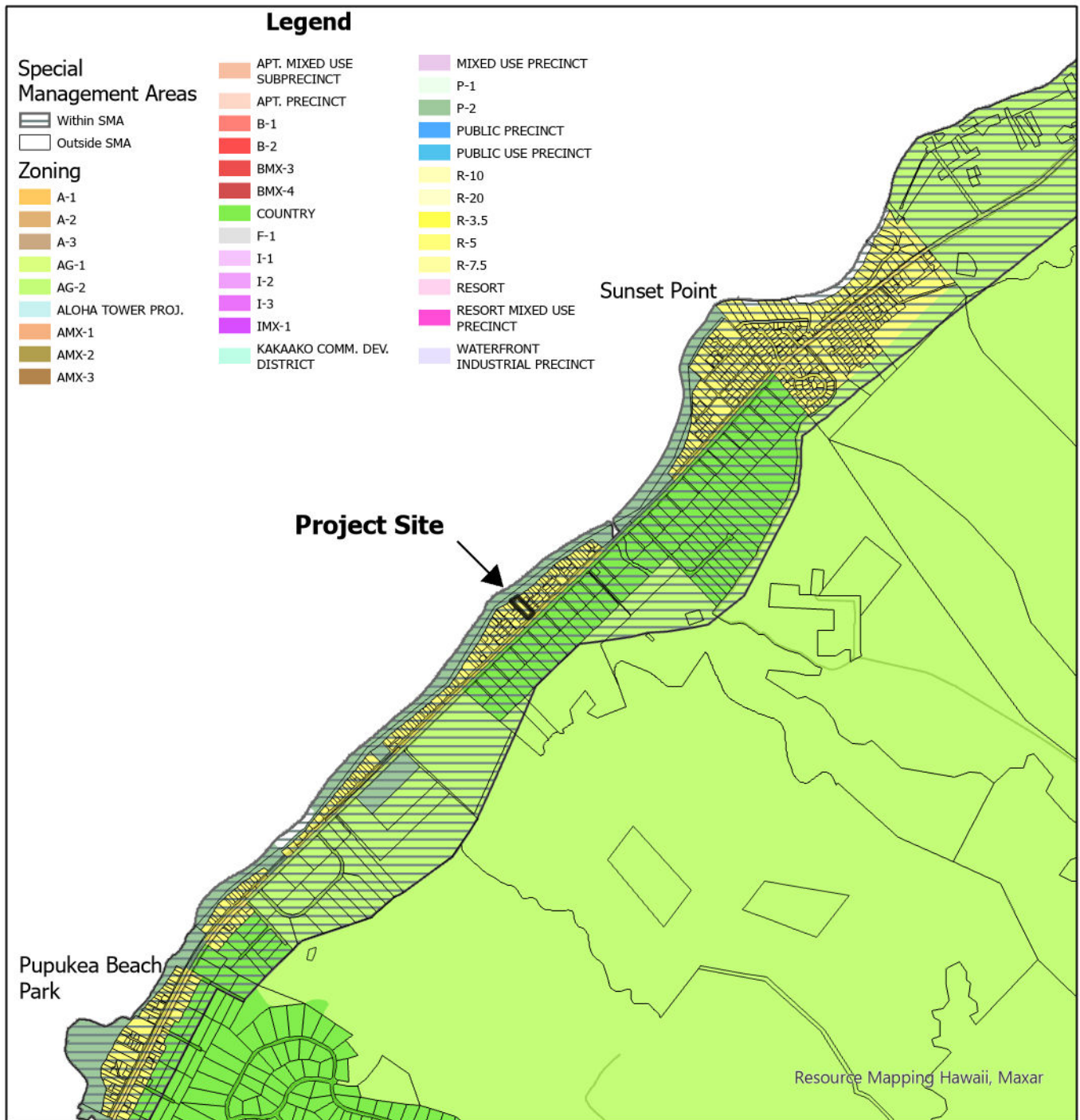
TMK: 5-9-002:059

**EXHIBIT A -
PROJECT LOCATION MAP**

October 2024



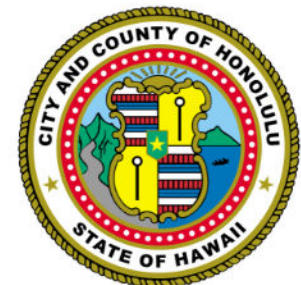
City and County of Honolulu



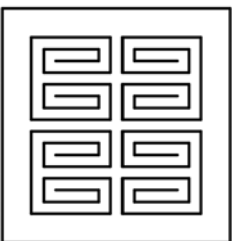
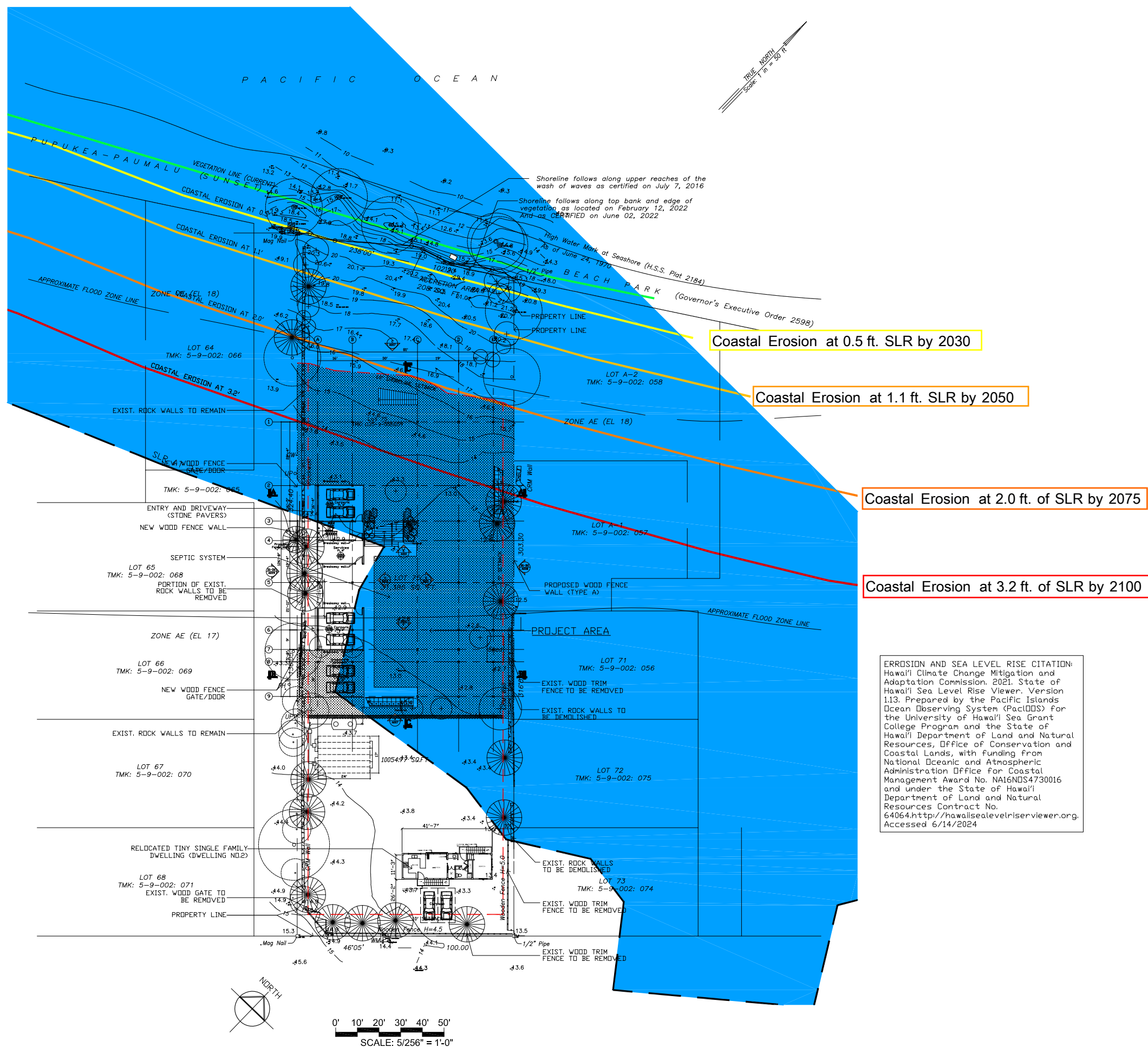
2024/SMA-108
TMK: 5-9-002:059

EXHIBIT B -
ZONING AND SMA MAP

October 2024



City and County of Honolulu



K. NICHOLS BUTTERBAUGH

➤ ARCHITECT ◀
137A Kapaa St,
Kailua, Hawaii 96734
Tel: (808)262-1928

STAMP



THIS WORK WAS PREPARED
BY ME OR UNDER MY
SUPERVISION AND CONST.
OF THE PROJECT WILL BE
UNDER MY OBSERVATION

PROJECT DESIGNER



STUDIO Q
Hobujaama 4,
Tallinn 10151 Estonia

PROJECT SITE INFORMATION

**Address: 59-205 Ke Nui Road,
Haleiwa, HI**

TMK:(1)5-9-002:059
Area (sq.ft): 31, 385 sq.ft
Area (acres): 0.7205 ac
Lot Number: Lot 75

FEMA Flood Designation:

PROJECT DESCRIPTION

**New Single Dwelling 59-205
KE Nui Road, Haleiwa HI**

CONTACT

Client: South Sea Holdings LLC

Client's Email:

Client's phone no.

A-003

**Proposed Site Development Plan
(With Coastal Erosion Indication)**

DATE: 03/01/2025

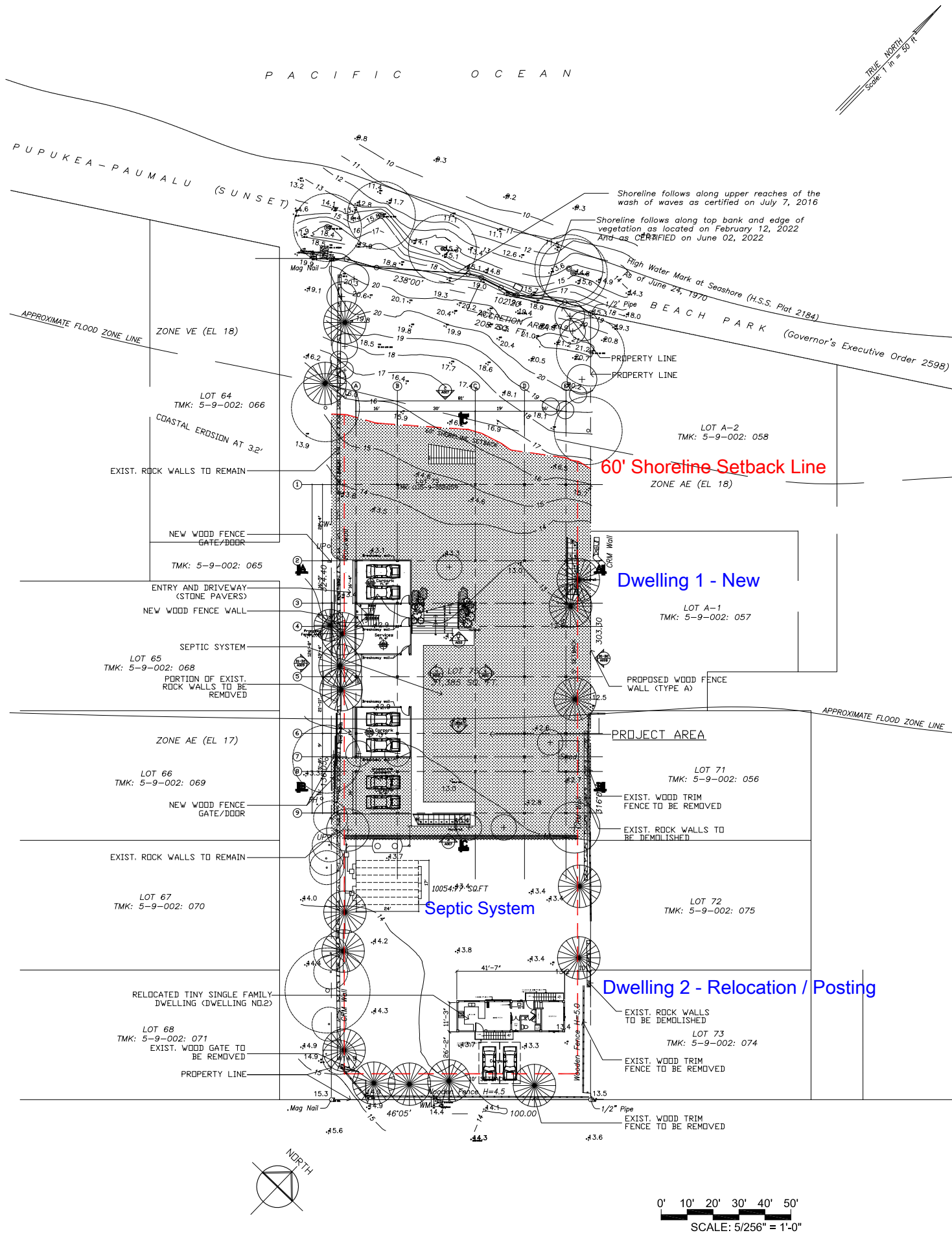
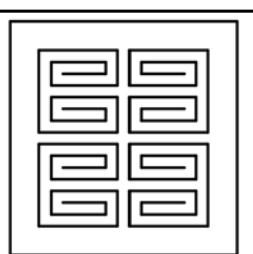


EXHIBIT C-2 - PROPOSED SITE PLAN
2024/SMA-108



K. NICHOLS BUTTERBAUGH

ARCHITECT
137A Kapaa St,
Kailua, Hawaii 96734
Tel: (808)262-1928

STAMP



PROJECT DESIGNER



STUDIO Q
Hobujaama 4,
Tallinn 10151 Estonia

PROJECT SITE
INFORMATION

Address: 59-205 Ke Nui Road,
Haleiwa, HI

TMK: (1)5-9-002:059
Area (sq.ft): 31,385 sq.ft
Area (acres): 0.7205 ac
Lot Number: Lot 75

FEMA Flood Designation:

PROJECT
DESCRIPTION

New Single Dwelling 59-205
KE Nui Road, Haleiwa HI

CONTACT

Client: South Sea Holdings LLC

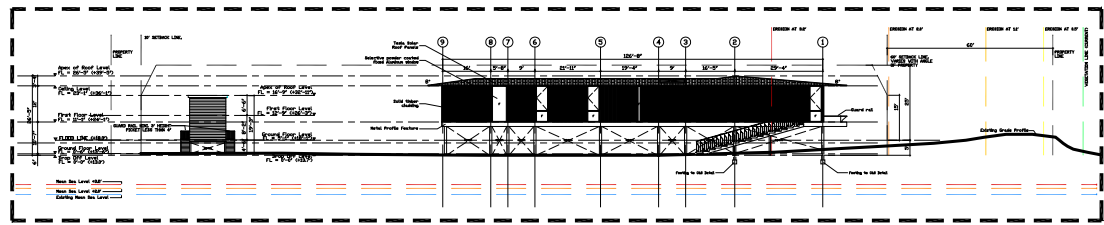
Client's Email:

Client's phone no.:

A-002

Proposed Site Development Plan

DATE: 03/01/2025



Key Elevation

0' 25' 50'
SCALE: 1/64" = 1'-0"

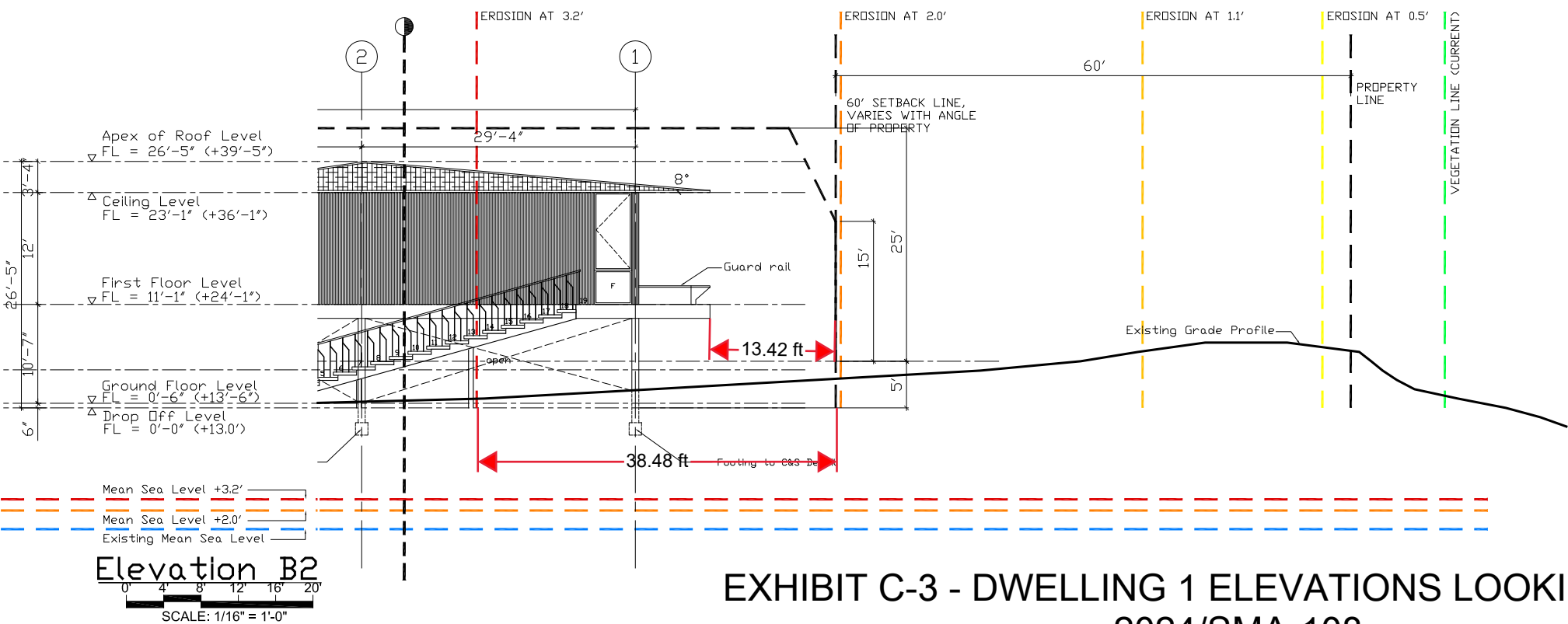
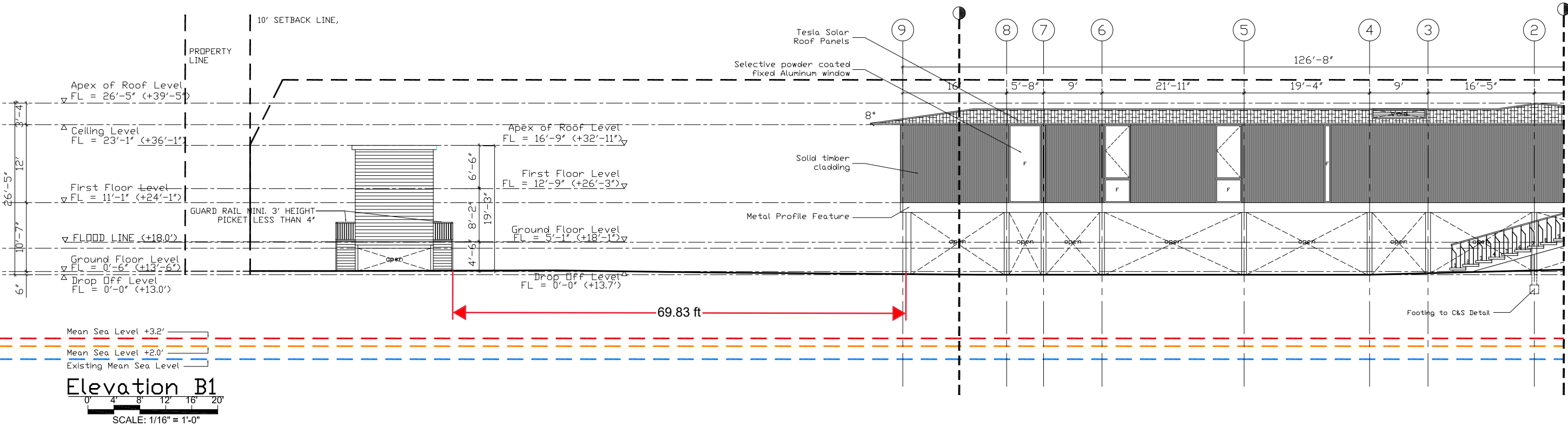
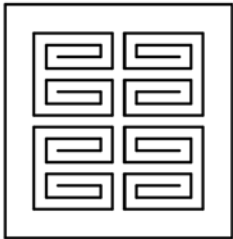


EXHIBIT C-3 - DWELLING 1 ELEVATIONS LOOKING WEST
2024/SMA-108



K. NICHOLS BUTTERBAUGH

ARCHITECT
137A Kapaa St,
Kailua, Hawaii 96734
Tel: (808)262-1928

STAMP



THIS WORK WAS PREPARED
BY ME OR UNDER MY
SUPERVISION AND CONST.
OF THE PROJECT WILL BE
UNDER MY OBSERVATION

PROJECT DESIGNER



STUDIO Q
Hobujaama 4,
Tallinn 10151 Estonia

PROJECT SITE
INFORMATION

Address: 59-205 Ke Nui Road,
Haleiwa, HI

TMK: (1)5-9-002:059
Area (sq.ft): 31,385 sq.ft
Area (acres): 0.7205 ac
Lot Number: Lot 75

FEMA Flood Designation:

PROJECT
DESCRIPTION

New Single Dwelling 59-205
KE Nui Road, Haleiwa HI

CONTACT

Client: South Sea Holdings LLC

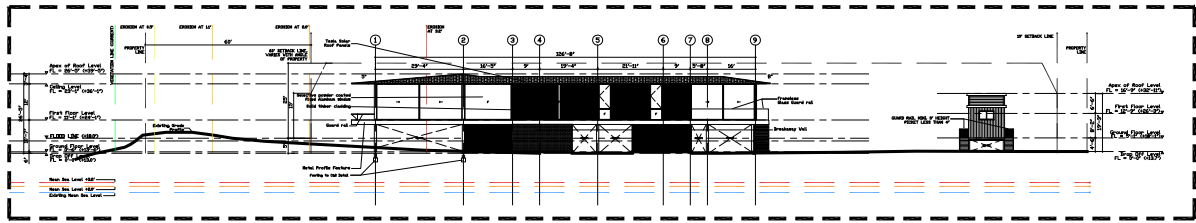
Client's Email:

Client's phone no.:

A-008

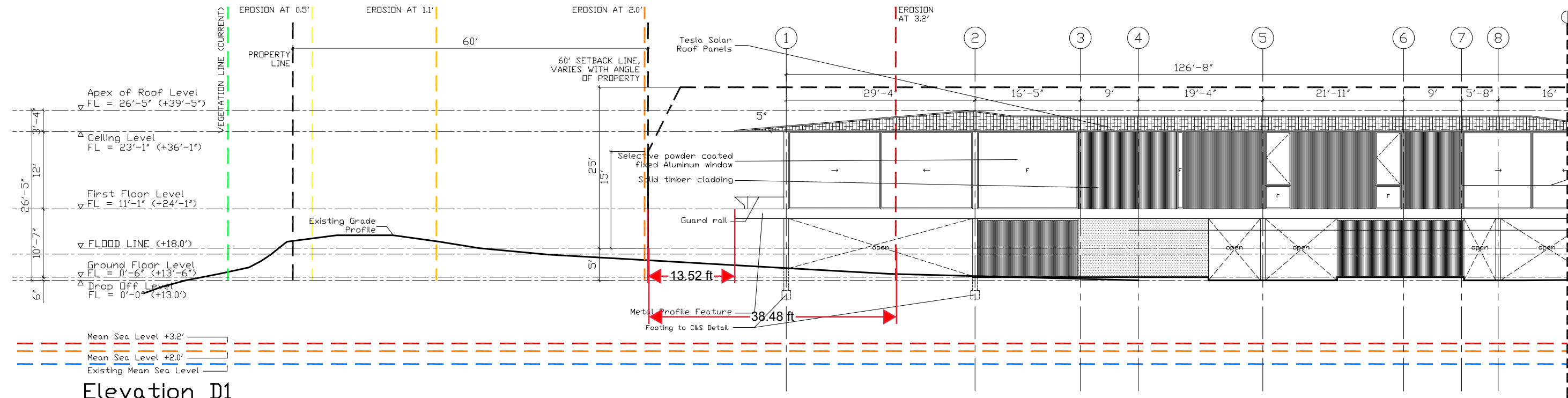
Elevation B1 & Elevation B2

DATE: 03/01/2025



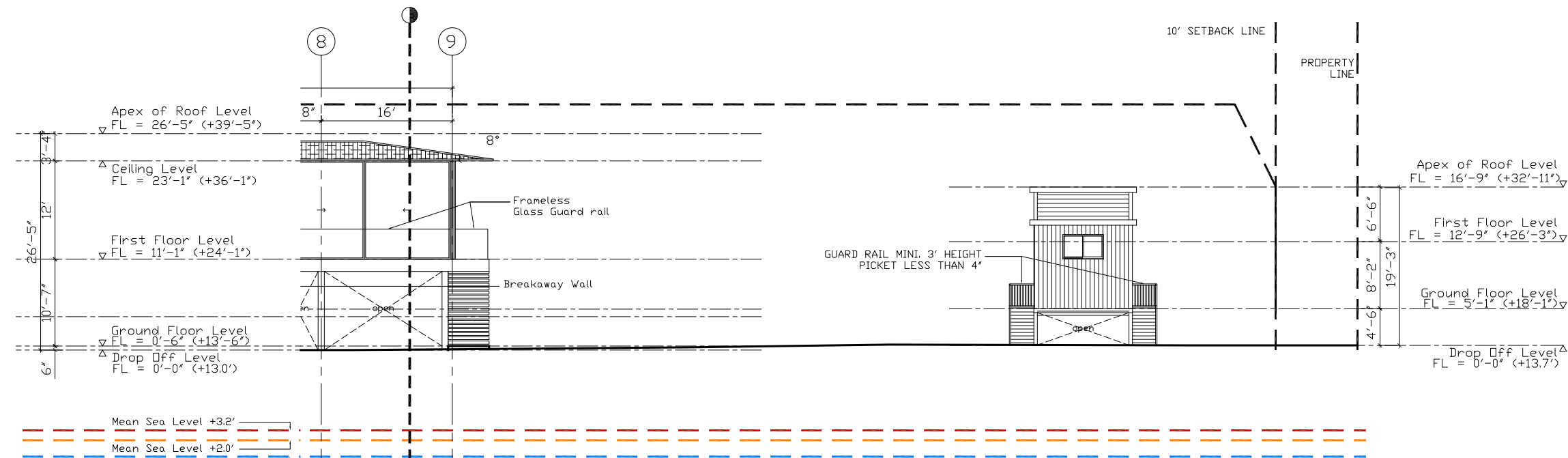
Key Elevation

0' 25' 50'
SCALE: 1/64" = 1'-0"



Elevation D1

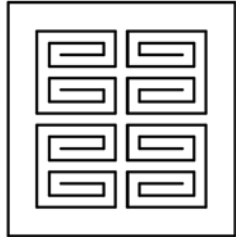
0' 4' 8' 12' 16' 20'
SCALE: 1/16" = 1'-0"
20.00 ft



Elevation D2

0' 4' 8' 12' 16' 20'
SCALE: 1/16" = 1'-0"

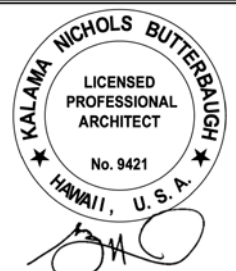
EXHIBIT C-4 - DWELLING 1 ELEVATIONS LOOKING EAST
2024/SMA-108



K. NICHOLS BUTTERBAUGH

ARCHITECT
137A Kapaa St,
Kailua, Hawaii 96734
Tel: (808)262-1928

STAMP



EXP. 4/30/26
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OF THE PROJECT WILL BE
UNDER MY OBSERVATION

PROJECT DESIGNER



STUDIO Q
Hobujaama 4,
Tallinn 10151 Estonia

PROJECT SITE
INFORMATION

Address: 59-205 Ke Nui Road,
Haleiwa, HI

TMK: (1)5-9-002:059
Area (sq.ft): 31,385 sq.ft
Area (acres): 0.7205 ac
Lot Number: Lot 75

FEMA Flood Designation:

PROJECT
DESCRIPTION

New Single Dwelling 59-205
KE Nui Road, Haleiwa HI

CONTACT

Client: South Sea Holdings LLC

Client's Email:

Client's phone no.:

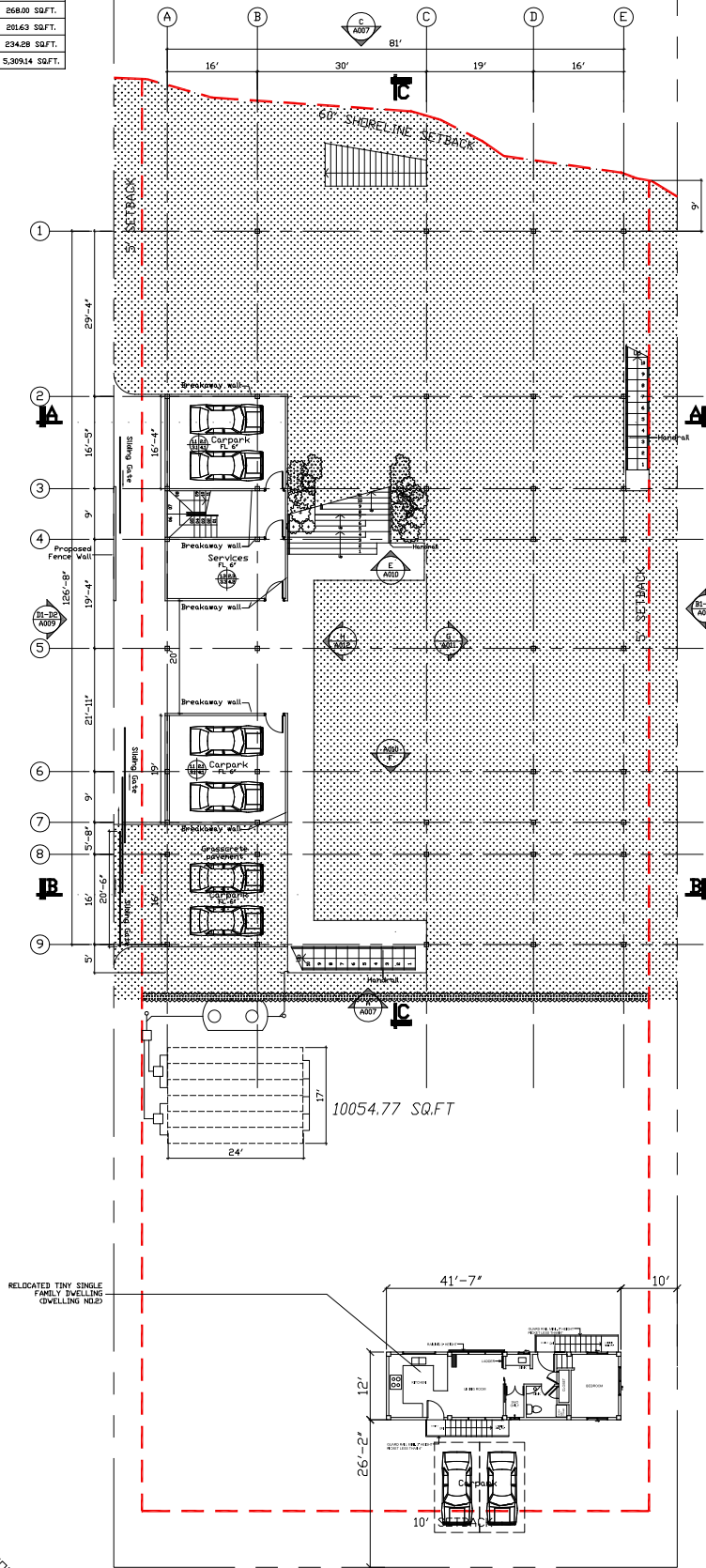
A-009

Elevation D1 & Elevation D2

DATE: 03/01/2025

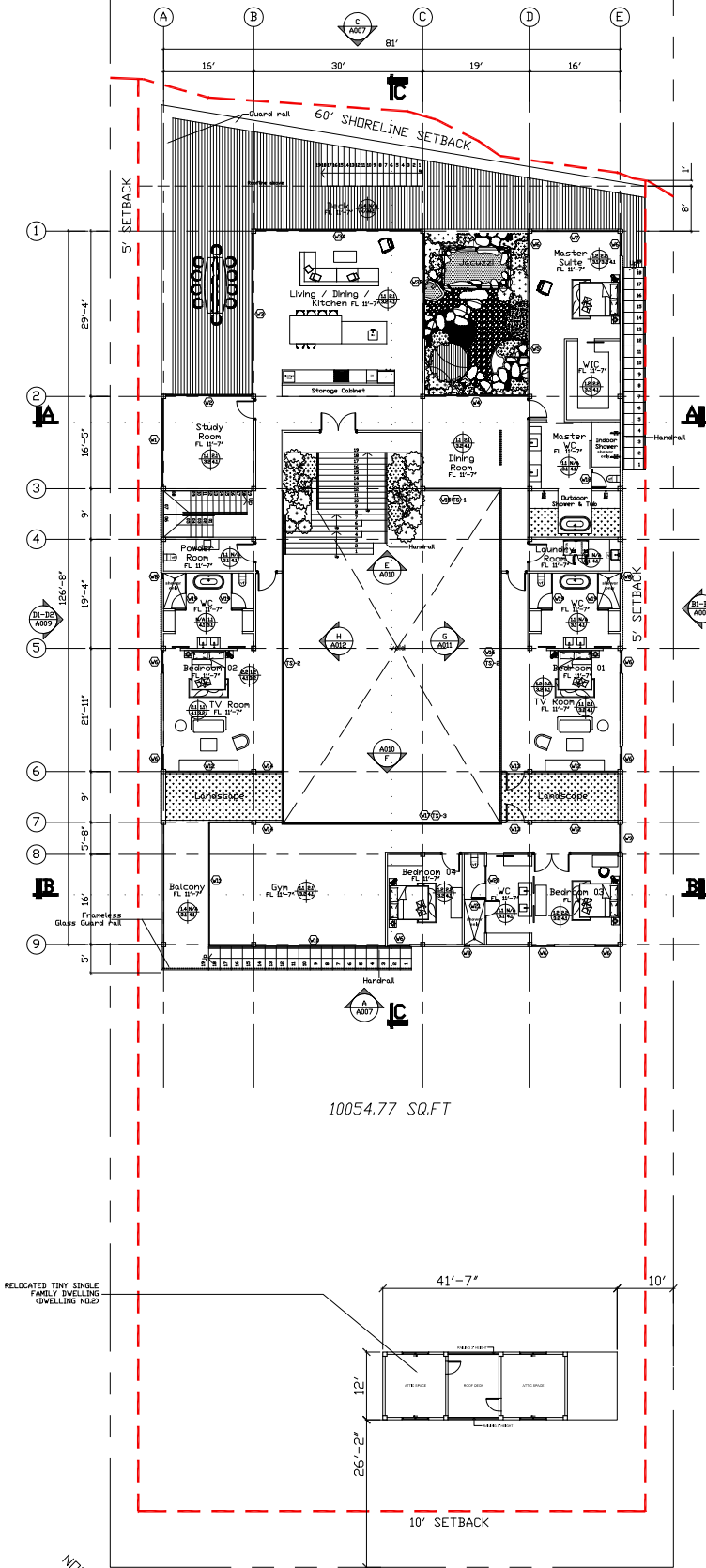
TOTAL LIVING AREA	
LOCATION	FLOOR AREA (SQ. FT.)
FIRST FLOOR	
LIVING / DINING / KITCHEN	902.13 SQ.FT.
DINING ROOM	245.82 SQ.FT.
STUDY ROOM	286.84 SQ.FT.
MASTER SUITE	573.13 SQ.FT.
MASTER VC	343.24 SQ.FT.
LAUNDRY	106.78 SQ.FT.
BEDROOM 01 / TV ROOM / VC	773.59 SQ.FT.
POWDER ROOM	106.78 SQ.FT.
BEDROOM 02 / TV ROOM / VC	773.59 SQ.FT.
GYM	694.76 SQ.FT.
BEDROOM 03	268.00 SQ.FT.
VC	201.63 SQ.FT.
BEDROOM 04	234.28 SQ.FT.
TOTAL FIRST FLOOR	5,399.14 SQ.FT.

EXHIBIT C-5 - DWELLING 1 FLOOR PLANS
2024/SMA-108



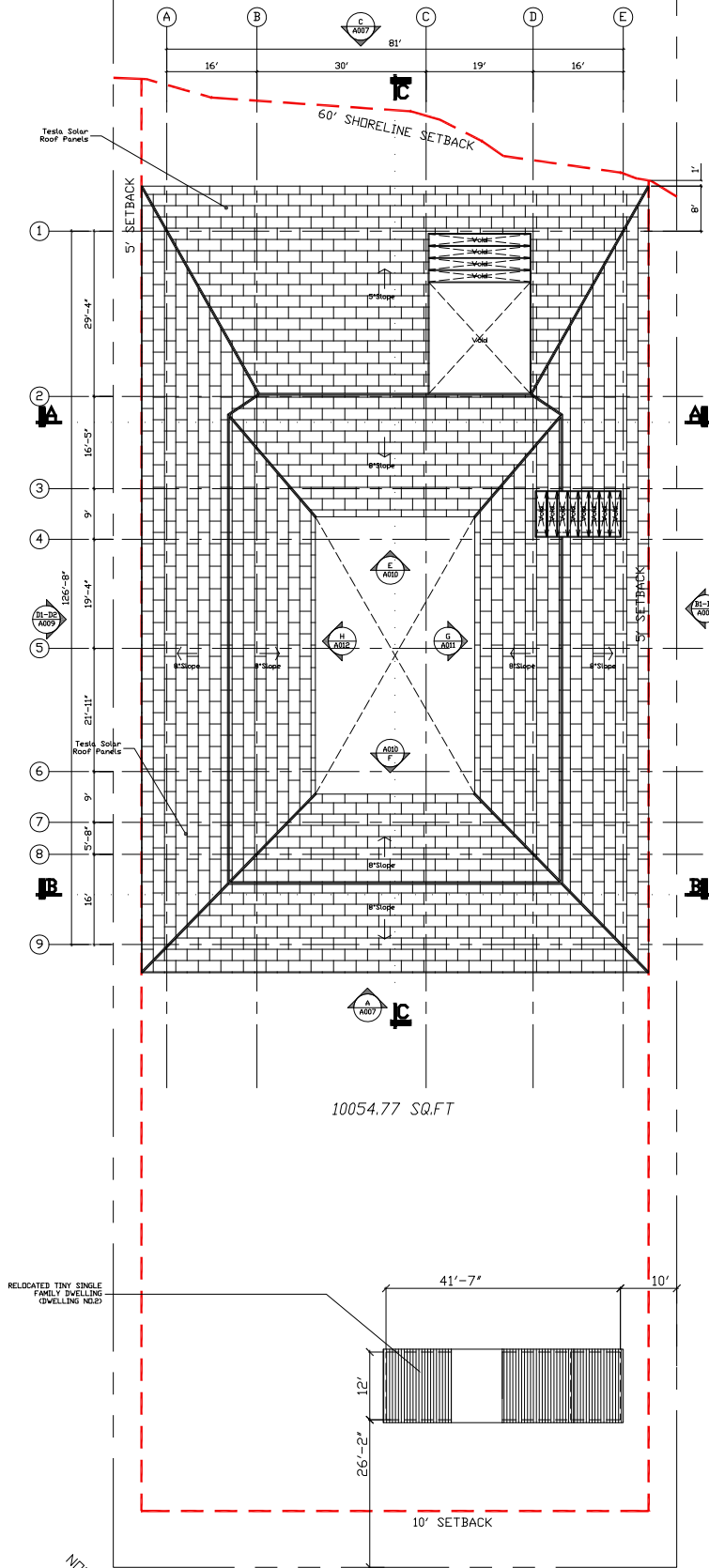
Proposed Ground Floor Plan

SCALE: 1/32" = 1'-0"



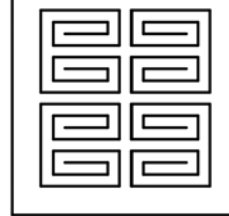
Proposed First Floor Plan

SCALE: 1/32" = 1'-0"



Proposed Roof Plan

SCALE: 1/32" = 1'-0"



K. NICHOLS BUTTERBAUGH

ARCHITECT
137A Kapaa St,
Kailua, Hawaii 96734
Tel: (808)262-1928

STAMP



EXP. 4/30/26
THIS WORK WAS PREPARED
BY ME OR UNDER MY
SUPERVISION AND CONST.
OF THE PROJECT WILL BE
UNDER MY OBSERVATION

PROJECT DESIGNER



STUDIO Q
Hobujaama 4,
Tallinn 10151 Estonia

PROJECT SITE
INFORMATION

Address: 59-205 Ke Nui Road,
Halelwa, HI
TMK: (1)5-9-002:059
Area (sq.ft): 31,385 sq.ft
Area (acres): 0.7205 ac
Lot Number: Lot 75

FEMA Flood Designation:

PROJECT
DESCRIPTION

New Single Dwelling 59-205
KE Nui Road, Halelwa HI

CONTACT

Client: South Sea Holdings LLC

Client's Email:

Client's phone no.:

A-004

Proposed Ground Floor Plan,
First Floor Plan & Roof Plan

DATE: 03/01/2025

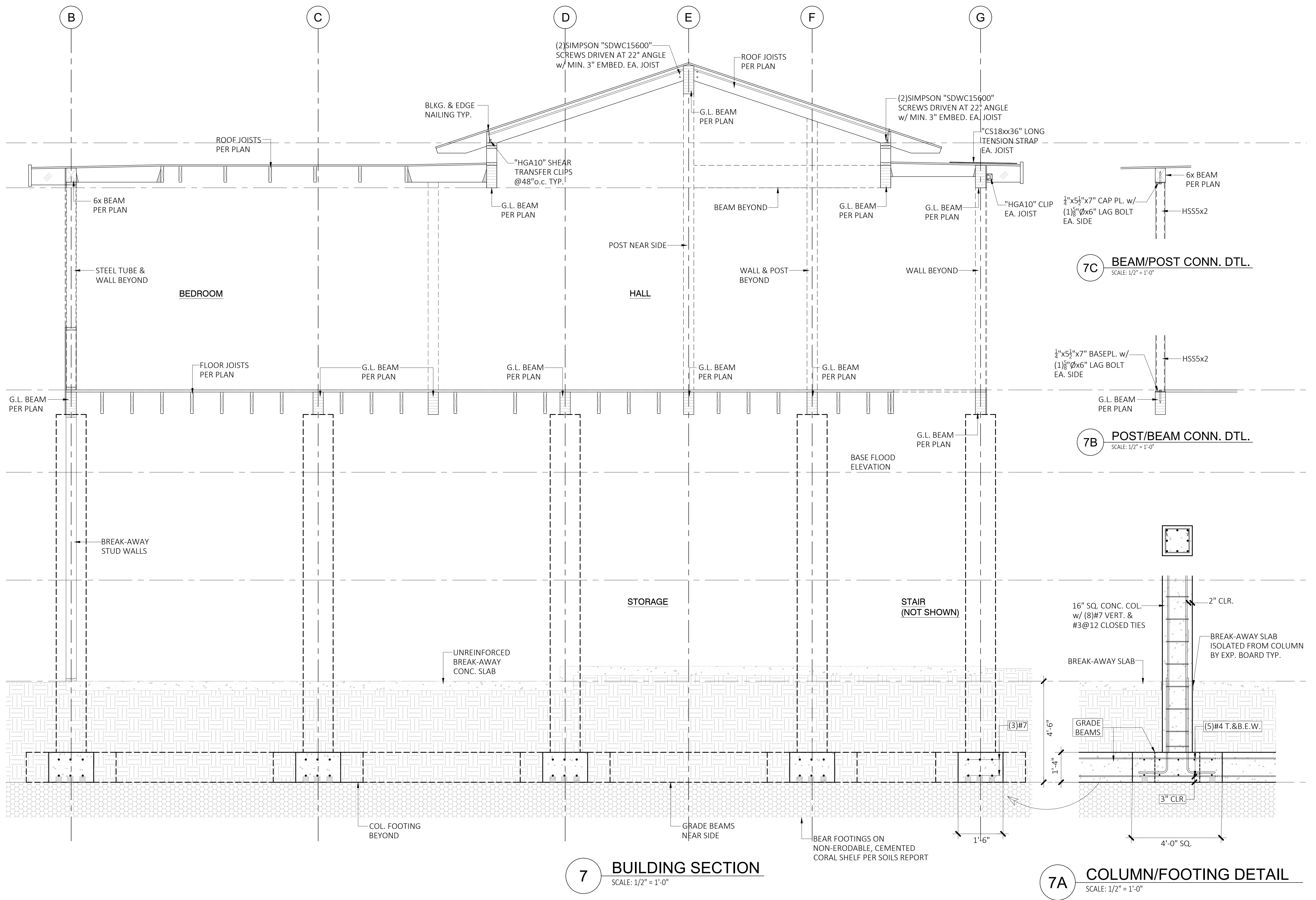
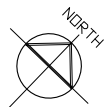
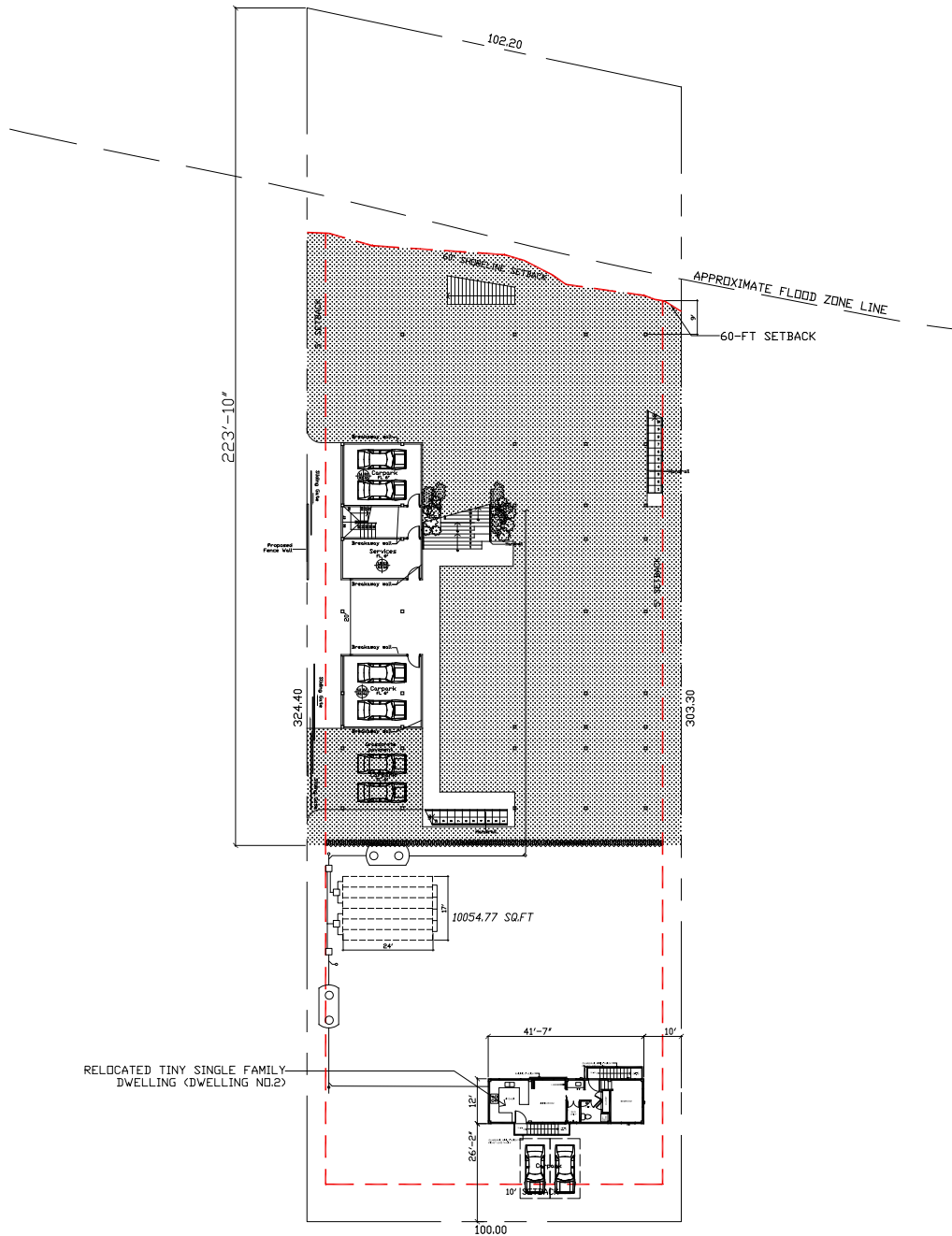


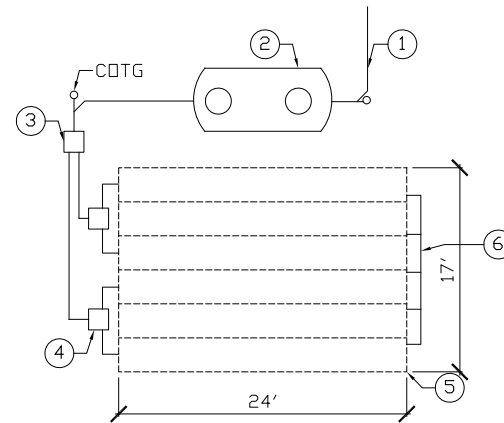
EXHIBIT C-6 - DWELLING 1 CONCEPTUAL COLUMN AND FOOTING PLAN
2024/SMA-108



Proposed Site Development Plan

0' 10' 20' 30' 40' 50'

SCALE: 5/256" = 1'-0"



Septic Tank Enlarged Plan

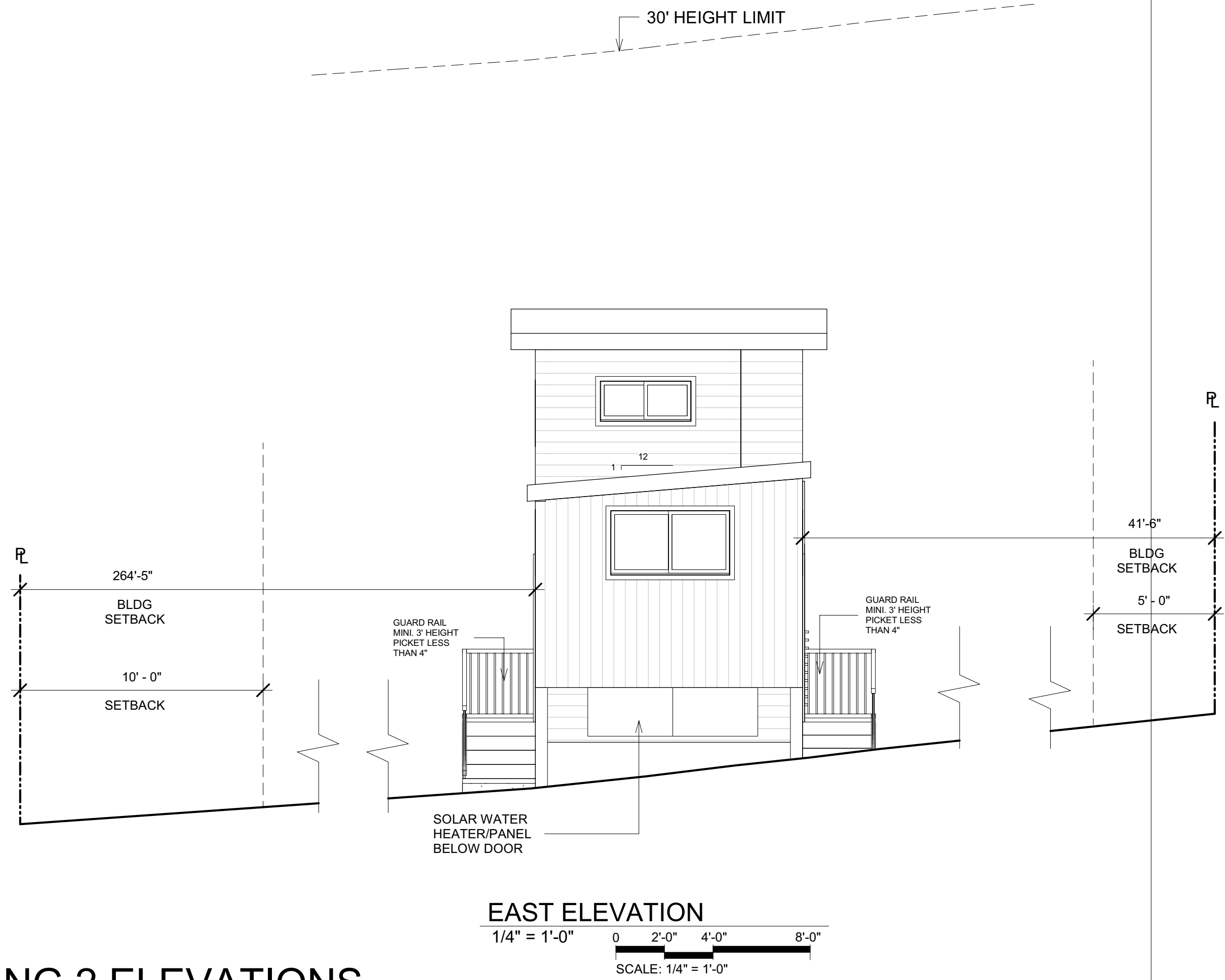
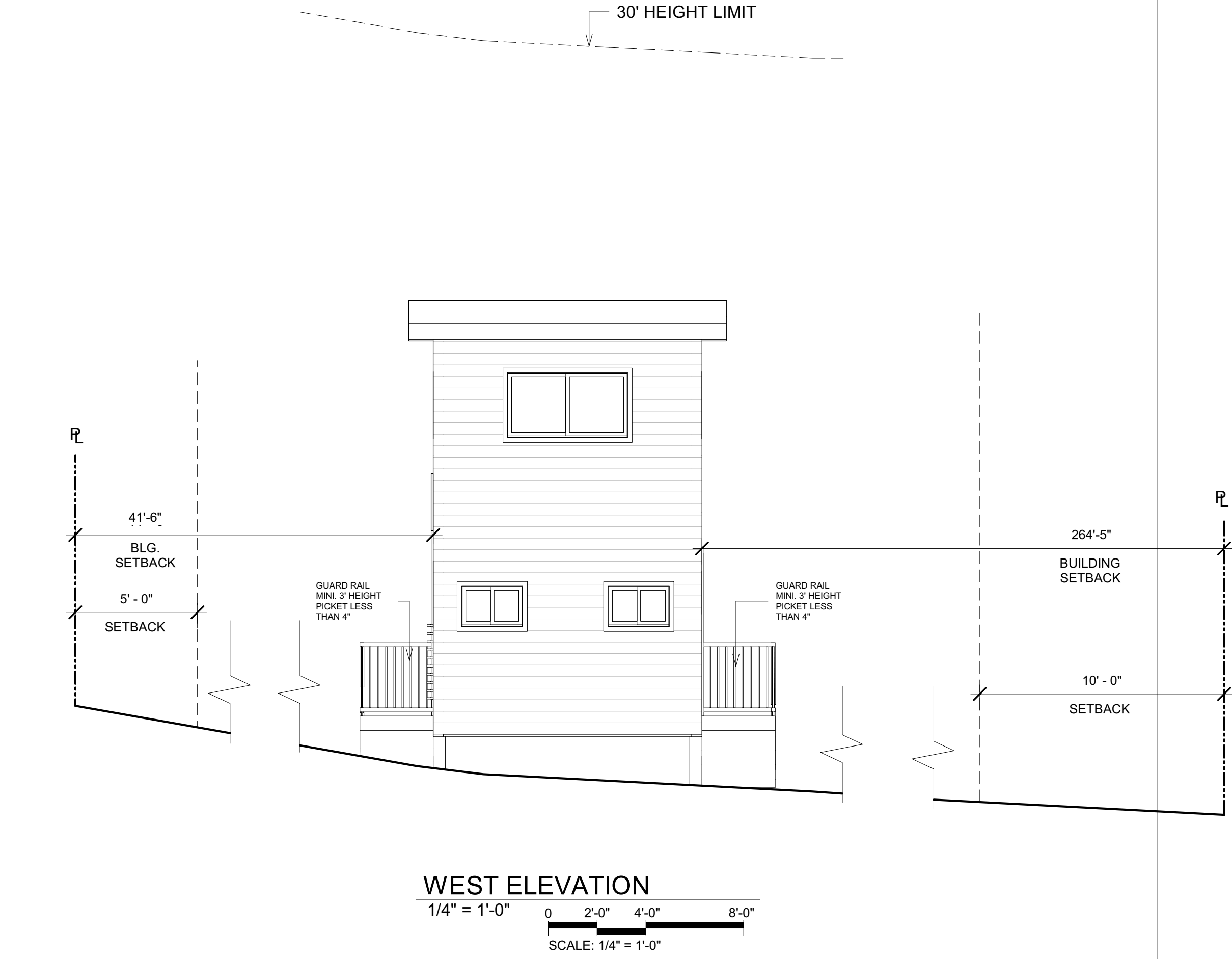
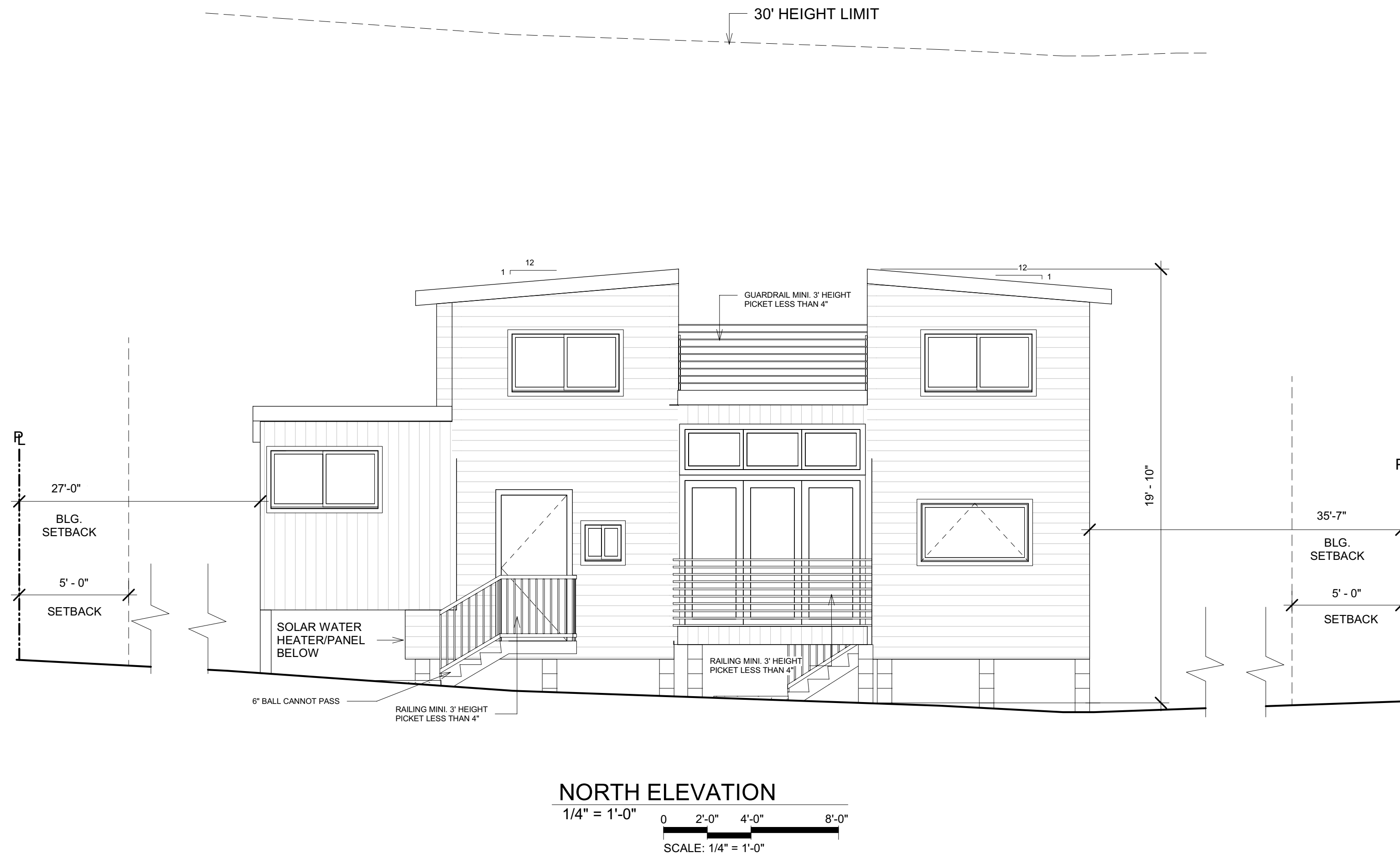
0' 4' 8' 12' 16' 20'

SCALE: 1/16" = 1'-0"

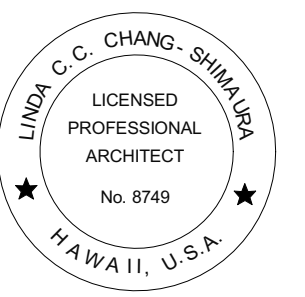
TWS COMPONENTS SCHEDULE:

1. CONNECT TO PROPOSED DWELLING SEWER, PROVIDE COTG AT ALL BENDS MAINTAIN 1 PER FOOT MINIMUM SLOPE FROM DWELLING TO SEPTIC TANK.
2. INFILTRATOR IM-1530, 2-COMPARTMENT CONFIGURATION SEPTIC TANK WITH (2)21" DIA. RISERS WITH SCREW CAPS UP TO FINISHED GRADE. SEE MANUFACTURER'S MAINTENANCE AND INSTALLATION INSTRUCTIONS.
3. TUF-TITE 3 HOLE DISTRIBUTION BOX WITH 6" DIA. PVC RISER WITH SCREW TYPE CAP UP TO FINISH GRADE.
4. TUF-TITE 4 HOLE DISTRIBUTION BOX WITH 6" DIA. PVC RISER WITH SCREW TYPE CAP UP TO FINISH GRADE. CONNECT 4" DIA. SOLID PVC PIPE FROM D-BOX TO TOP OF KNOCKOUT OF INFILTRATORS' END CAP.
5. 17' X 24' = 408 SQ.FT. ABSORPTION WITH "H-88" INFILTRATOR CLUSTER BED. SEE TYP. CROSS SECTION AND MANUFACTURER'S INSTALLATION INSTRUCTION.
6. CONNECT ALL ENDS OF INFILTRATORS AT END OF CLUSTER BED WITH 4" DIA. SOLID PVC PIPE AT BOTTOM KNOCKOUT OF INFILTRATOR END CAP.

EXHIBIT & - SEPTIC SYSTEM PLAN 2024/SMA-108



DESIGN EIGHT
ARCHITECTURAL DESIGN SERVICE, LLC



Linda C.C. Chang-Simmons

THIS WORK WAS PREPARED BY ME OR
UNDER MY SUPERVISION AND
CONSTRUCTION OF THIS PROJECT WILL BE
UNDER MY OBSERVATION.

EXP. DATE 04-30-2024

PROJECT TITLE

SOUTH SEA HOLDINGS LLC
NEW DWELLING

59-205 Ke Nui Road, Haleiwa, HI, 96712
TMK: (1) 5-9-002:059

REVISION	NO.

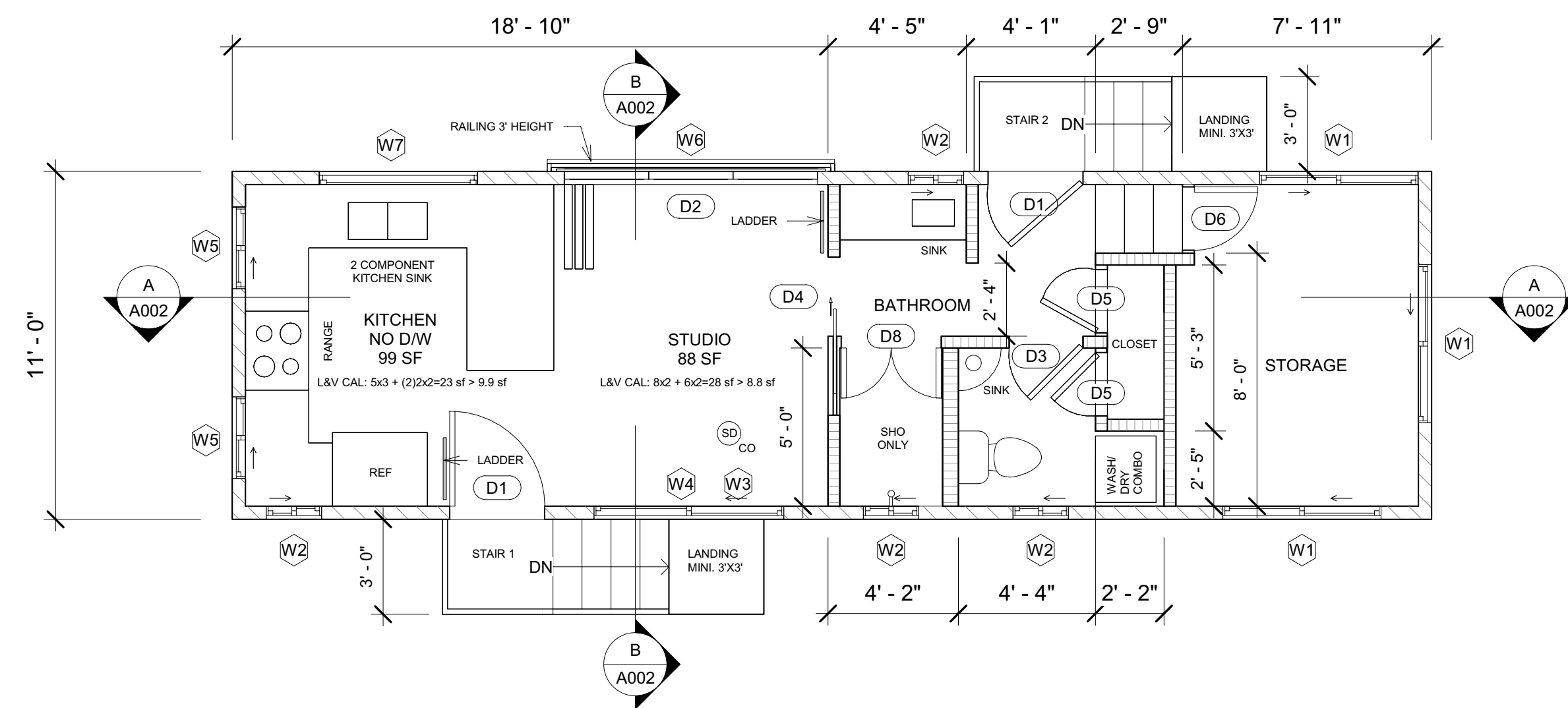
DATE: 1/3/2023 2:29:44 PM

SHEET NO.:

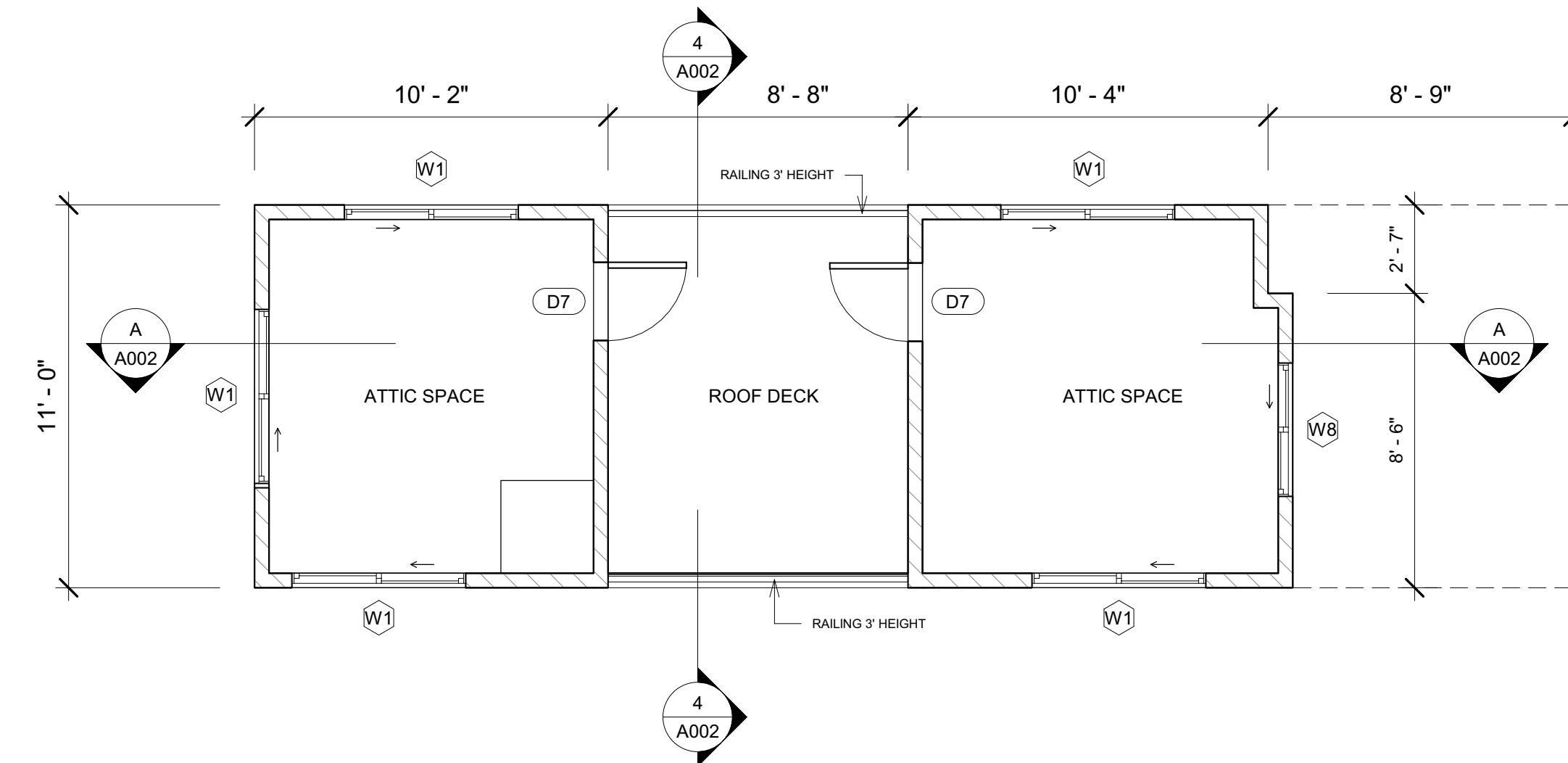
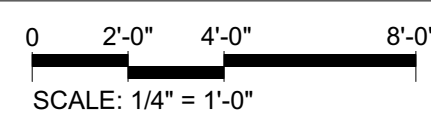
A003

SHEET TITLE: BUILDING ELEVATION

EXHIBIT C-8 - DWELLING 2 ELEVATIONS
2024/SMA-108

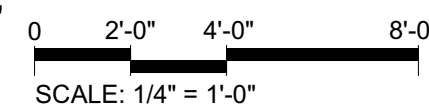


1ST FLOOR PLAN

$$1/4'' = 1'-0''$$


2ND FLOOR PLAN

1/4" = 1'-0"



SMOKE DETECTOR

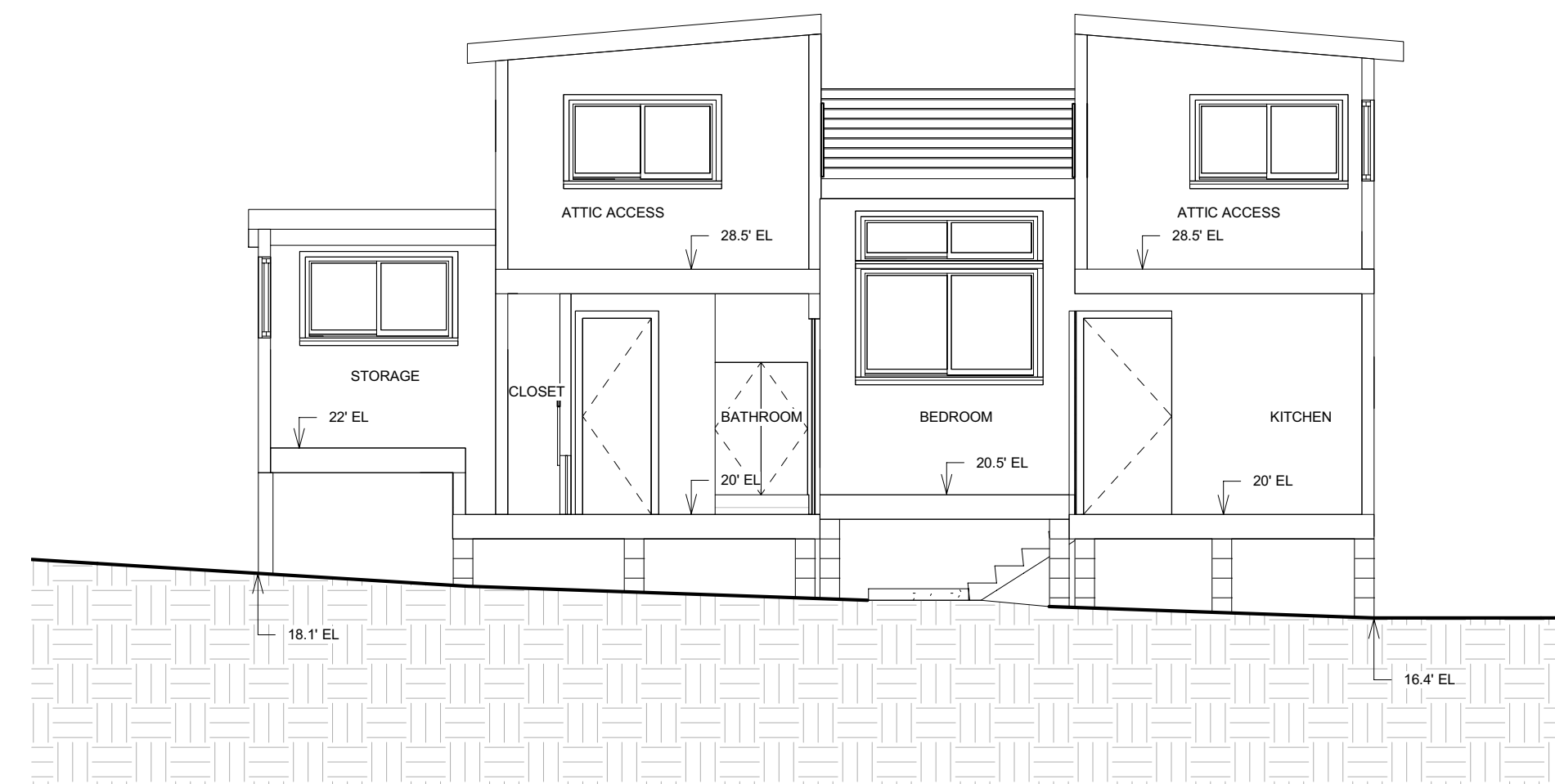
NOTE: 2012 IRC SECTION R314/ SMOKE ALARMS/ THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION IF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE W/ ALL INTERVENING DOORS CLOSED.

R315 CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034.

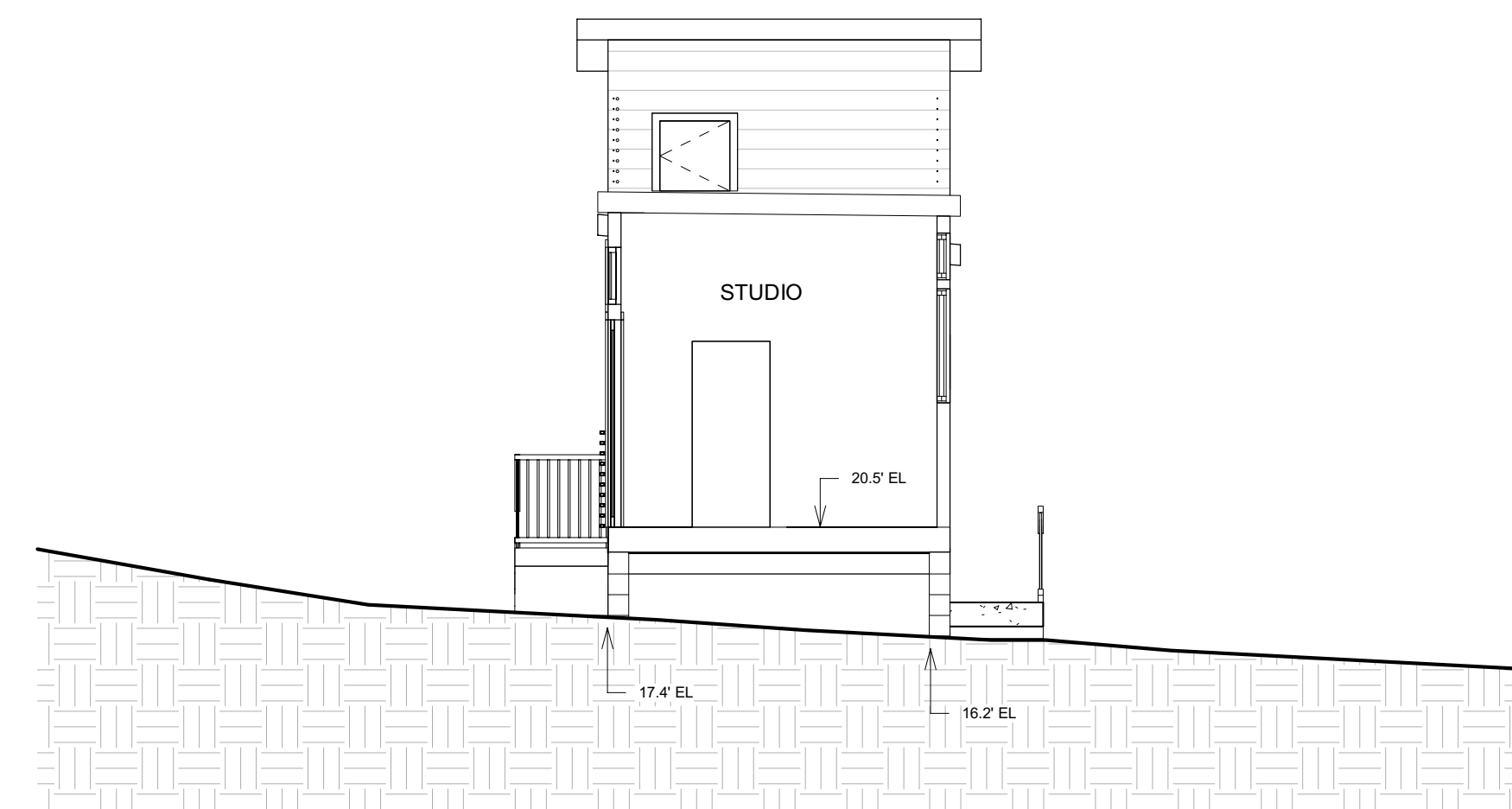
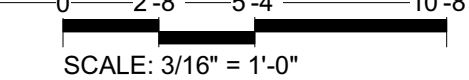
COMBINATION CARBON MONOXIDE/SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 AND UL 217

WALL LEGEND

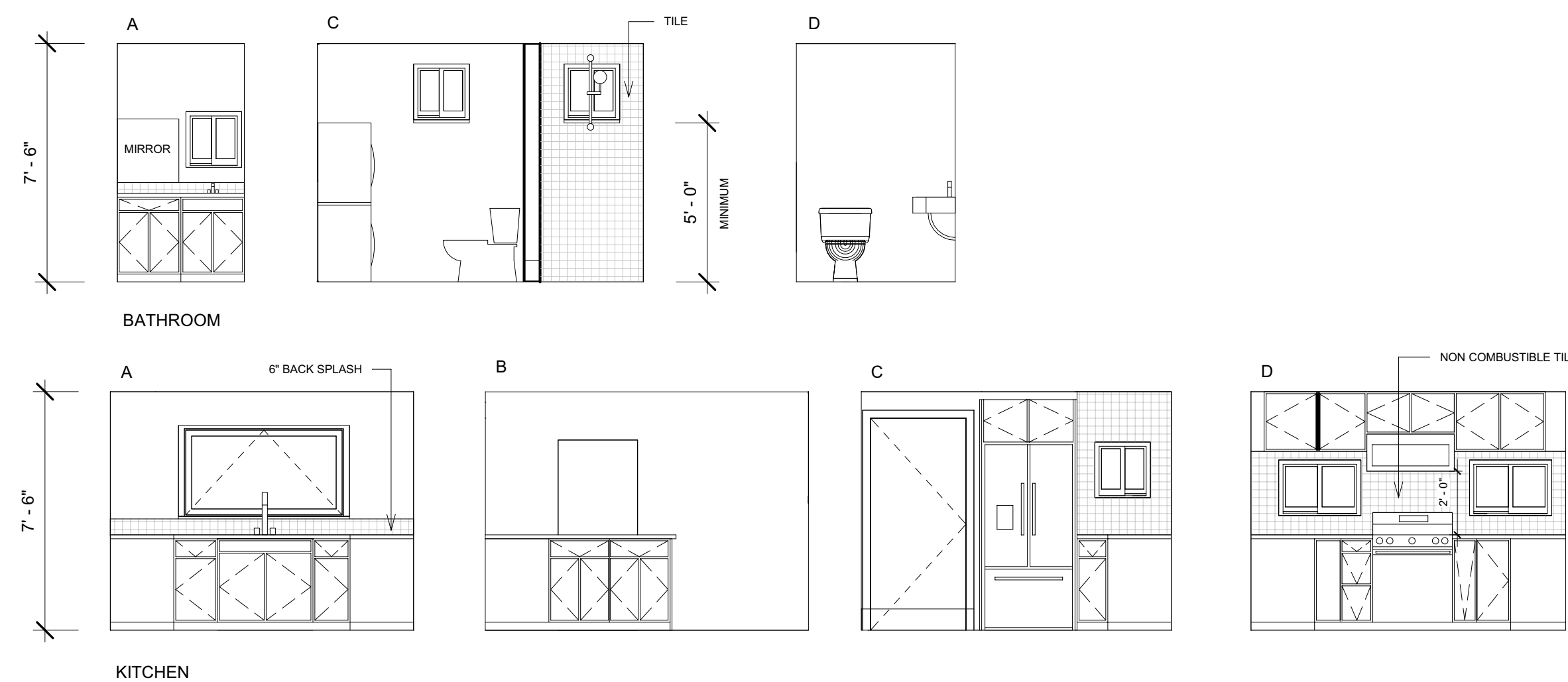
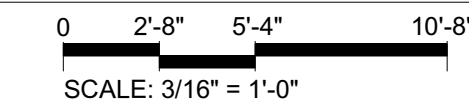
- 2X4 WALL W/EXTERIOR FINISHES
- 2X4 WALL W/GYPSUM BOARD



SECTION A-A'

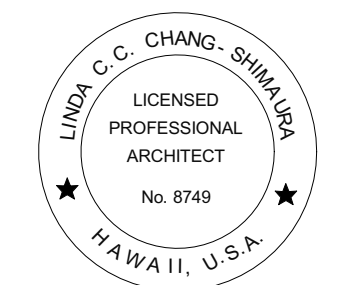
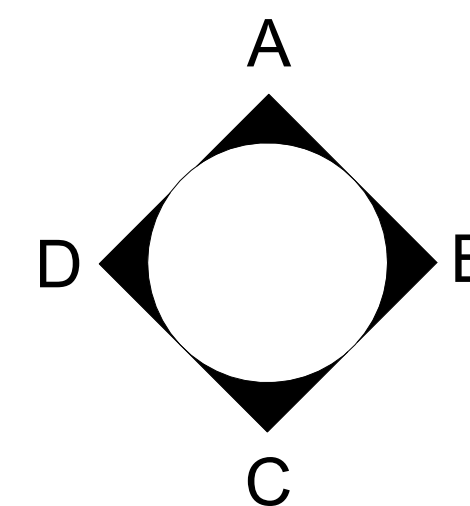
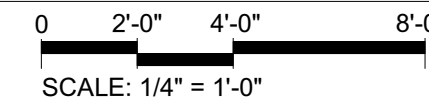
$$\frac{3}{16}'' = 1'-0''$$


SECTION B-B

$$\frac{3}{16}'' = 1'-0''$$


INTERIOR ELEVATION

SCALE: 1/4" = 1'-0"



Friedrich Schumann

THIS WORK WAS PREPARED BY ME OR
UNDER MY SUPERVISION AND
CONSTRUCTION OF THIS PROJECT WILL BE
UNDER MY OBSERVATION.

EXP. DATE 04-30-2024

PROJECT TITLE

**SOUTH SEA HOLDINGS LLC
NEW DWELLING**

59-205 Ke Nui Road, Haleiwa, HI, 96712
TMK: (1) 5-9-002:059

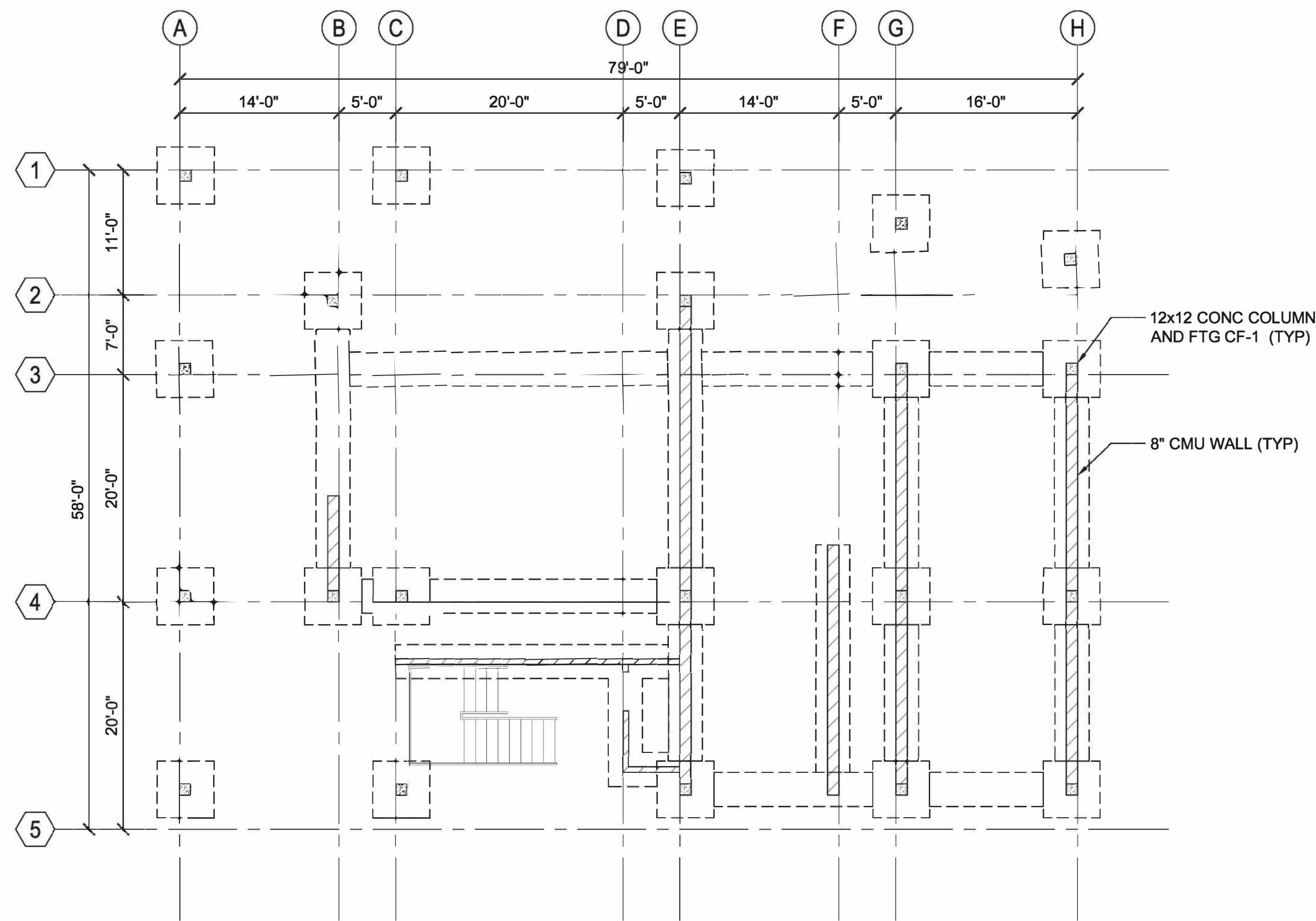
REVISION	NO.

DATE: 1/3/2023 2:29:42 PM

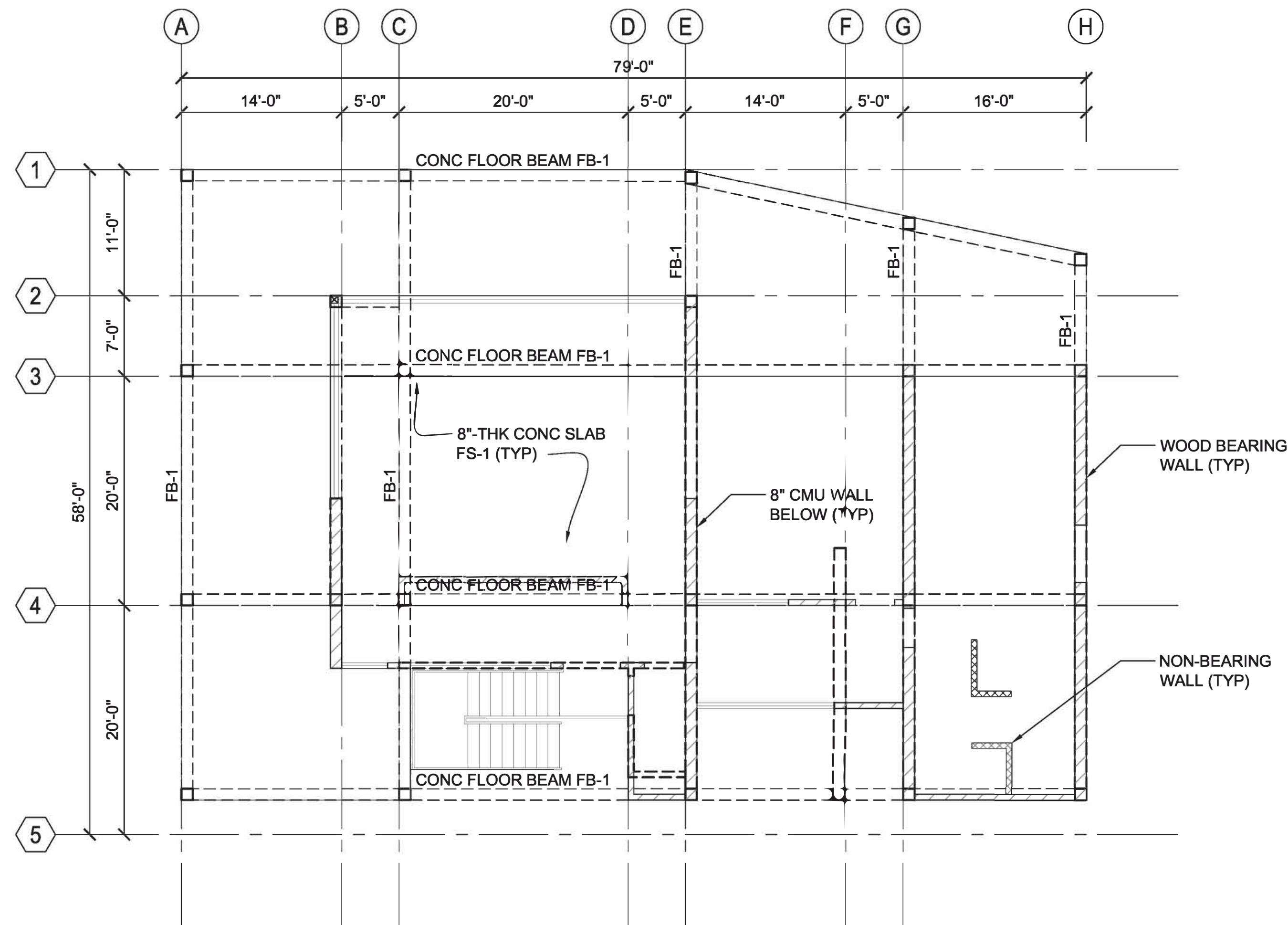
SHEET NO.:

A002

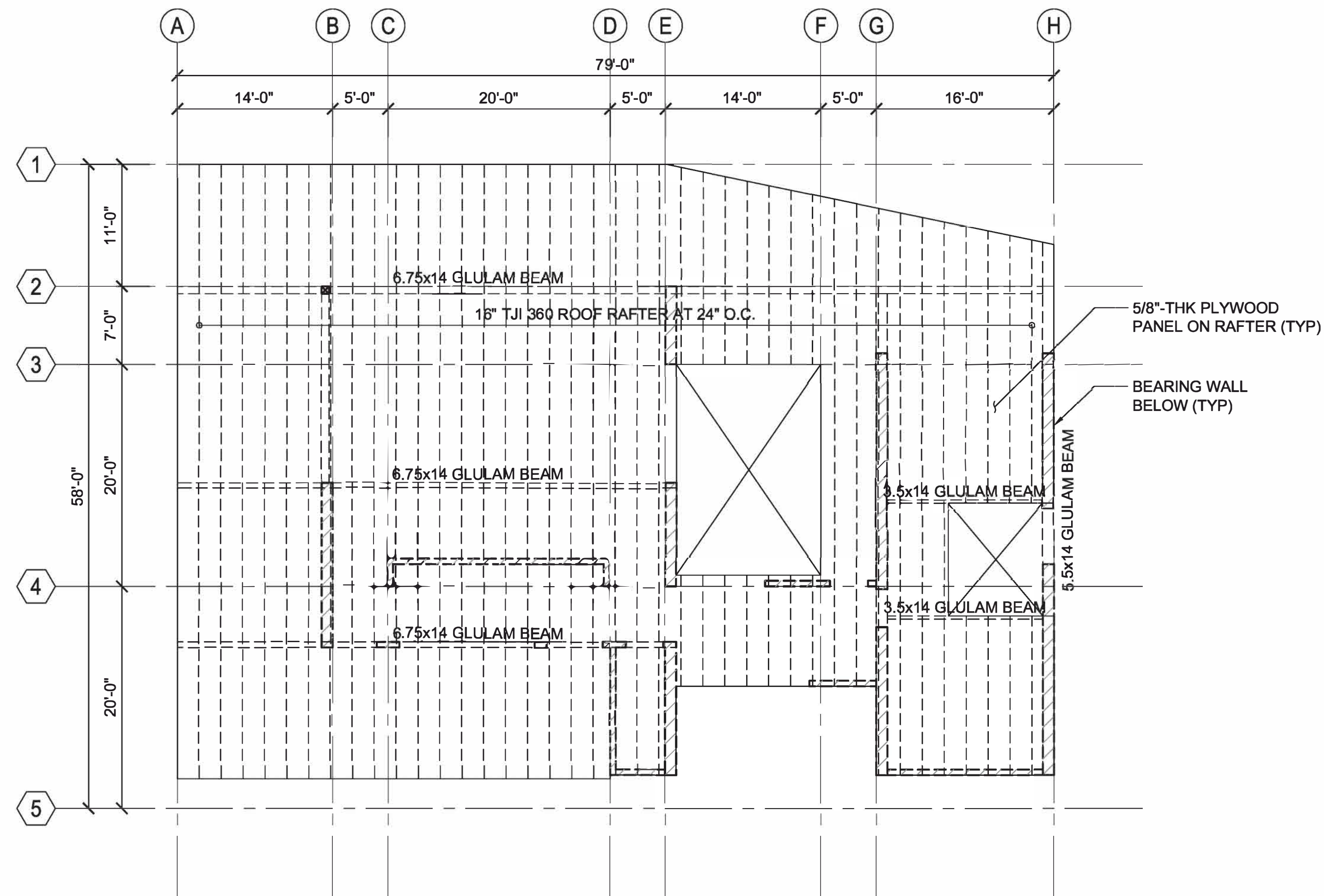
SHEET TITLE: FLOOR PLAN



1
S002 FOUNDATION PLAN
SCALE: 1/8" = 1'-0"



2
S002 FLOOR FRAMING PLAN
SCALE: 1/8" = 1'-0"

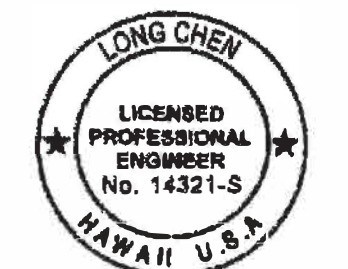


3
S002 ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"

EXHIBIT C-10 - DWELLING 2 FOUNDATION, FLOOR FRAMING,
AND ROOF PLAN
2024/SMA-108



PROJECT TITLE :
**PROPOSED WORK FOR
BAKER RESIDENCE**
ROCKY POINT
HALEIWA, HAWAII 96000
TMK: (1) 2-3-000-000 : 0000



April 30, 2024
Signature: _____ License Expiration Date: _____
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION. PRESERVATION OF CONSTRUCTION SHALL BE AS PERMITTED BY THE HAWAIIAN BOARD OF ARCHITECTS, SURVEYORS AND LANDSCAPE ARCHITECTS, STATE OF HAWAII, SUBCHAPTER 1, SECTION 15-119-2, DEPARTMENTS, EFFECTIVE 8/28/04.

SHEET TITLE :
STRUCTURAL PLANS

REVISIONS:	
△	DATE :
△	DATE :
△	DATE :
△	DATE :

DESIGNED : SGD ENGR
DRAWN : SGD ENGR
CHECKED : SGD ENGR
SCALE : AS SHOWN

SHEET
S002
SHEET 2 OF 4

BUILDING AREA (DWELLING 1)	
TOTAL	9998.33 SQ.FT.

LAND DISTURBED BY PILINGS	
GROUND FLOOR	2613.12 SQ.FT.

LOT AREA	31,385 SQ.FT.
----------	---------------

BUILDING AREA (DWELLING 2)	
TOTAL	588.84 SQ.FT.

LAND DISTURBED BY PILINGS	
GROUND FLOOR	5.62 SQ.FT.

LIVING AREA	
DWELLING 1	5,309.14 SQ.FT.
DWELLING 2	499 SQ.FT.

BUILDING AREA - COMBINED	
DWELLING 1	9998.33 SQ.FT.
DWELLING 2	588.84 SQ.FT.
TOTAL FLOOR	10,587.17 SQ.FT.

BUILDING AREA RATIO	
10,587.17 SQFT / 31,385 SQFT X 100%	33.73%

DWELLINGS AND ACCESSORY STRUCTURES	
GROUND FLOOR	3290.28 SQ.FT

IMPERVIOUS SURFACE AREA	
DWELLING 1	11705.90 SQ.FT
DWELLING 2	1006.83 SQ.FT
TOTAL	12,712.73 SQ.FT
IN PERCENTAGE	40.51%

EXCAVATION & FILL ESTIMATES	
EXCAVATION COVERING AN AREA	173.95 yd³
BACKFILL	40.143 yd³
IMPORTED STRUCTURAL FILL	NOT APPLICABLE
IMPORTED FILL SOIL	40.143 yd³

PER ORDINANCE 21-6.20
1 Per 1000 SF of PRIVATE DWELLING OR LODGING AREA,NOT INCLUDING AREAS IDENTIFIED IN (b)(2)(A)

PARKING REQUIRED	
DWELLING 1	SIX SPACE (SIX PROVIDED)
DWELLING 2	ONE SPACE (TWO PROVIDED)

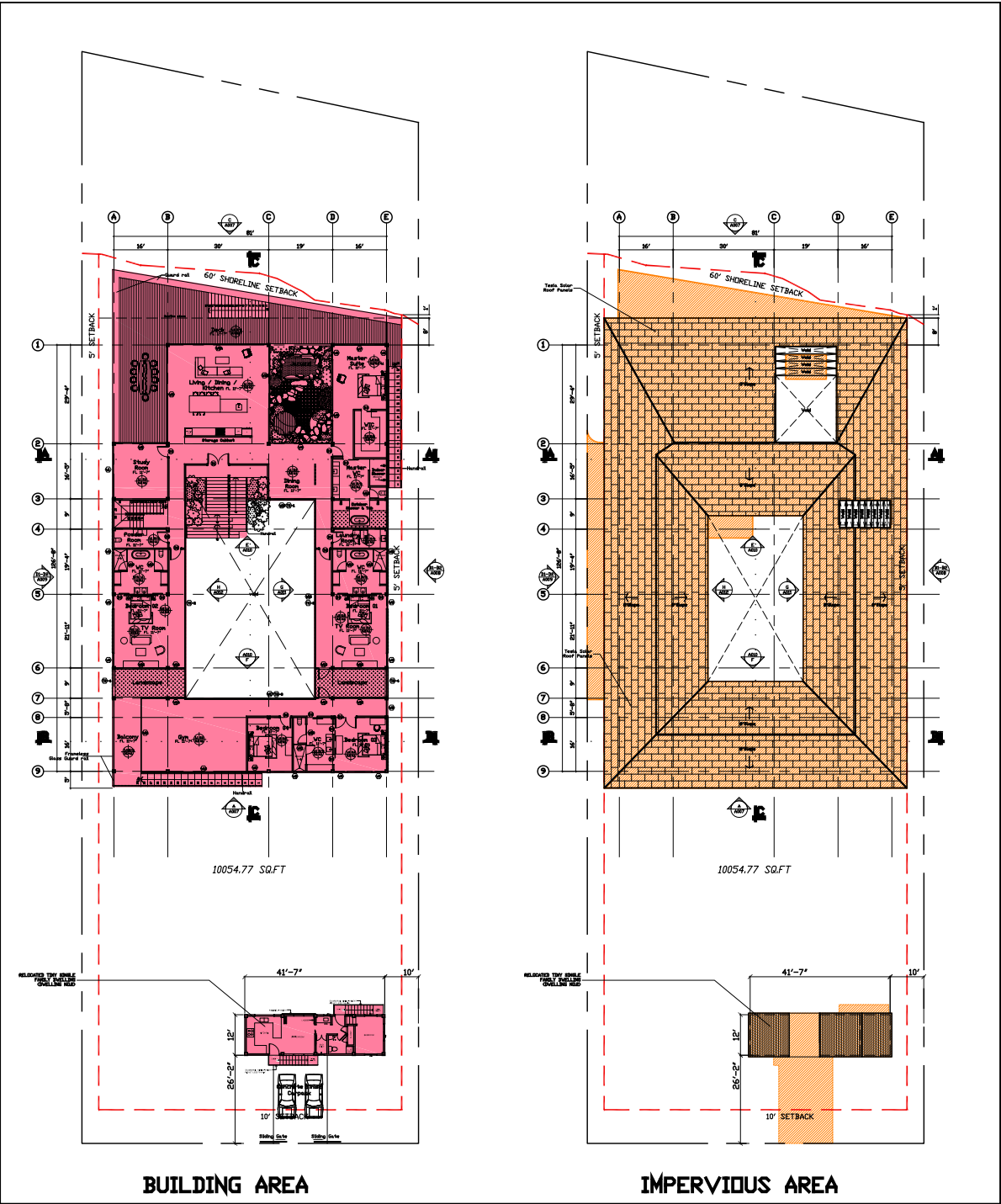


EXHIBIT C-11 - LUO COMPLIANCE CALCULATIONS 2024/SMA-108

NOTE: CALCULATIONS FOR EXCAVATION AND FILL ARE BASED UPON BEST PROFESSIONAL ESTIMATES FOR PROPOSE CONCEPTUAL DESIGN, TO BE CONFIRMED BY A CIVIL ENGINEER DURING THE PROJECT'S DETAILED DESIGN PHASE.

K. NICHOLS BUTTERBAUGH
ARCHITECT
137A Kapaa St,
Kailua, Hawaii 96734
Tel: (808)262-1928

STAMP

EXP. 4/30/26
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONST. OF THE PROJECT WILL BE UNDER MY OBSERVATION

PROJECT DESIGNER

STUDIO Q
Hobujaama 4,
Tallinn 10151 Estonia

PROJECT SITE INFORMATION

Address: 59-205 Ke Nui Road, Halelwa, HI

TMK:(1)5-9-002:059
Area (sq.ft): 31,385 sq.ft
Area (acres): 0.7205 ac
Lot Number: Lot 75

FEMA Flood Designation:

PROJECT DESCRIPTION

New Single Dwelling 59-205 KE Nui Road, Halelwa HI

CONTACT

Client: South Sea Holdings LLC

Client's Email:

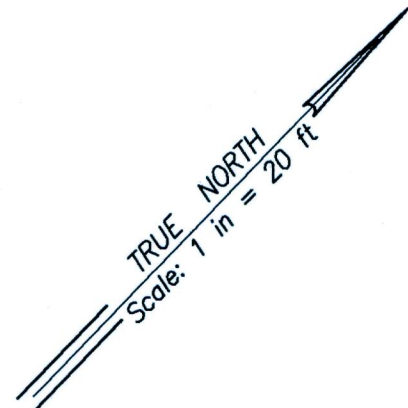
Client's phone no.:

A-016
Proposed Conceptual Design

Building Area

DATE: 03/01/2025

PACIFIC OCEAN



0 5 10 20 30 40 50 60
GRAPHIC SCALE
1 inch = 20 feet

High Water Mark at Seashore (H.S.S. Plat 2184)
As of June 24, 1970

PUPUKEA-PAUMALU (SUNSET)

Shoreline follows along top bank
as located on JULY 18, 2024

Shoreline follows along upper reaches of the wash of the waves, top bank
and edge of vegetation as certified on July 7, 2016 and June 02, 2022

BEACH PARK

(Governor's Executive Order 2598)

ZONE VE (EL 18)

LOT 64
TMK: 5-9-002: 066

LOT A-2
TMK: 5-9-002: 058

ZONE AE (EL 18)

LOT 65
TMK: 5-9-002: 068

LOT A-1
TMK: 5-9-002: 057

LOT 75
31,385 SQ. FT.

ZONE AE (EL 17)

LOT 66
TMK: 5-9-002: 069

LOT 71
TMK: 5-9-002: 056

LOT 67
TMK: 5-9-002: 070

LOT 72
TMK: 5-9-002: 075

LOT 68
TMK: 5-9-002: 071

LOT 73
TMK: 5-9-002: 074

KE NUI ROAD

LEGEND:

CRM - Concrete Rock Masonry Wall
D - Diameter
FH - Fire Hydrant
GP - Guard Post
GW - Guy Wire
H - Height
S - Spread
TMK - Tax Map Key
UP - Utility Pole
WM - Water Meter

NOTES:

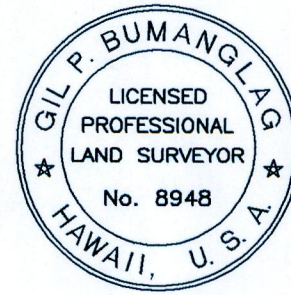
- Direction of photographs taken on JULY 18, 2024 at 10:00 AM.
- Elevations were referred to bench mark, "TU0520" (R-15) with an elevation of 26.97 Ft. (LMSL).
- Shoreline as shown is subject to Final Certification by the Department of Land and Natural Resources as recommended by the Hawaii State Land Surveyor.
- FIRM No. 15003C0020 F
FIRM Index Date: November 05, 2014
Flood Zone: AE (Elev. 17/18) and VE (Elev. 18)
- C&C PARCEL INFORMATION:
Zoning (LUO): R-5 Residential District
State Land Use: Urban District
Street Setback: None
Shoreline Setback: None
Lot Restriction: None
Street Setback: None
Height Limit: 25 feet
SMA: In SMA

The shoreline as delineated in red is
hereby certified as the shoreline as of
AUG 29 2024

Chairperson, Board of Land and Natural Resources

This work was prepared by me
or under my supervision

GIL P. BUMANGLAG
Licensed Professional Land Surveyor
Certificate Number 8948
Exp. Date: April 30, 2026



SHORELINE SURVEY MAP

LOT 75

"PUPUKEA-PAUMALU BEACH LOTS"

BEING ALSO GRANT 8131 TO L.L. FISH

Tax Map Key: (1) 5-9-002: 059

AT PUPUKEA-PAUMALU, KOOLAULOAA, OAHU, HAWAII

Site Address: 59-205 Ke Nui Road, Haleiwa, HI

OWNER: SOUTH SEA HOLDINGS, LLC

Address: 1227 Pale San Vitores Road
Tamuning, Guam 96913

EXHIBIT D - 2024 CERTIFIED SHORELINE SURVEY

DATE: JULY 18, 2024

FB No. G-379: 61

c:\shore\KE-NUI=RD-59-205-SHORE-07-18-2024 REV FINAL

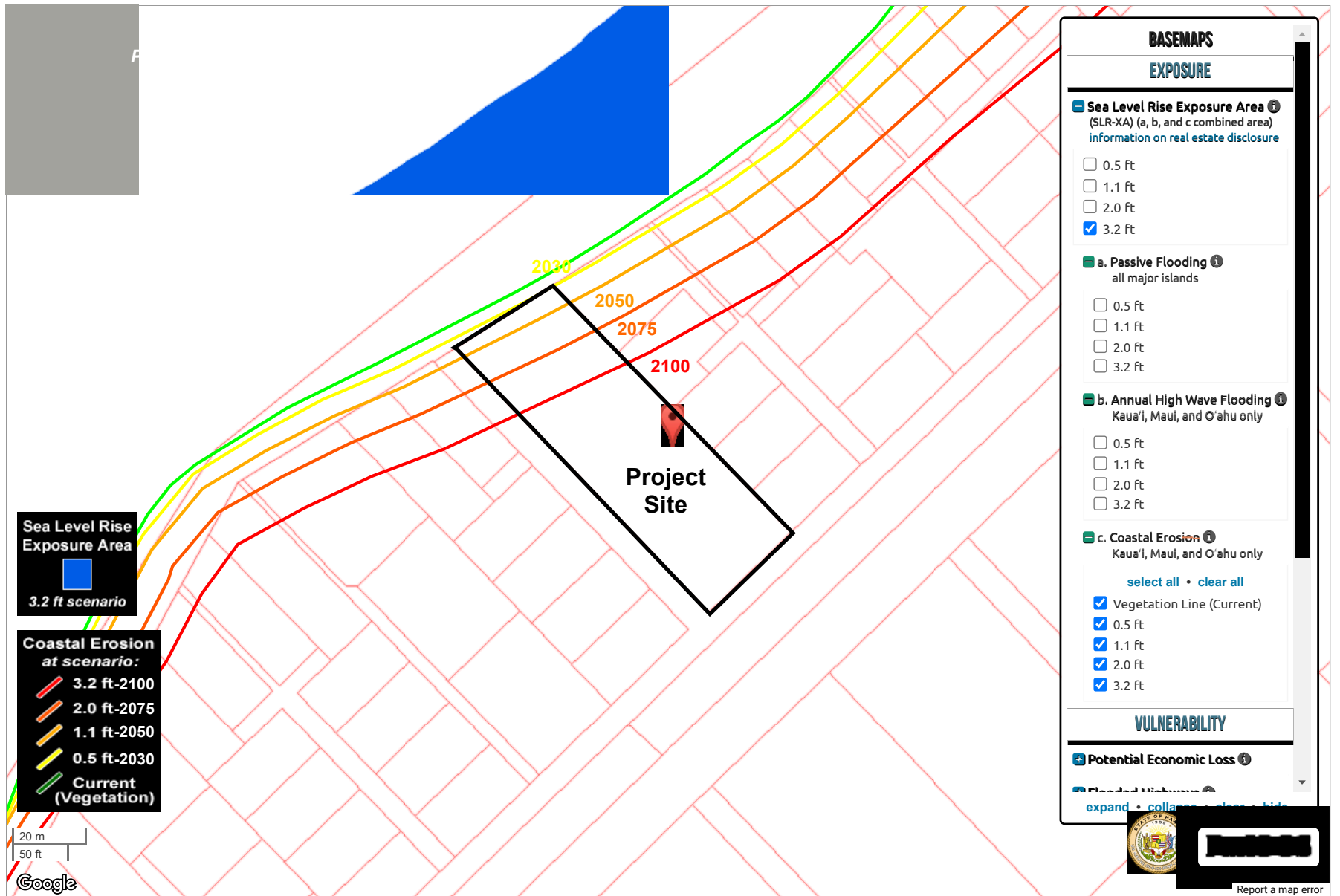
GIL SURVEYING SERVICES, LLC
1442 UULA STREET HONOLULU HAWAII 96818

21" x 32" = 4.67 sq. ft.

November 2024

November 2024

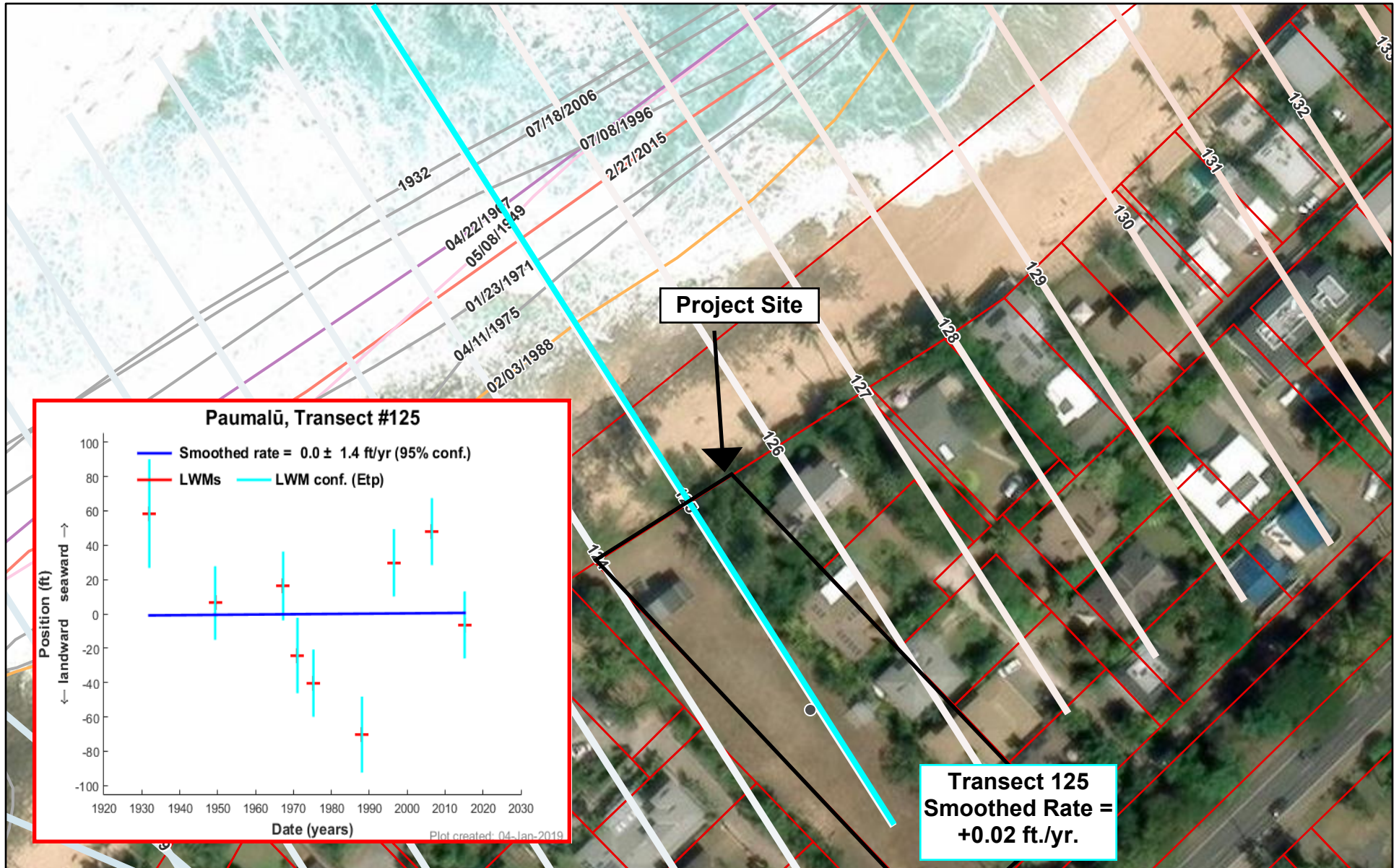
November 2024



Hawai'i Sea Level Rise Viewer

**EXHIBIT H - 3.2-FOOT ANNUAL HIGH WAVE AND COASTAL EROSION (LAND LOSS)
SLR-XA BY 2100
2024/SMA-108**

59-205 Ke Nui Road



January 27, 2025

O'ahu transects historical shoreline change rates (ft/yr) O'ahu low water marks (LWM)

> 3.3
< -3.3
Other

2/27/2015
04/22/1967
02/03/1988

05/08/1949
Other
ParcelsZoning - Oahu Parcels

1:1,128
0 0.01 0.01 0.03 mi
0 0.01 0.03 0.05 km

Resource Mapping Hawaii

EXHIBIT I - ANNUAL HISTORIC SHORELINE CHANGE RATE
2024/SMA-108

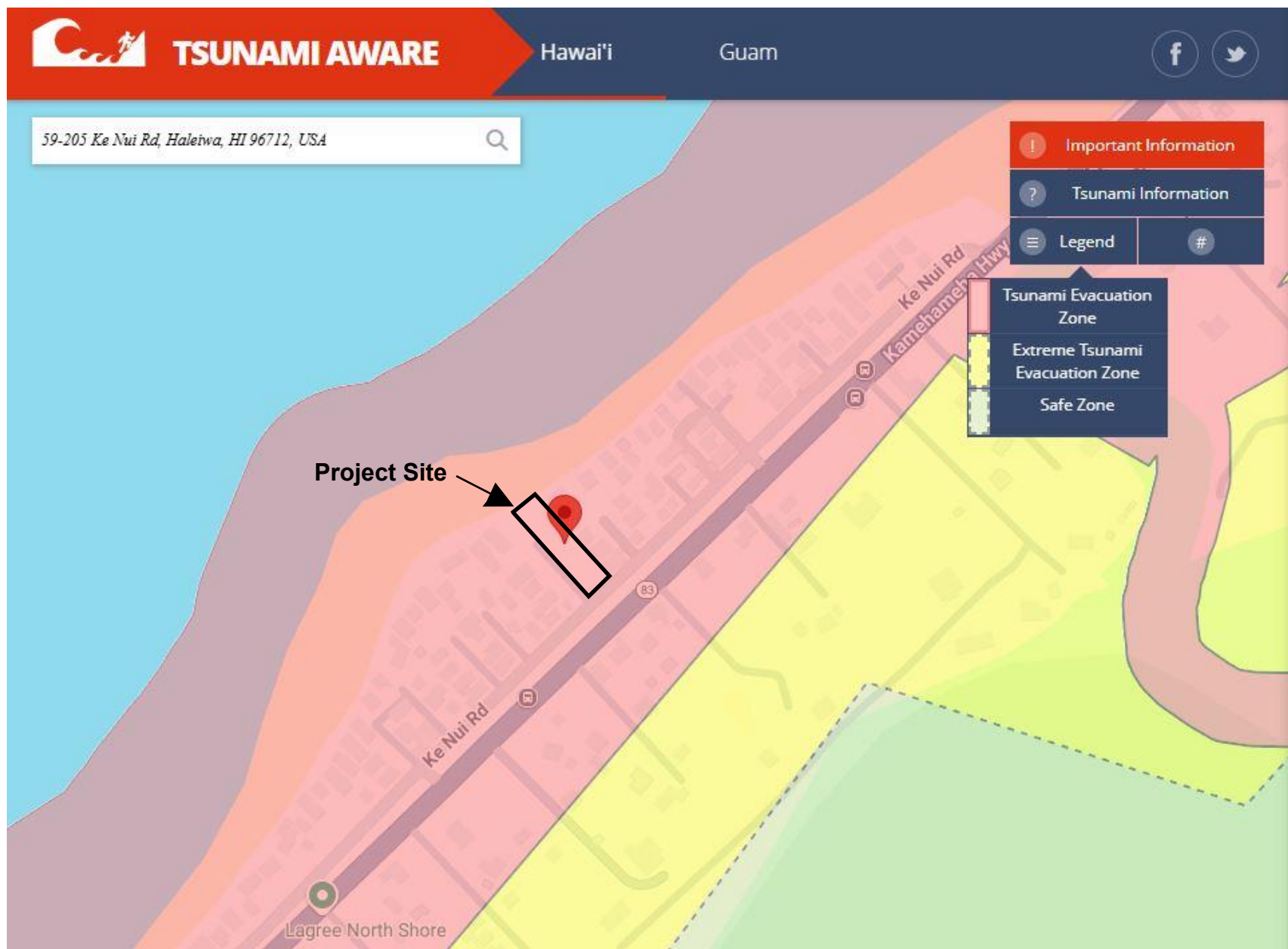
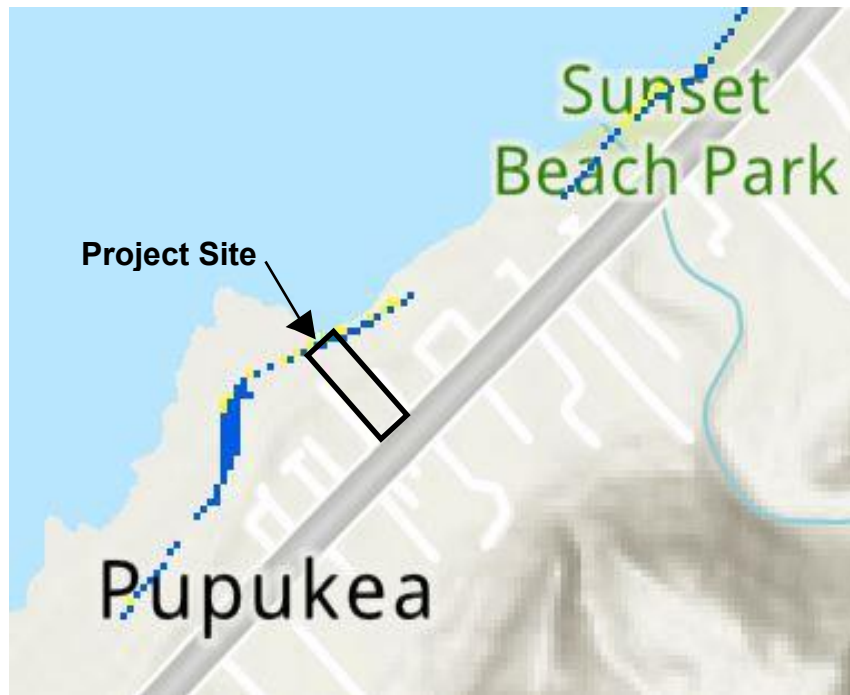


**EXHIBIT K - TSUNAMI EVACUATION ZONE
2024/SMA-108**



Category 1 Hurricane



Category 4 Hurricane

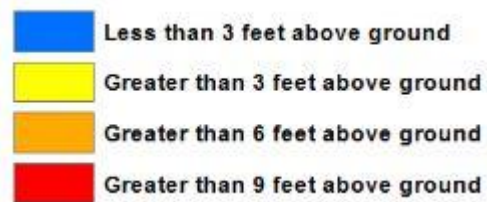


EXHIBIT J - HURRICANE STORM SURGE MAPS
2024/SMA-108



**EXHIBIT L - 500-FOOT CUMULATIVE PROJECT RADIUS MAP
2024/SMA-108**

Report Title:

Special Management Area ("SMA") Major Permit; Land Use Permit; Department of Planning and Permitting ("DPP")

The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.