

BILL037(25)
Testimony

MISC. COMM. 220

COUNCIL

COUNCIL Meeting

Meeting Date: Apr 16, 2025 @ 10:00 AM

Support: 1

Oppose: 31

I wish to comment: 0

Name: Blake McElheny	Email: blakemcelheny@yahoo.com	Zip: 96712
Representing: Self	Position: Oppose	Submitted: Apr 13, 2025 @ 06:46 PM

Testimony:

Thank you for the opportunity to provide comments in strong opposition to this measure. The community has consistently spoken out against this misguided attempt to further urbanize the already over-crowded Hale'iwa Town. This ill-advised attempt to burden our rural community with additional intensive development is unwise and selfish given the reality of the community's infrastructure and space limitations.

If a landowner purchases land with an existing zoning/designation, as was the case here, it is not reasonable for the landowner to turn around and expect to be able to change the existing zoning/designation at the landowner's whim. This is especially so in this instance where the on the ground circumstances make it obvious that "up-zoning" would allow activities that the area simply cannot handle because of real challenges for public health and safety.

Please oppose this measure in unity the residents of this area.

Thank you.

Name: Denise Antolini	Email: antolinid@gmail.com	Zip: 96712
Representing: Self	Position: Oppose	Submitted: Apr 14, 2025 @ 09:01 AM

Testimony:

Aloha Chair Waters and Council Members,

I strongly OPPOSE the SLUDB Map amendment from Ag to Urban for the Backyards Hale'iwa project!

Hale'iwa is a rural small town. Rezoning this property to Urban and developing the condos/commercial/parking on this lot will have MAJOR negative consequences for Hale'iwa, which is already suffering from too many tourists, too little infrastructure, and a loss of traditional sense of place.

Why allow MORE development in a small town that cannot handle existing hordes of visitors, traffic, sewage, and social issues?

I have carefully reviewed the prior EA for this project, and listened to the developer's presentations at the North Shore Neighborhood Board. The project plan is full of misinformation, contradictions, and misleading statements.

In my view, the landowner just wants to boost the value of the property and then FLIP IT. This rezoning is not good city planning or policy.

This lot IS suitable for AG (it was used for AG in the past - and other areas of Hale'iwa town are in active AG!) - and is NOT suitable for a crammed in, over-developed monstrosity of condos and commercial stores with the only access along a very NARROW lane that has no other SAFE EXIT.

Please reject this misguided zoning request.

Mahalo,

Denise Antolini
D2-Pūpūkea resident

Name: Crystal Thornburg-Homcy	Email: cravegreens@gmail.com	Zip: 96712
Representing: Self	Position: Oppose	Submitted: Apr 14, 2025 @ 09:37 AM

Testimony:

I strongly oppose BILL037(25). We must protect our remaining agricultural lands, especially in places like Hale'iwa that are rich in local farming heritage and vital to food sustainability. Reclassifying 7.3 acres from Agricultural to Urban undermines long-term goals of food security, environmental preservation, and community character. Keep Hale'iwa rural—protect agricultural land from development.

Keep the country country!!

Name: Brooke Berry	Email: mascaraarun@yahoo.com	Zip: 96712
Representing: Self	Position: Oppose	Submitted: Apr 14, 2025 @ 12:30 PM

Testimony:

To the Honolulu City Council,

I strongly oppose the rezoning of agricultural land to urban in Haleiwa, Hawaii. Our islands' agricultural heritage and sustainability depend on preserving our limited arable land for farming. Converting these lands to urban use would irreparably harm local food systems, threaten environmental stability, and undermine Hawaii's resilience.

Haleiwa's unique agricultural landscape supports local farmers, promotes food security, and preserves cultural practices. Urbanization would lead to increased traffic, strain on infrastructure, and loss of community character. We must prioritize sustainable land use that balances growth with preservation of our agricultural roots.

I urge the council to reject any proposals that would compromise Haleiwa's agricultural land and instead work towards solutions that support our local farming community and protect Hawaii's natural resources. Our rural town and infrastructure cannot accommodate apartments nor do we as a community welcome this idea. There was a lot of pushback at neighborhood board meetings regarding the Haleiwa Backyards project and we urge you to listen to our community. When is enough enough when it comes to developing the North Shore? We are already going to deal with impacted traffic from the luxury condos at Turtle Bay. We do not need more construction here!

Sincerely,
Brooke Berry

Name: Lani Chow	Email: lanichow@gmail.com	Zip: 96791
Representing: Self	Position: Oppose	Submitted: Apr 14, 2025 @ 02:14 PM

Testimony:
I strongly oppose this bill. It would be catastrophic for the neighborhood, traffic and quality of life.

Name: Kathleen Pahinui	Email: pahinuik001@hawaii.rr.com	Zip: 96791-9540
Representing: Self	Position: Oppose	Submitted: Apr 14, 2025 @ 02:18 PM

Testimony:
Aloha Council Chair Waters and Council Members -

I strongly oppose Bill 37 and ask that it be sent back to DPP and ask for more community engagement. We have had only 2 community meetings on a project that will materially and forever change the character of Haleiwa.

February 27, 2024 where it was presented as an informational meeting with no presentation just discussion. They were not able to answer really the most basic questions about the project. Then we find out about the land use boundary change and zoning change in September from the consultant. He came to the October 22, 2025 board meeting and gave a presentation. The board took action at the November 26, 2025 board meeting. There were still a lot of unanswered questions about affordability of rental units, who will manage the rentals, types of commercial businesses, parking and access.

I believe this is a truly bad project that benefits no one in our community. We have another affordable rental project that is being worked on in Waialua and they have been very responsive and been to the board with detailed information at least 3 times.

Please do not pass this Bill - please send it back to DPP and please require more community meetings.

Mālama 'āina,

Kathleen M. Pahinui

Waialua Resident

Name:

Karen Gallagher

Email:

karengallagher222@gmail.com

Zip:

96712

Representing:

Self

Position:

Oppose

Submitted:

Apr 14, 2025 @ 06:13 PM

Testimony:

Aloha,

I strongly oppose the changing of the zoning of this agricultural land. I was at the NS Neighborhood board meeting and saw the presentation and listened to the questions and opinions posed by our community. It appears that the land owner misspoke when stating that the land was unsuitable for agricultural use, as farmers testified that it was actually very usable for growing food.

We don't need more stores in Haleiwa. We don't need more traffic in Haleiwa. We do need more locally grown food.

Also the changing of ag land to development is a slippery slope. The NS is designated for agriculture, let us follow those guidelines.

Mahalo for your time,

Karen Gallagher

Name:

Larry McElheny

Email:

lkmcelheny@gmail.com

Zip:

96712

Representing:

Self

Position:

Oppose

Submitted:

Apr 14, 2025 @ 06:30 PM

Testimony:

Aloha

I strongly oppose this misguided zoning request. Haleiwa cannot handle existing challenges around traffic, sewage, solid waste disposal, access issues, excess visitor numbers, soon and so forth. Please reject this totally unreasonable zone change request.

Mahalo,

Larry McElheny

Name:

Leila Jabour

Email:

leiladthomas@gmail.com

Zip:

96712

Representing:

Position:

Submitted:

Self	Oppose	Apr 14, 2025 @ 06:43 PM
<p>Testimony:</p> <p>I strongly oppose the SLUDB Map amendment from Ag to Urban for the Backyards Hale'iwa project. I am a local haleiwa resident with generational north shore and kanaka maoli roots. This land can and should be used for farming and agriculture- its intended purpose. Rezoning this land would be detrimental to our community and to our resources as well as set a negative precedent that could negatively impact all of our islands and our outlook on agriculture. Our community deeply wants to move towards self-sufficiency. Ag land needs to remain ag for the welfare of our land and people.</p>		
Name:	Email:	Zip:
Philip Kitamura	philipki@hawaii.edu	96813
Representing:	Position:	Submitted:
Self	Oppose	Apr 14, 2025 @ 09:22 PM
<p>Testimony:</p> <p>I oppose Bill 37 for the following reasons:</p> <ol style="list-style-type: none"> 1. The current infrastructure, mainly roadways, are hardly sufficient for additional traffic incurred by additional development. 2. The housing developed would likely be sold to non first time home buyers or flipped to the highest bidder, even the affordable housing. Look at the issues that current "affordable housing" projects are facing with people flipping their "affordable units". 		
Name:	Email:	Zip:
Ana Baldinger	ana.baldingee@gmail.com	96731
Representing:	Position:	Submitted:
Self	Oppose	Apr 14, 2025 @ 09:50 PM
<p>Testimony:</p> <p>I strongly oppose this bill. The local community does NOT need luxury high rises.</p>		
Name:	Email:	Zip:
Alexis Brissette	apb2@hawaii.edu	96825
Representing:	Position:	Submitted:
Self	Oppose	Apr 14, 2025 @ 09:59 PM
<p>Testimony:</p> <p>I oppose bill 37. Urban development should not happen in Haleiwa. The infrastructure cannot even accommodate the current level of development and tourism. The units will quickly be sold off as luxury housing in a prime location, especially the affordable housing units as evidenced by the current trend of local families selling their units.</p>		
Name:	Email:	Zip:
Ashlyn Lam	silverstar5236@gmail.com	96821

Representing: Self	Position: Oppose	Submitted: Apr 14, 2025 @ 10:06 PM
<p>Testimony:</p> <p>I oppose urban development in Haleiwa due to the lands being unable to support such development. There is already a shortage of affordable housing on Oahu and this will only deepen the divide of the rich vs the poor, favoring the rich and punishing the poor without further support.</p>		
Name: Soo Sun Choe	Email: soosunc@gmail.com	Zip: 96816
Representing: Self	Position: Oppose	Submitted: Apr 14, 2025 @ 10:25 PM
<p>Testimony:</p> <p>Although there is a pressing need for affordable housing on the North Shore, this bill is far too vague in its provisions for affordable housing. In contrast the section regarding endangered species gives a very highly specific prescription for allowable and non-allowable land usage.</p>		
Name: Christina Holcom	Email: christina.m.holcom@gmail.com	Zip: 96822
Representing: Self	Position: Oppose	Submitted: Apr 14, 2025 @ 10:34 PM
<p>Testimony:</p> <p>I oppose bill 37. Urban development should not happen in Haleiwa. The infrastructure cannot even accommodate the current level of development and tourism, so what will happen when you add 150+ homes and 30,000sf of retail? The units will quickly be sold off as luxury housing in a prime location, especially the affordable housing units as evidenced by the current trend of local families selling their units. This development will worsen existing traffic concerns. In addition, the area is directly adjacent to the sea level rise exposure area. Urban developments should be located where there is greater need for housing, with existing infrastructure that can support it, or where increasing the infrastructure capacity won't negatively impact the existing community. This development should not happen Haleiwa. Land use should not be amended for this project.</p>		
Name: Matthew Schultz	Email: matthw.schultz@gmail.com	Zip: 96706
Representing: Self	Position: Oppose	Submitted: Apr 14, 2025 @ 11:30 PM
<p>Testimony:</p> <p>I strongly oppose Bill 37 to convert the designated agricultural land to urban zoning. That land is already on the edge of Special Management Area (SMA) that is used "to avoid permanent losses of valuable resources and the foreclosure of management options, and to ensure that adequate access, by dedication or other means, to public owned or used</p>		

beaches, recreation areas, and natural reserves is provided." (Hawai'i Revised Statutes, Chapter 205A, Part II)

With the constant threat of shoreline erosion due to climate change, we do not need to further accelerate that with urban development, like we see with other homes already existing on the north shore of Oahu. This land should instead be classified as SMA for protection.

Please oppose this bill; there are better places to urbanize that do not threaten the fragile natural treasures only found here.

Name: Anonymous A.	Email: abseil.sand5561@eagereverest.com	Zip: 96821
Representing: Self	Position: Oppose	Submitted: Apr 15, 2025 @ 12:42 AM

Testimony:

I oppose bill 37. Further urban development in Haleiwa is unacceptable, given that local families are being priced out of their homes as is. Our infrastructure simply cannot accommodate the prospected influx of tourism that this bill seeks to attract. Mālama ka 'āina.

Name: cora sanchez	Email: cora.sanchez@gmail.com	Zip: 96712
Representing: Self	Position: Oppose	Submitted: Apr 15, 2025 @ 07:20 AM

Testimony:

please do not allow this change in zoning

Name: Daniel Rusdo	Email: russophotography@mac.com	Zip: 96712
Representing: Self	Position: Support	Submitted: Apr 15, 2025 @ 07:21 AM

Testimony:

I support this development.

Name: Sunshine Eckstrom	Email: silvercanyonequine@gmail.com	Zip: 96712
Representing: Self	Position: Oppose	Submitted: Apr 15, 2025 @ 07:28 AM

Testimony:

I strongly oppose this bill. We do not need to rezone vital agricultural land to satisfy the demands of developers wanting

to profit by building luxury condos. We need to protect our land for the interests of our community which would be harmed, not helped by this rezoning and development.

Name:	Email:	Zip:
Kehau Plemer	kehaumahealani@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Apr 15, 2025 @ 08:55 AM

Testimony:

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

My name is Kehau, resident of Hale'iwa, and I am writing in strong opposition to Bill 37.

This bill represents a serious threat to the rural character, environmental integrity, and agricultural sustainability of the North Shore. The Hale'iwa Special District was created with the intent of preserving the historic, cultural, and environmental significance of this community. Reclassifying these lands for urban development undermines that mission and sets a dangerous precedent for future development pressures.

Here are my primary concerns:

- Loss of Agricultural Lands: Hawai'i has limited agricultural land, and every acre is vital for food security and local sustainability. Transitioning these lands to urban use diminishes our capacity to grow food locally and increases our dependence on imported goods.
- Environmental Impact: Urban development brings increased runoff, traffic, and strain on infrastructure. The proposed area is in close proximity to sensitive ecosystems and coastal zones. Development here risks pollution and long-term damage to these natural resources.
- Community Character and Overdevelopment: The North Shore is beloved for its rural lifestyle, natural beauty, and slow-paced way of life. Turning agricultural land into urban zones will invite overdevelopment, rising property values, displacement of local families, and increased congestion — all of which erode the unique character of Hale'iwa.
- Climate Resilience: As we face growing climate challenges, preserving open space and agricultural land is critical. Urbanizing more land in a coastal area vulnerable to sea level rise and flooding is irresponsible planning.

I urge the Legislature to listen to the many voices in our community who are saying no to more urbanization and yes to protecting the 'āina. We must be stewards of our land, not exploiters of it.

Please oppose Bill 37 and stand for a sustainable, culturally rooted, and community-driven future for Hale'iwa and all of Hawai'i.

Mahalo for the opportunity to testify.

Sincerely,
Kehau Plemer

Name:

Peter Patten

Email:

pattentaxprep@gmail.com

Zip:

96712

Representing:

Self

Position:

Oppose

Submitted:

Apr 15, 2025 @ 09:02 AM

Testimony:

WRITTEN TESTIMONY IN OPPOSITION TO BILL037(25)

Relating to Land Use District Boundary Amendment – Hale'iwa, O'ahu

Aloha Chair and Members of the Committee,

My name is Peter Patten, and I am submitting this testimony in strong opposition to BILL037(25), which proposes to reclassify approximately 7.292 acres of land in Hale'iwa from the Agricultural District to the Urban District.

This measure threatens the integrity of the Hale'iwa Special District and undermines long-standing efforts to preserve the unique rural character, cultural heritage, and agricultural legacy of the North Shore. Converting this land to urban use opens the door to increased development pressure, strain on infrastructure, and potential environmental impacts—including to coastal ecosystems and open space that the community has worked hard to protect.

Agricultural land in Hawai'i is a finite and valuable resource. Once reclassified and developed, it is rarely—if ever—returned to its original use. At a time when food security, climate resilience, and community-based land stewardship are more critical than ever, we should be safeguarding agricultural lands, not urbanizing them.

This bill also runs counter to the expressed desires of many Hale'iwa residents who have long advocated for responsible, community-led planning that maintains the area's small-town feel and prioritizes local needs over speculative development.

For these reasons, I respectfully urge you to oppose BILL037(25) and support land use policies that protect Hawai'i's agricultural heritage, rural communities, and natural resources.

Mahalo for your time and consideration.

Respectfully,

Peter Patten

Name:

Kaimana Plemer

Email:

Ksplemer@gmail.com

Zip:

96712

Representing: Self	Position: Oppose	Submitted: Apr 15, 2025 @ 09:17 AM
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Testimony:

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

My name is Kaimana Plemer, lifelong resident of Hale'iwa, and I am writing in strong and unequivocal opposition to Bill 37, which proposes to reclassify 7.292 acres in the heart of Hale'iwa from the Agricultural District to the Urban District.

This bill poses a serious and irreversible threat to the unique character, culture, and well-being of our North Shore community. Hale'iwa is not just a destination or a development opportunity — it is a living, breathing home to generations of kama'āina, farmers, kūpuna, keiki, and stewards of the 'āina who have fought tirelessly to protect it from unchecked development.

Bill 37 is not just a zoning change — it is the beginning of a domino effect that will lead to:

1. Overdevelopment and Community Displacement
- Reclassifying land from agricultural to urban in a rural community like Hale'iwa will directly lead to more commercial and residential development, increasing property values and taxes. This creates an unsustainable environment for local families who are already struggling to stay in their ancestral homes. It pushes out the very people who make this place special.
2. Irreparable Harm to Rural Character
- Hale'iwa's charm and appeal lie in its small-town feel, open spaces, and rich cultural and historic identity. Turning agricultural land into urban zones threatens to erase this character and replace it with traffic congestion, chain developments, and over-commercialization. Once we allow this shift, we cannot go back.
3. Strain on Infrastructure and Resources
- The North Shore's infrastructure — from roads to wastewater systems — was not built to handle rapid growth or urban-scale development. Adding urban zoning will strain limited resources and put the burden of growth on a community that has consistently said enough is enough.
4. Loss of Agricultural Potential and Food Sovereignty
- Every acre of farmland we lose is a step backward in our efforts toward local food security. These 7.292 acres, while they may seem small, are symbolic of a broader trend that threatens Hawai'i's ability to sustain itself in the long term.
5. Environmental Degradation and Climate Risk
- Urban development brings impervious surfaces, runoff, and increased risk of flooding — especially in a coastal area like Hale'iwa, which is already vulnerable to sea level rise. This is shortsighted planning at a time when we need to prioritize climate resilience.

This is not just about land use. It is about the future of our keiki, our culture, and our collective kuleana to protect places like Hale'iwa. We urge you to listen to the voices of the community — not developers — and reject Bill 37. We cannot afford to gamble with the integrity of our 'āina for short-term urban gain.

Please stand with us. Oppose Bill 37. Preserve Hale'iwa. Protect our future.

Mahalo for the opportunity to testify.

Sincerely,

Kaimana Plemer

Name: Jacquelyn Born	Email: mrsjacquelynborn@gmail.com	Zip: 96791
Representing: Self	Position: Oppose	Submitted: Apr 15, 2025 @ 09:20 AM

Testimony:

We do not have enough basic infrastructure to support any more residents.

Our roads are barely drive able especially into Haleiwa Town. The entire road needs to be resurfaced and has needed it for years. We do not have infrastructure to handle sewage and water to a massive development.

The land there is a flood zone I have seen it flood many times.

Keep the country country

Name: Marissa Eveland	Email: marissaeveland@gmail.com	Zip: 96712
Representing: Self	Position: Oppose	Submitted: Apr 15, 2025 @ 10:00 AM

Testimony:

I strongly oppose the changing of land use. The north shore needs to focus on farmers and agriculture not housing.

Name: William Liggett	Email: wliggett@twc.com	Zip: 96816
Representing: Self	Position: Oppose	Submitted: Apr 15, 2025 @ 10:32 AM

Name: Susan Cortes	Email: cuzcortes@gmail.com	Zip: 96712
Representing: Self	Position: Oppose	Submitted: Apr 15, 2025 @ 11:01 AM

Testimony:

Please vote NO on this measure. Hale'iwa does not need urban development. Agriculture land is precious and must be preserved and available for farming.

Name: Jeremiah Dewey	Email: deweyland@me.com	Zip: 96712
Representing: Self	Position: Oppose	Submitted: Apr 15, 2025 @ 12:19 PM

Testimony:
I do not support this proposed designation from agricultural to urban.

Name: Aimee Armata	Email: aimeemarmata@gmail.com	Zip: 96791
Representing: Self	Position: Oppose	Submitted: Apr 15, 2025 @ 08:45 PM

Testimony:
The rezoning and development of this are is totally unrealistic. There is not the infrastructure to support current zoning, the residents cannot access our own roads, beaches, towns and neighborhoods!!! WE should be limiting expansion of population on TNS! It is totally unsafe due to traffic as well. Please help us protect what is left of our community resources.

Name: Jim Blattau	Email: jimblattau@gmail.com	Zip: 96712
Representing: Self	Position: Oppose	Submitted: Apr 16, 2025 @ 03:56 AM

Testimony:
Please do not pass this bill 37. We do not need urbanization of Hale'iwa. We need to maintain agriculture possibilities and support a rural atmosphere, giving opportunities to farmers.mahalo Nui.

Name: Kristy Gabriel	Email: kristy.gabriel@yahoo.com	Zip: 96791
Representing: Self	Position: Oppose	Submitted: Apr 16, 2025 @ 08:38 AM

Testimony:
I oppose Bill 037(25). The majority of the community has already expressed opposition to amend portions of the land from AG to Urban Development. By developing and building more homes and shops in our quiet country town will put added stress to the community that is already with inundated with traffic and overcrowding. This development will take away from the country life that we continually fight hard to keep.

Name: Jennifer Homcy	Email: jennhomcy@gmail.com	Zip: 96712
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Representing: Self	Position: Oppose	Submitted: Apr 16, 2025 @ 09:58 AM
<p>Testimony:</p> <p>I've been a resident of Holli Eva for 21 years in the middle of town and I can tell you that this does not fit within a sustainable communities plan. Traffic is unbearable. Parking is limited and there are days when it can take up to aI've been a resident of Holli Eva for 21 years in the middle of town and I can tell you that this does not fit within an sustainable communities plan. Traffic is unbearable. Parking is limited and there are days when it can take up to a half an hour to go less than a quarter of a mile. To increase the density in the small town that seriously lacks any type of supportive infrastructure is irresponsible. I strongly oppose this bill</p>		

Honolulu City Council Meeting April 16th, 2025

Re: Bill 37: TO AMEND PORTIONS (7.292 ACRES) OF THE STATE LAND USE DISTRICT BOUNDARY MAP (HALE'IWA QUADRANGLE) FROM THE AGRICULTURAL DISTRICT TO THE URBAN DISTRICT FOR CERTAIN LANDS SITUATED IN THE HALE'IWA SPECIAL DISTRICT, HALE'IWA, OAHU, HAWAI'I.

April 15, 2025

Aloha Chair Waters and City Council Members: I am writing in **strong opposition** to the proposed upzoning of Ag. land in Haleiwa to Urban, (Bill 37).

Haleiwa is a rural, small town. Upzoning large swaths of land there is not in keeping with the North Shore Sustainable Communities Plan. Rezoning this property to Urban; condos, commercial space, and parking, would have enormous negative consequences for Haleiwa, which already has too many tourist traps and not enough infrastructure. Haleiwa does not even have sidewalks. This parcel can and should be continued as Agricultural. Other areas of Haleiwa town are in active Agriculture.

The Environmental Assessment and the developers inadequate presentations at the North Shore Neighborhood Board underscore the importance of preserving this land in Agriculture and NOT further undermining the rural nature of Haleiwa town.

Please keep Urban zoning in the urban core. **Please reject** this misguided zoning request. Let's keep the country country.

William Reese Liggett

O`ahu 96816