

'25MAY20 PM 3:32 CITY CLERK

DEPARTMENT OF PLANNING AND PERMITTING
KA 'OIHANA HO'OLĀLĀ A ME NĀ PALAPALA 'AE
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
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May 16, 2025

2025/PIM-5(tb)
2794578

The Honorable Tommy Waters
Chair and Presiding Officer
and Members
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawai'i 96813

Dear Chair Waters and Councilmembers:

SUBJECT: Central O'ahu Public Infrastructure Map (CO PIM) Revision for
the Royal Kunia District Park (2025/PIM-5)

Transmitted for appropriate action is the Department of Planning and Permitting's (DPP) Report and Recommendation for approval to add a Park (P) symbol to the CO PIM for the Royal Kunia District Park (the "Project") to be located on a portion of Tax Map Key 9-4-002: 064, pursuant to 2021 Revised Ordinances of Honolulu, Section 4-8.2.

The revision has been requested by Councilmember Matt Weyer via Resolution 25-88. The proposed Project is to develop a District Park in Royal Kunia that would provide recreational space for an area of Central O'ahu that is expected to grow with future development. The City is seeking to purchase an approximately ten to 30 acre portion of the 132.3-acre parcel identified above.

The DPP will forward any late comments received to the City Council.

The Honorable Tommy Waters
Chair and Presiding Officer
and Members
May 16, 2025
Page 2

Should you have any questions, please contact me at (808) 768-8000.

Very truly yours,

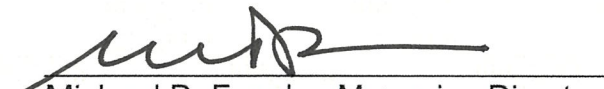


Dawn Takeuchi Apuna
Director

Enclosures: DPP Report and Recommendation

cc: Laura H. Thielen, Director
Department of Parks and Recreation

APPROVED:



Michael D. Formby, Managing Director
Office of the Managing Director

DEPARTMENT OF PLANNING AND PERMITTING
OF THE CITY AND COUNTY OF HONOLULU

STATE OF HAWAII

IN THE MATTER

OF

REVIEW AND RECOMMENDATION
PERTAINING TO A REVISION TO THE
CENTRAL O'AHU PUBLIC INFRASTRUCTURE
MAP FOR
THE ROYAL KUNIA DISTRICT PARK

File No. 2025/PIM-5

I. APPLICATION

A. Basic Information:

PROJECT:	Proposed Revision to the Central O'ahu (CO) Public Infrastructure Map (PIM) for the Royal Kunia District Park
APPLICANT:	Department of Parks and Recreation (DPR)
PIM LOCATION:	Tax Map Key (TMK) 9-4-002: 064 (portion) in the Royal Kunia neighborhood of Waipahu. (Attachment 1, Exhibit 1)
STATE LAND USE DISTRICT:	Urban (Attachment 1, Exhibit 2)
ZONING:	P-2 General Preservation (Attachment 1, Exhibit 3)
DEVELOPMENT PLAN AREA:	Golf Course, within the Community Growth Boundary (CGB) Within the CO Sustainable Communities Plan (SCP) (Attachment 1, Exhibit 4)
SPECIAL DISTRICT:	Not in a City Special District
SHORELINE SETBACK/ SPECIAL MANAGEMENT AREA (SMA):	Outside of the Shoreline Setback and SMA
FLOOD HAZARD DISTRICT:	Federal Emergency Management Agency (FEMA) Flood Zone D: Possible but undetermined hazards (Attachment 1, Exhibit 5)
SURROUNDING USES:	Single-family residential surrounding. A golf course to the east. A park, parking lot, and meeting facility to the northeast. Preservation and open space to the west.

B. Proposal:

On March 14, 2025, Honolulu City Councilmember Matt Weyer introduced Resolution 25-88 to revise the CO PIM by placing a Park Symbol (P) for a proposed park in the Royal Kunia neighborhood on a portion of TMK 9-4-002: 064. Following the introduction of the resolution, on April 14, 2025, Councilmember Weyer's office submitted supplementary information to the Department of Planning and Permitting (DPP) regarding the purpose and background of the proposal. The request is in accordance with the 2021 Revised Ordinances of Honolulu (ROH) Section 4.8, requiring a PIM amendment prior to the appropriation of funds for land acquisition or construction for any applicable capital improvement project.

Councilmember Weyer proposes to purchase one to three condominium property regime units of a lot zoned for preservation in order to provide a City-owned and -maintained District Park of between ten to 30 acres (Project). The proposed park would provide recreational space for an area of CO that is expected to grow with future development.

C. Background and Basis of Request:

The proposal is to provide additional park space for the district's open space network within the CGB. According to the DPR's park acreage standard, CO should have 170 acres more park space for its projected population of 170,300 by 2045, of which 50 acres should be designated as district park. The acquisition of these lands would assist in lessening the shortage.

II. FINDINGS OF FACT

On the basis of the evidence presented, the Director of the DPP has found:

A. Description of Site and/or Surrounding Land Uses:

The proposed Project site is located in Waipahu, on a portion of TMK 9-4-002: 064. The Project site is currently vacant open space.

The Project site is surrounded by residential subdivisions, referred to collectively as the Royal Kunia neighborhood. The single-family homes are zoned R-5 Residential. To the east, opposite of Anonui Street, is the Royal Kunia Country Club golf course. To the northeast is a private park for the residents of the Royal Kunia Community Association, which is approximately 12 acres. The private park contains a parking lot, meeting facility, comfort station, a playground, a fitness area, six ball courts, and open fields. To the west is vacant open space similar in character to the Project site.

Further west, opposite of Kunia Road, is active agricultural lands. Further north, mauka of Anoiki Street, is vacant open space that is zoned for A-1 Apartment, R-5 Residential, I-1 Industrial, and P-2 General Preservation. There is approximately 19 acres of P-2 General Preservation Lands that is planned for a park as part of the development of Royal Kunia Phase II, approximately 500 feet north of the proposed Project.

B. Other Permits and/or Approvals Required:

There is a Unilateral Agreement that has been recorded to the property during the zone change process, Ordinance 91-11 (89/Z-10). The condition required that prior to the development of the golf course, the applicant was required to pay an extensive fee to the City and County of Honolulu. This condition is often used as the reason the golf course was never developed.

The proposed Project is also subject to the conditions of the Decision and Order from State Docket No. A89-640. The order required drainage improvements that have resulted in a drainage easement across the portion of the parcel that includes the proposed Project, and a detention basin on the center of the property, which may be included in the proposed Project depending upon its size.

No other permits or approvals are required as part of the PIM amendment process. Other required permits and approvals will be determined during the planning, design, and engineering phase for the proposed Project including the preparation of an Environmental Assessment (EA).

C. Public Agency Notification and/or Comments:

On April 15, 2025, the DPP requested the following public agencies to evaluate the impact of the proposed revision to the CO PIM in terms of their facilities and services. Rows without an 'X' indicate the DPP did not receive a response. For those agencies that did respond, comments in their entirety are included in Attachment 2. Written comments received after the writing of this report will be forwarded to the City Council via a separate transmittal.

Agency and/or Organization	Written Comment or Concerns	No Comment, Objections, or Impacts
City Agencies		
Board of Water Supply		
Department of Budget and Fiscal Services		
Department of Community Services	X	
Department of Customer Services		
Department of the Corporation Council		
Department of Design and Construction		X
Department of Emergency Management		
Department of Enterprise Services		
Department of Environmental Services		X
Department of Facility Maintenance		
Department of Land Management		
Department of Parks and Recreation		
Department of Transportation Services		
Honolulu Authority for Rapid Transit		
Honolulu Emergency Services Department		
Honolulu Fire Department	X	
Honolulu Police Department		

Neighborhood Commission Office
Neighborhood Board No. 22
Neighborhood Board No. 25
Office of the City Clerk
Office of Climate Change, Sustainability, and Resiliency
Office of Council Services

State Agencies

Department of Education
Department of Health
Department of Human Services
Department of Land and Natural Resources X
Hawai'i Housing Finance and Development Corporation
Land Use Commission
O'ahu Metropolitan Planning Organization
Office of Hawaiian Affairs
Office of Planning and Sustainable Development

Hawaiian Electric Company, Inc. (HECO) also received a request for comment and responded on April 16, 2025. HECO's comments are included in Attachment 2.

D. Community and Adjoining Property Owners Notification and/or Comments:

On April 15, 2025, the DPP sent out a request for comments with an attached summary description of the proposed Project along with a location map of the proposed revision of the CO PIM to over 600 property owners that are within approximately 300 feet of the subject property.

While no presentation was made to the Waipahu Neighborhood Board regarding this PIM, Councilmember Weyer presented his proposal to the Royal Kunia Community Association on May 13, 2025.

Community comments received prior to the signing of this report are included in Attachment 3. Any comments received by the DPP after the signing of this report will be forwarded to the City Council via a separate transmittal. Of the comments received thus far, a majority are in opposition to the proposal, with a minority in support (12 oppose, two support, and three seeking more information). A few of the concerns are as follows:

- Outreach has been limited with residents not knowing about this proposal until receiving the DPP's request for comment letter.
- Seeking more details over the size and actual location.
- Access from Kapehu Street seems ill-advised. An increase of traffic to the area is not welcome.
- What types of facilities and uses would be located there.
- What security measures would be needed to protect adjacent residences.
- There is not a need for another park with so many others that are underused in close proximity.
- Cost.
- Suspicions against the existing owners of the property.

III. ANALYSIS

A. Authority:

Pursuant to ROH Section 4-8.1, revisions of PIMs shall be made for major public infrastructure projects as enumerated in ROH Section 4-8.3(a) and which meets the major public facility criteria set forth in ROH Section 4-8.4. The proposed revision meets the aforementioned measures as the acquisition of land and park construction would require a P symbol to be shown for the Project on the CO PIM to use City funds.

B. Justification:

The area Councilmember has identified land for acquisition for a new park to help meet the demand for park space in a region of planned future growth.

According to ROH Section 4-8.1, symbols for major public facilities for a development plan area must be shown on the applicable PIM prior to the appropriation of land acquisition or construction funds. The addition of a P symbol to the CO PIM would allow for the appropriation of funds in the City's Executive Capital Budget to be used to purchase the land for the reasons stated above.

C. Conformance with Land Use Plans, Policies, and Regulations:

The proposed Project is generally consistent with State and City land use plans, policies, and regulations.

1. State Land Use Law, Hawai'i Revised Statutes (HRS) Chapter 205: The proposed Project is in the State Urban District. Public facilities, such as parks and public uses are allowed uses within the State Urban District.
2. HRS Chapter 343 and Hawai'i Administrative Rules Title 11, Chapter 200.1 Environmental Impact Statement (EIS): The proposed PIM amendment does not trigger the requirements for environmental review per HRS Chapter 343. However, the use of County lands and funds will trigger the requirement for an EIS or EA, to be determined and conducted at the appropriate time for the proposed Project.

An EA or EIS would disclose the potential impacts and mitigative actions for constructing and operating the proposed park. The environmental document would address some of the questions and concerns community members have voiced during this outreach process including, but not limited to, the following: The scope and scale of the proposed park, project costs and timelines, the types and locations of proposed facilities and uses, access and circulation to and through the site, and lighting and security.

3. O'ahu General Plan (GP) of the City and County of Honolulu, Resolution No. 21-23, CD1: According to Resolution 25-88, the proposed Project is consistent with the GP. Below is a discussion on the relevant objectives and policies from GP:

Chapter VII. Physical Development and Urban Design

Objective A: To coordinate changes in the physical environment of O'ahu to ensure that all new developments are timely, well-designed, and appropriate for the areas in which they will be located.

Policy 3: Require new developments to provide or pay the cost of all essential community services, including roads, utilities, schools, parks, and emergency facilities that are intended to directly serve the development.

Discussion: This purchase of lands for construction of a new park is not associated with existing or new private developments. This proposal is to increase the amount of public park space in an already developed neighborhood, consistent with the DPR's park acreage standard.

Chapter IX. Health and Education

Objective A: To protect the health and well-being of residents and visitors.

Policy 6: Encourage healthy lifestyles through walkable and livable communities, safe street crossings, safe routes to schools, and parks and pathways for pedestrians and bicyclists.

Discussion: The proposed park symbol could provide additional opportunities for area residents to live healthy lifestyles through increased activity. The design of the park should consider safe street crossings and pedestrian and bicycle circulation.

Policy 9: Support becoming an age-friendly city that provides people of all ages with user-friendly parks and other public gathering places, that offers safe streets and multi-modal transportation options, that provides an adequate supply of affordable housing, that encourages growth in needed and desirable jobs, that provides quality health-care and support services, and that encourages civic participation, social inclusion, and respect between interest groups.

Discussion: The types of facilities offered at the proposed park will be determined during the planning phase of the Project. This PIM amendment process encourages civic participation regarding the provision of services.

Chapter X. Culture and Recreation

Objective D: To provide a wide range of recreational facilities and services that are readily available to residents and visitors alike, and to balance access to natural areas with the protection of those areas.

Policy 1: Develop, maintain, and expand a community-based park system to meet the needs of the diverse communities on O'ahu.

Discussion: The input received from the community has been mixed regarding the need for additional park space at the proposed location. See Attachment 3.

Policy 6: Ensure that public recreational facilities balance the demand for facilities against capital and operating cost constraints so that they are adequately sized and properly maintained.

Discussion: It is difficult to determine if the benefits of the proposed additional park space, from ten to 30 acres, balances with costs. Most comments received from the community during this process express that there is enough park space, both public and private, to meet the needs of the community.

Additionally, another park is planned 500 feet north of the proposed PIM Project, to be developed as part of Royal Kunia Phase II. According to the Unilateral Agreement accompanying the zone change for Royal Kunia Phase II (93/Z-11), a park master plan is to be submitted by the developer with the park lands north of Anoiki Street to be dedicated to the City.

Policy 12: Provide for safe and secure use of public parks, beaches, and recreation facilities.

Discussion: While the community has noted their concerns regarding security and access for the proposed park, those impacts will not be determined until the planning phase of the Project.

4. ROH Chapter 24 Article 5, CO SCP: The proposed Project is reviewed per ROH Section 24-5.5 to determine if it is consistent with the policies, principles, and guidelines found in the CO SCP. Below is a discussion of the relevant policies and guidelines from the CO SCP:

Exhibit 3.1 in the CO SCP identifies planned parks. A Royal Kunia District Park is not listed. The Royal Kunia Phase 2 Community Park, the park planned for the north side of Anoiki Street is identified. The CO SCP Open Space Map (Attachment 1, Exhibit 4) identifies the area as a golf course. Exhibit 3.2 identifies major parks, including district parks, but does not identify any proposed park in Royal Kunia. However, the designation in the CO SCP as a golf course is generally consistent with a park as an outdoor, open space recreational area.

Section 3.2 Regional Parks and Recreation Complexes

The CO SCP identifies the particular difficulties in developing the originally proposed golf course on the proposed Project site. While the CO SCP identifies that plans for a Waiawa golf course may be used as open space instead, it does not make the same mention of Royal Kunia.

3.2.1 General Policies

- Consider using public-private partnerships to build and maintain park and recreation complexes in order to sustain economic development.
- Limit municipal golf course improvements in CO to enhancement of Ted Makalena Golf Course because of the need to use high-quality water for irrigation above the Pearl Harbor aquifer.
- Use golf courses, where appropriate, to provide protection for open space, and help reduce flooding and non-point pollution by helping retain storm waters.

Discussion: The PIM is being proposed to seek City ownership and maintenance of land for a public park. In contrast, the Royal Kunia Community Association park, located approximately 2,000 feet northeast of the proposed PIM is privately owned and maintained, consistent with the SCP. While a golf course is not being proposed, the development of the land as a park would protect open recreational space.

3.2.2.2 Environmental Compatibility

- Locate and operate uses that generate high noise levels in a way that keeps noise to an acceptable level in existing and planned residential areas.

Discussion: Although this guideline applies to Regional Parks and Recreation Complexes, a major concern of nearby residents identified during this PIM process is the potential to introduce new disturbances with the construction of a park. The design and choice of uses and facilities should take into account the impact each will have on the adjacent residential areas.

Section 3.3 Community-Based Parks

Community-based parks (and associated recommended size and service area radius) include:

- Mini-parks (no size specified and 1/2 mile),
- Neighborhood parks (five acres, 1/2 mile),
- Community parks (10 acres, one mile), and
- District parks (20 acres, two miles).

Discussion: The proposed PIM is located 2,000 feet southwest of the privately owned and maintained park for the Royal Kunia Community Association, 4,000 feet north of Kupuohi Neighborhood Park, 4,000 feet northwest of Kunia Neighborhood Park, and one mile north of Hō'ae'ae Community Park. The nearest district park is Bill Balfour Jr. Waipahu District Park, located approximately 2.4 miles southeast. Royal Kunia Phase II Community Park is a park that is planned to be located approximately 500 feet north of the proposed PIM, north of Anoiki Street. The size of the proposed Project would be consistent with a District Park.

3.3.1 General Policies

- Provide adequate parks to meet residents' recreational needs. The DPR standard for community based parks is that a minimum of two acres of community-based parks should be provided per 1,000 residents, with one acre per thousand needed for district parks and one acre needed for community parks, neighborhood parks, and mini-parks. Even if these standards are met, there may still be unmet park needs due to demographic or other community conditions.

Discussion: The proposed PIM would help address the deficiency of district park space in CO and is generally consistent with the CO SCP. However, some of this deficiency is likely offset by other types of parks, both existing and planned, in the vicinity.

3.3.2.3 Siting

- Conceptual locations for district parks are shown on the Open Space Map in Appendix A. These locations may be revised without needing to amend the SCP when more detailed site information and planning analysis is available.

Discussion: The existing use, and proposed park use, is not contrary to the golf course designation in the CO SCP as they both provide open space amenities. The DPP does not recommend processing a CO SCP amendment for the proposed Project, but acknowledges that future updates should remove the golf course designation.

5. ROH Chapter 25 (as amended by Ordinance 23-4) SMA Ordinance and ROH Chapter 26 (as amended by Ordinance 23-3) Shoreline Setbacks: The proposed Project is outside of the shoreline setback area and SMA and thus not subject to ROH Chapters 25 and 26.
6. ROH Chapter 21A Flood Hazard Areas: The site location, TMK 9-4-002: 064 (portion), is located within the FEMA Flood Insurance Rate Map Zone D: Possible but undetermined flood hazards. See map in Attachment 1, Exhibit 5.
7. Sea Level Rise (SLR): Per Mayor's Directive 18-2 of July 16, 2018, public and critical infrastructure shall be reviewed for potential impacts from climate change and SLR. The proposed Project site is outside of the 3.2-foot SLR Exposure Area and the six-foot SLR inundation area.
8. ROH Chapter 21 Land Use Ordinance: The subject parcel is zoned P-2 General Preservation. Public uses and structures are permitted principal uses in the P-2 District. The proposed P PIM Symbol and use of the Project site as a park is consistent with the existing zoning.

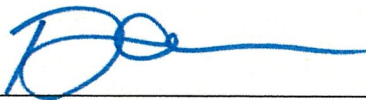
IV. RECOMMENDATION

Based on the foregoing findings of fact and analysis, we recommend that a revision to the CO PIM for the Royal Kunia District Park on TMK 9-4-002: 064 (portion) be **APPROVED**, as shown on the map marked Exhibit A, in Resolution 25-88, included in Attachment 4.

The DPP recommends that the DPR address concerns raised by the community and coordinate with City and State agencies in the outreach and planning process for the proposed Project, including applicable permits, approvals, and future site impacts described in this report.

Dated at Honolulu, Hawai'i, this 16th of May, 2025.

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
STATE OF HAWAII

By 

Dawn Takeuchi Apuna
Director

Attachments

ATTACHMENT 1

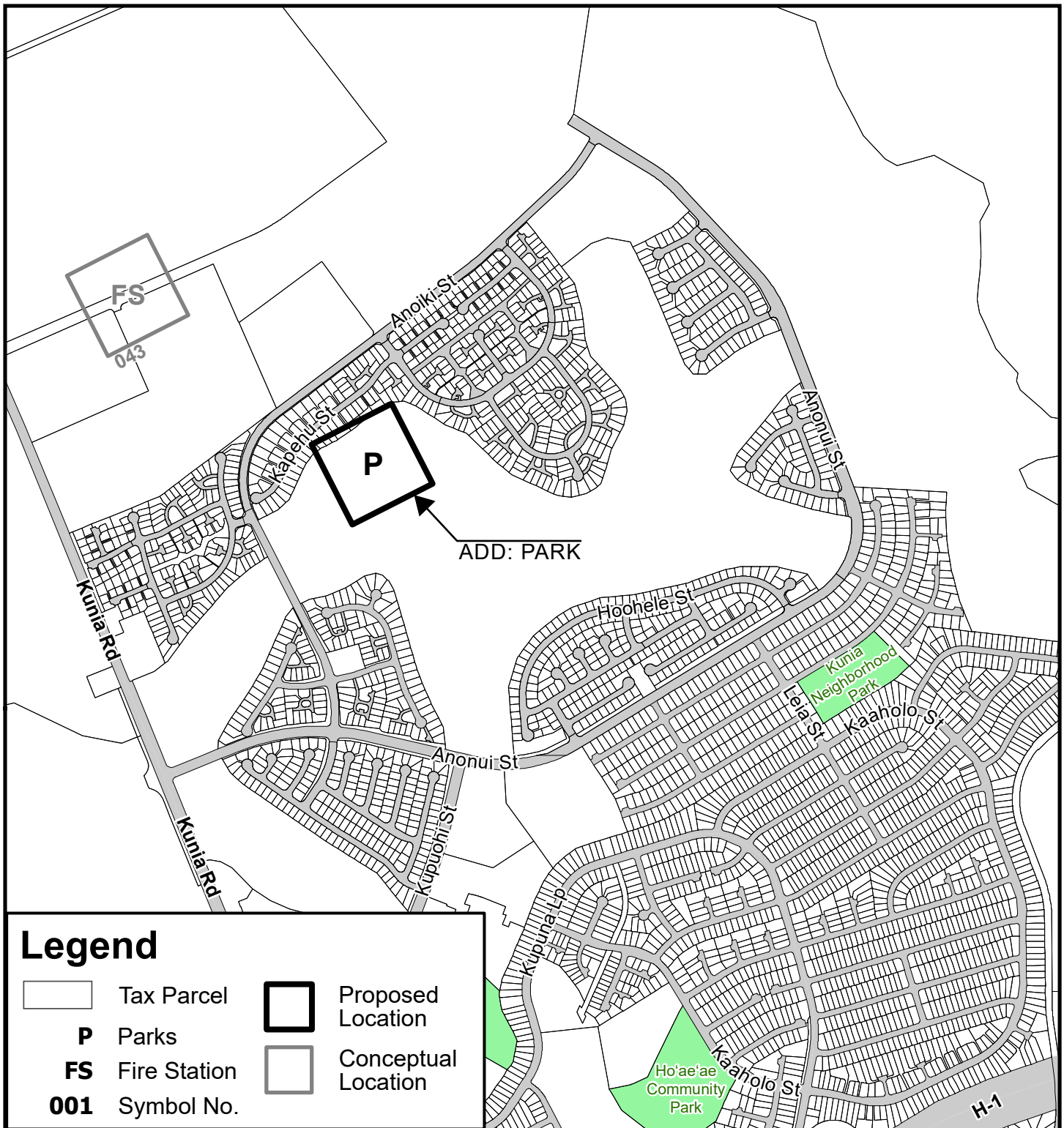
EXHIBIT 1: LOCATION MAP

EXHIBIT 2: STATE LAND USE
DISTRICT

EXHIBIT 3: ZONING MAP

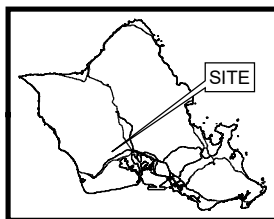
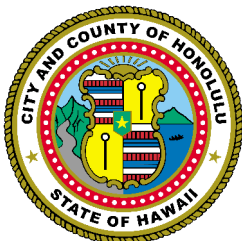
EXHIBIT 4: CENTRAL O'AHU SCP MAP
A-1: OPEN SPACE MAP

EXHIBIT 5: FLOOD HAZARD MAP

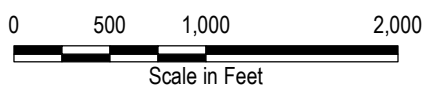


Legend

	Tax Parcel		Proposed Location
P	Parks		Conceptual Location
FS	Fire Station		
001	Symbol No.		



VICINITY MAP



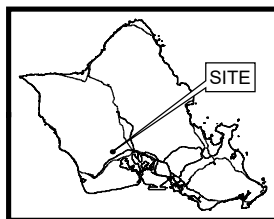
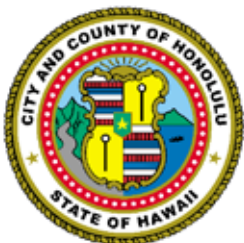
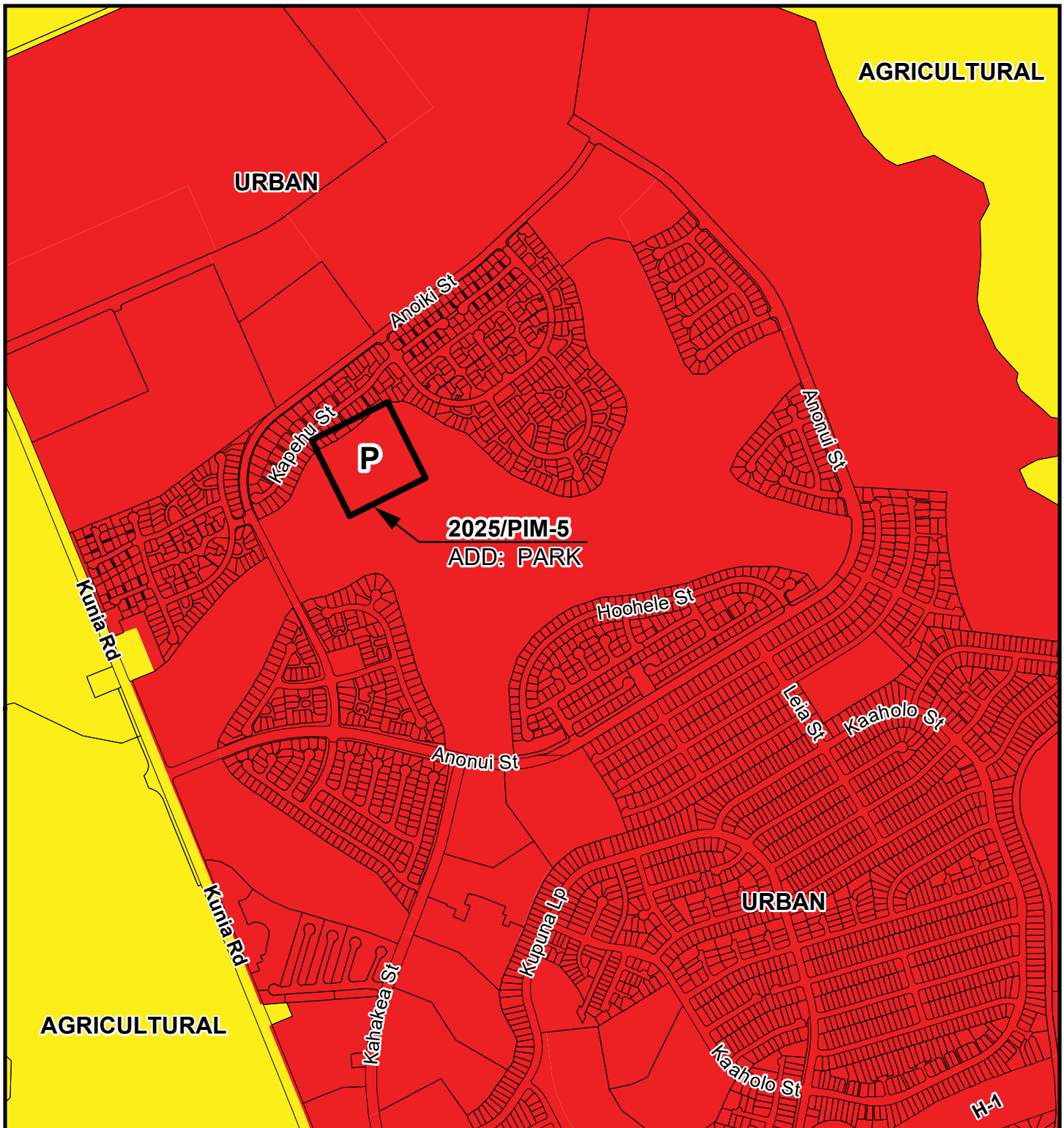
LOCATION MAP

CENTRAL OAHU PUBLIC INFRASTRUCTURE MAP (PIM) ADD PARK (P)

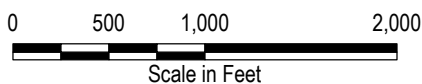
TAX MAP KEY: 9-4-002: 064 (por.)

FOLDER NO.: 2025/PIM-5

Note: Data represented on this map is not intended to replace site survey.



VICINITY MAP



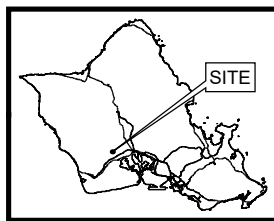
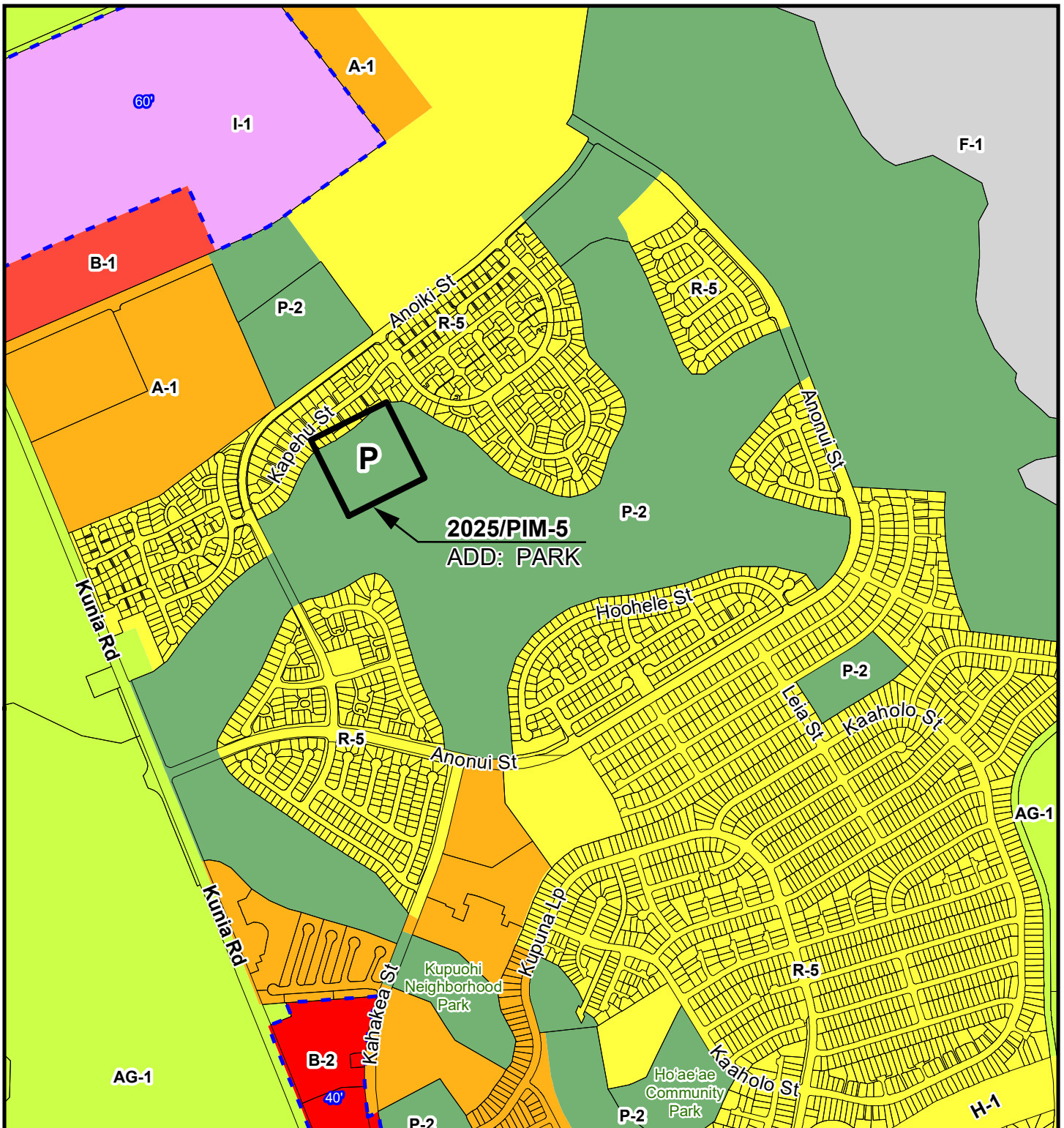
STATE LAND USE DISTRICT MAP

CENTRAL OAHU PUBLIC
INFRASTRUCTURE MAP

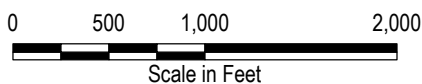
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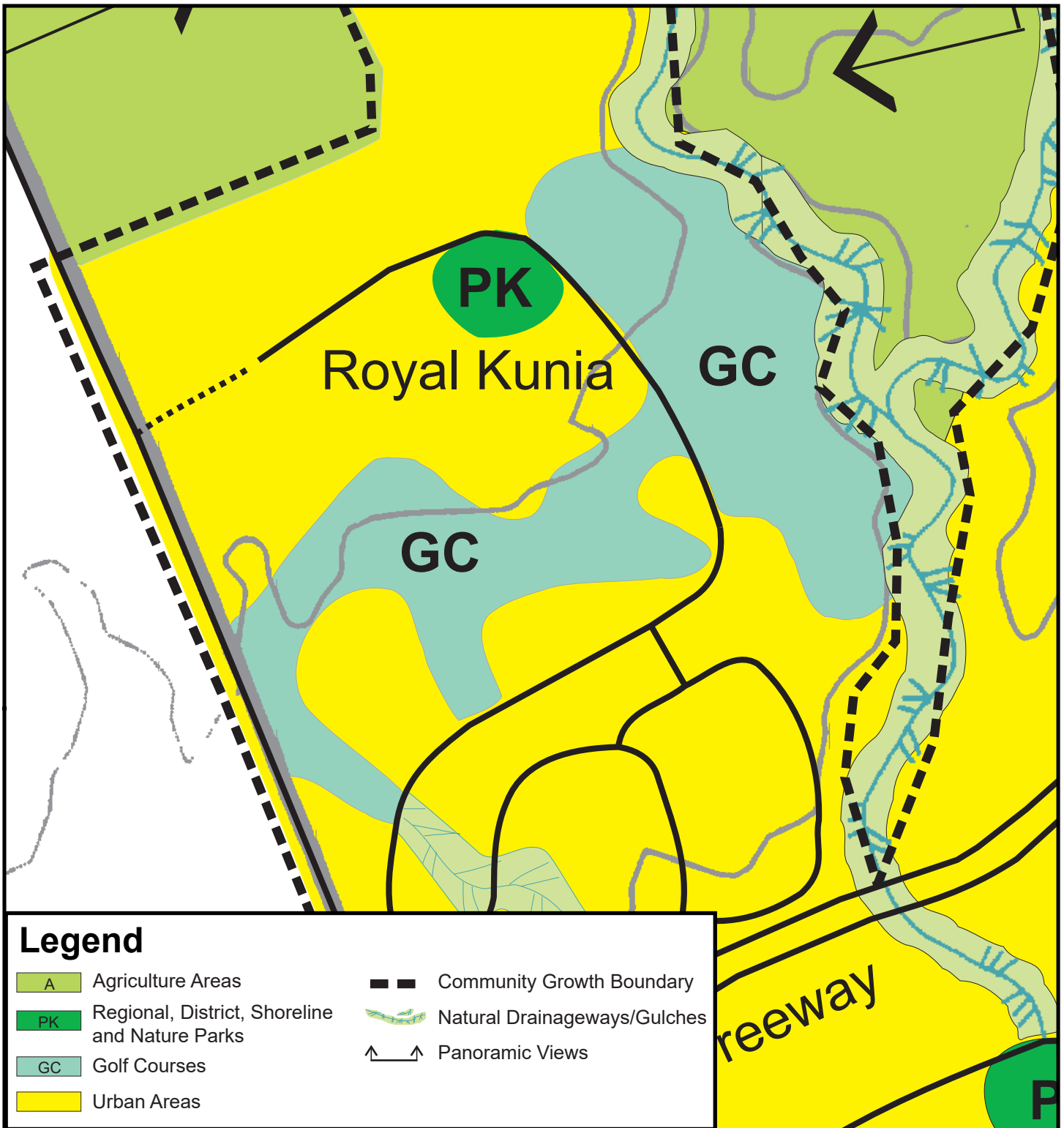


VICINITY MAP



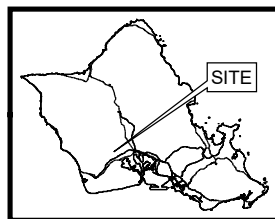
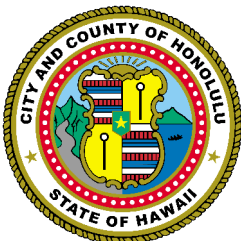
**PORTION OF
ZONING MAP
WAIPIO (CRESTVIEW)
CENTRAL OAHU PUBLIC
INFRASTRUCTURE MAP (PIM)
TAX MAP KEY: 9-4-002: 064 (por.)
FOLDER NO.: 2025/PIM-5**

Note: Data represented on this map is not intended to replace site survey.



Legend

- | | | |
|---|--|--|
|  A | Agriculture Areas |  Community Growth Boundary |
|  PK | Regional, District, Shoreline and Nature Parks |  Natural Drainageways/Gulches |
|  GC | Golf Courses |  Panoramic Views |
|  Urban Areas | | |



VICINITY MAP

0 1,500 3,000
Scale in Feet

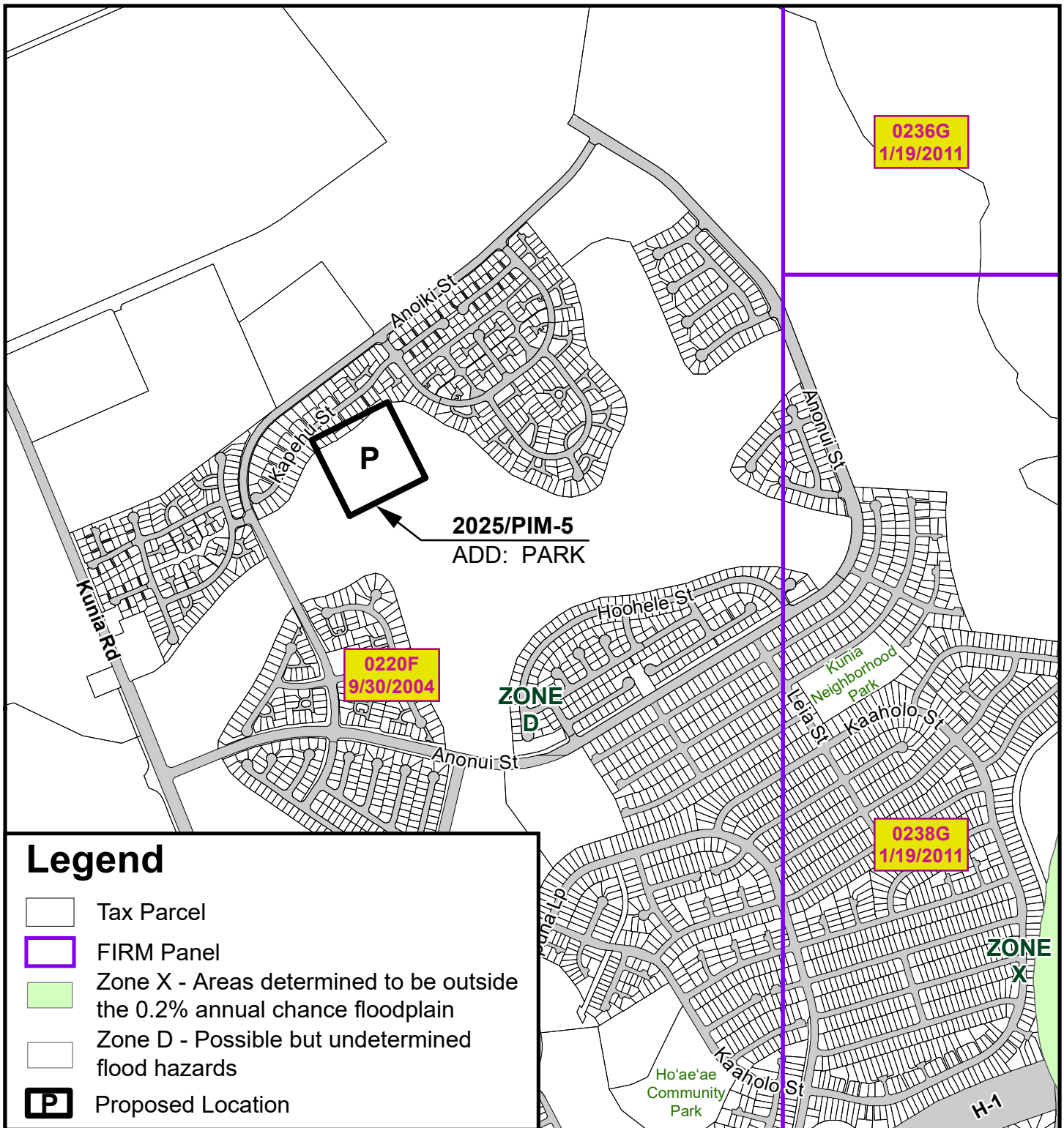


PORTION OF THE CENTRAL OAHU SUSTAINABLE COMMUNITIES PLAN: MAP A-1: OPEN SPACE MAP

TAX MAP KEY: 9-4-002: 064 (por.)

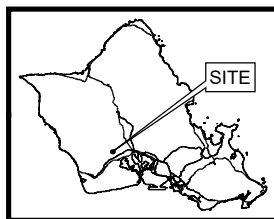
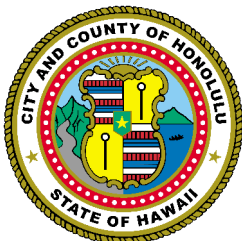
FOLDER NO.: 2025/PIM-5

Note: Data represented on this map is not intended to replace site survey.



Legend

- Tax Parcel
- FIRM Panel
- Zone X - Areas determined to be outside the 0.2% annual chance floodplain
- Zone D - Possible but undetermined flood hazards
- Proposed Location



VICINITY MAP

0 500 1,000 2,000
Scale in Feet



PORTION OF FLOOD HAZARD MAP FIRM PANEL 15003C0220F

TAX MAP KEY: 9-4-002: 064 (por.)

FOLDER NO.: 2025/PIM-5

Note: Data represented on this map is not intended to replace site survey.

ATTACHMENT 2
COMMENTS FROM AGENCIES

DEPARTMENT OF COMMUNITY SERVICES

KA 'OIHANA LAWELAWE KAIĀULU

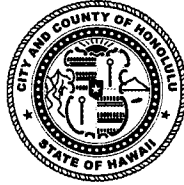
CITY AND COUNTY OF HONOLULU

2025 MAY 14 PM 1:19

925 DILLINGHAM BOULEVARD, SUITE 200 • HONOLULU, HAWAII 96817
PHONE: (808) 768-7762 • FAX: (808) 768-7792 • WEB: www.honolulu.gov

RICK BLANGIARDI
MAYOR
MEIA

DEPT. OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU



ANTON C. KRUCKY
DIRECTOR
PO'O

AEDWARD LOS BANOS
DEPUTY DIRECTOR
HOPE PO'O

April 29, 2025

MEMORANDUM

TO: Noelle Cole, Branch Chief
Policy Planning, Planning Division
Department of Planning and Permitting

FROM: Anton C. Krucky, Director *Anton C. Krucky*
Department of Community Services

SUBJECT: Proposed Revision to Central O'ahu Public Infrastructure Map (PIM) to
create Royal Kunia District Park
Project File Number: 2025/PIM-5
94-1091 Kapehu Street, Waipahu, Hawaii'i 96797
Tax Map Key (1) 9-4-002: 064

Thank you for notifying us that the Department of Planning and Permitting is soliciting comments on the proposed PIM revision for the above-named project.

Please note that the Department of Community Services (DCS) is working nearby with the State to construct a childcare facility at 94-640 Kupuohi Street, Waipahu, Hawaii'i 96797.

While we hope that keiki from the future childcare facility can enjoy the future Royal Kunia District Park, we must ask in the meantime that the park project take into consideration the health, safety, accessibility, and long-term wellbeing of area residents and others living nearby and/or involved with activities in the project vicinity.

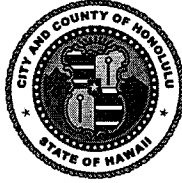
Thank you for providing us the opportunity to comment on this matter.

**DEPARTMENT OF DESIGN AND CONSTRUCTION
KA 'OIHANA HAKULAU A ME KE KĀPILI
CITY AND COUNTY OF HONOLULU**

2025 MAY -7 PM 12:49

650 SOUTH KING STREET, 11TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8480 • FAX: (808) 768-4567 • WEBSITE: honolulu.gov

DEPT. OF PLANNING
AND PERMITTING
CITY AND COUNTY OF HONOLULU
RICK BLANGIARDI
MAYOR
MEIA



HAKU MILLES, P.E.
DIRECTOR
PO'O

MARK YONAMINE, P.E.
DEPUTY DIRECTOR
HOPE PO'O

May 2, 2025

MEMORANDUM

TO: Noelle Cole, Branch Chief
Policy Planning, Planning Division
Department of Planning and Permitting

FROM: 
Haku Milles, P.E., LEED AP, Director
Department of Design and Construction

SUBJECT: Central O'ahu Public Infrastructure Map (PIM) Revision
for a Park Symbol in the Royal Kunia Neighborhood
Project File Number: 2025/PIM-5

This is in response to your inquiry dated April 15, 2025.

Thank you for the opportunity to review and comment. The Department of Design and Construction has no comments to offer at this time.

Should you have any questions, please contact me at x88480.

HM:cf (938530)

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

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA



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

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

P.O. BOX 621
HONOLULU, HAWAII 96809

May 7, 2025

Department of Planning and Permitting
City and County of Honolulu
ATTN: Noelle Cole
c/o Thomas Blair
650 South King Street. 7th Floor
Honolulu, Hawai'i 96813

via email: thomas.blair@honolulu.gov

SUBJECT: Central O'ahu Public Infrastructure Map (PIM) Revision for a Park Symbol in the
Royal Kunia Neighborhood - 2025/PIM-5(tb) 276827, TMK: (1) 9-4-002: 064 (por.)

Dear Ms. Cole,

Thank you for the opportunity to review and comment on the subject matter. The Land Division of the Department of Land and Natural Resources (DLNR) distributed or made available a copy of your request pertaining to the subject matter to DLNR's Divisions for their review and comment.

Please find enclosed comments from the Engineering division, and the Commission on Water Resource Management on the subject matter. Should you have any questions, please feel free to contact Dayna Vierra at (808) 587-0423 or email: dayna.k.vierra@hawaii.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Ian C. Hirokawa".

Ian C. Hirokawa
Acting Land Administrator

Enclosure(s)



STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII'
DEPARTMENT OF LAND AND NATURAL RESOURCES | KA 'OIHANA KUMUWAIWAI 'ĀINA
COMMISSION ON WATER RESOURCE MANAGEMENT | KE KAHUWAI PONO
P.O. BOX 621
HONOLULU, HAWAII 96809

May 6, 2025

REF: RFD.6427.3

TO: Mr. Russell Tsuji, Administrator
Land Division

FROM: Ciara W.K. Kahahane, Deputy Director
Commission on Water Resource Management

SUBJECT: Central O'ahu Public Infrastructure Map Revision for a Park Symbol in the Royal Kunia
Neighborhood

FILE NO.: RFD.6427.3
TMK NO.: (1) 9-4-002:064

Thank you for the opportunity to review the subject document. The Commission on Water Resource Management (CWRM) is the agency responsible for administering the State Water Code (Code). Under the Code, all waters of the State are held in trust for the benefit of the citizens of the State, therefore all water use is subject to legally protected water rights. CWRM strongly promotes the efficient use of Hawaii's water resources through conservation measures and appropriate resource management. For more information, please refer to the State Water Code, Chapter 174C, Hawaii Revised Statutes, and Hawaii Administrative Rules, Chapters 13-167 to 13-171. These documents are available via the Internet at <http://dlnr.hawaii.gov/cwrn>.

Our comments related to water resources are checked off below.

- ☒ 1. We recommend coordination with the county to incorporate this project into the county's Water Use and Development Plan. Please contact the respective Planning Department and/or Department of Water Supply for further information.
- ☐ 2. We recommend coordination with the Engineering Division of the State Department of Land and Natural Resources to incorporate this project into the State Water Projects Plan.
- ☐ 3. We recommend coordination with the Hawaii Department of Agriculture (HDOA) to incorporate the reclassification of agricultural zoned land and the redistribution of agricultural resources into the State's Agricultural Water Use and Development Plan (AWUDP). Please contact the HDOA for more information.
- ☐ 4. We recommend that water efficient fixtures be installed and water efficient practices implemented throughout the development to reduce the increased demand on the area's freshwater resources. Reducing the water usage of a home or building may earn credit towards Leadership in Energy and Environmental Design (LEED) certification. More information on LEED certification is available at <http://www.usgbc.org/leed>. A listing of fixtures certified by the EAP as having high water efficiency can be found at <http://www.epa.gov/watersense>.
- ☒ 5. We recommend the use of best management practices (BMP) for stormwater management to minimize the impact of the project to the existing area's hydrology while maintaining on-site infiltration and preventing polluted runoff from storm events. Stormwater management BMPs may earn credit toward LEED certification. More information on stormwater BMPs can be found at <http://planning.hawaii.gov/czm/initiatives/low-impact-development/>
- ☐ 6. We recommend the use of alternative water sources, wherever practicable.
- ☐ 7. We recommend participating in the Hawaii Green Business Program, that assists and recognizes businesses that strive to operate in an environmentally and socially responsible manner. The program description can be found online at <http://energy.hawaii.gov/green-business-program>.
- ☒ 8. We recommend adopting landscape irrigation conservation best management practices endorsed by the Landscape Industry Council of Hawaii. These practices can be found online at http://www.hawaiiscape.com/wp-content/uploads/2013/04/LICH_Irrigation_Conservation_BMPs.pdf.

- ☐ 9. There may be the potential for ground or surface water degradation/contamination and recommend that approvals for this project be conditioned upon a review by the State Department of Health and the developer's acceptance of any resulting requirements related to water quality.
- ☐ 10. The proposed water supply source for the project is located in a designated water management area, and a Water Use Permit is required prior to use of water. The Water Use Permit may be conditioned on the requirement to use dual line water supply systems for new industrial and commercial developments.
- ☐ 11. The Hawaii Water Plan is directed toward the achievement of the utilization of reclaimed water for uses other than drinking and for potable water needs in one hundred per cent of State and County facilities by December 31, 2045 (§174C-31(g)(6), Hawaii Revised Statutes). We strongly recommend that this project consider using reclaimed water for its non-potable water needs, such as irrigation. Reclaimed water may include, but is not limited to, recycled wastewater, gray water, and captured rainwater/stormwater. Please contact the Hawai'i Department of Health, Wastewater Branch, for more information on their reuse guidelines and the availability of reclaimed water in the project area.
- ☐ 12. A Well Construction Permit(s) is (are) are required before the commencement of any well construction work.
- ☐ 13. A Pump Installation Permit(s) is (are) required before ground water is developed as a source of supply for the project.
- ☐ 14. There is (are) well(s) located on or adjacent to this project. If wells are not planned to be used and will be affected by any new construction, they must be properly abandoned and sealed. A permit for well abandonment must be obtained.
- ☐ 15. Ground-water withdrawals from this project may affect streamflows, which may require an instream flow standard amendment.
- ☐ 16. A Stream Channel Alteration Permit(s) is (are) required before any alteration can be made to the bed and/or banks of a steam channel.
- ☐ 17. A Stream Diversion Works Permit(s) is (are) required before any stream diversion works is constructed or altered.
- ☐ 18. A Petition to Amend the Interim Instream Flow Standard is required for any new or expanded diversion(s) of surface water.
- ☐ 19. The planned source of water for this project has not been identified in this report. Therefore, we cannot determine what permits or petitions are required from our office, or whether there are potential impacts to water resources.
- ☐ OTHER:

If you have any questions, please contact Ryan Imata of the Groundwater Regulation Branch at (808) 587-0225 or Katie Roth of the Planning Branch (808) 587-0216.

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

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA



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

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

P.O. BOX 621
HONOLULU, HAWAII 96809

April 24, 2025

MEMORANDUM

FROM: ~~TO:~~

DLNR Agencies:

- ☐ Div. of Aquatic Resources
- ☐ Div. of Boating & Ocean Recreation
- ☒ **Engineering Division** (DLNR.ENGR@hawaii.gov)
- ☒ Div. of Forestry & Wildlife (rubyroza.t.terrago@hawaii.gov)
- ☐ Div. of State Parks
- ☒ Commission on Water Resource Management (DLNR.CWRM@hawaii.gov)
- ☐ Office of Conservation & Coastal Lands
- ☒ Land Division – O'ahu District (barry.w.cheung@hawaii.gov)
- ☐ Aha Moku Advisory Committee

TO: ~~FROM:~~

FOR Russell Y. Tsuji, Land Administrator

A handwritten signature in black ink, appearing to read "Jm 741".

SUBJECT:

Central O'ahu Public Infrastructure Map (PIM) Revision for a Park Symbol in the Royal Kunia Neighborhood - 2025/PIM-5(tb) 276827

LOCATION:

Royal Kunia, Island of O'ahu TMK: (1) 9-4-002: 064 (por.)

APPLICANT:

City and County of Honolulu Department of Planning and Permitting on behalf of Councilmember Matthew Weyer, Honolulu City Council

Transmitted for your review and comment is information on the above-referenced subject matter.

Please submit comments by **May 5, 2025**. If no response is received by this date, we will assume your agency has no comments. Should you have any questions about this request, please contact Dayna Vierra at dayna.k.vierra@hawaii.gov. Thank you.

BRIEF COMMENTS:

- () We have no objections.
- (✓) We have no comments.
- () We have no additional comments.
- () Comments are included/attached.

Signed:

A handwritten signature in black ink, appearing to read "Dina U. Lau".

Print Name:

Dina U. Lau, Acting Chief Engineer

Division:

Engineering Division

Date:

May 1, 2025

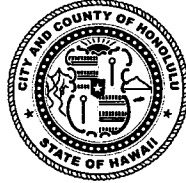
Attachments

**DEPARTMENT OF ENVIRONMENTAL SERVICES
KA 'OIHANA LAWELawe KAIĀPUNI
CITY AND COUNTY OF HONOLULU**

1000 ULU'ŌHI'A STREET, SUITE 308 • KAPOLEI, HAWAII 96707
PHONE: (808) 768-3486 • FAX: (808) 768-3487 • WEBSITE: honolulu.gov

2025 MAY -2 AM 10:44

RICK BLANGIARDI, P.E., PLANNING
MAYOR AND PERMITTING
CITY AND COUNTY OF HONOLULU



ROGER BABCOCK, JR., Ph.D., P.E.
DIRECTOR
PO'O

DANIEL BRIECK, P.E.
DEPUTY DIRECTOR
HOPE PO'O

MICHAEL O'KEEFE
SECOND DEPUTY DIRECTOR
KA LUA O KA HOPE PO'O

IN REPLY REFER TO:
PRO 25-024

May 2, 2025

MEMORANDUM

TO: Dawn Takeuchi Apuna, Director
Department of Planning and Permitting

FROM:  Roger Babcock, Jr., Ph.D., P.E.
Director

SUBJECT: Central O'ahu Public Infrastructure Map (PIM) Revision for a Park Symbol
in the Royal Kunia Neighborhood

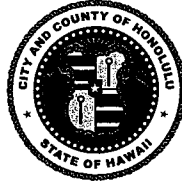
We have reviewed your memorandum dated April 15, 2025, reference no. 2025/PIM-5(tb) 2769827, and have no comments on the proposal.

Should you have any questions, please call Lisa Kimura, Civil Engineer, at (808) 768-3455.

**HONOLULU FIRE DEPARTMENT
KA 'OIHANA KINAI AHI O HONOLULU
CITY AND COUNTY OF HONOLULU**

636 SOUTH STREET • HONOLULU, HAWAII 96813
PHONE: (808) 723-7139 • FAX: (808) 723-7111 • WEBSITE: honolulu.gov

2025 MAY -2 AM 10:46
CITY & COUNTY OF HONOLULU
RICK BLANGIARDI
MAYOR
MEIA



SHELDON K. HAO
FIRE CHIEF
LUNA NUI KINAI AHI

JASON SAMALA
DEPUTY FIRE CHIEF
HOPE LUNA NUI KINAI AHI

May 1, 2025

TO: DAWN TAKEUCHI APUNA, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

ATTN: NOELLE COLE, BRANCH CHIEF
POLICY PLANNING, PLANNING DIVISION

FROM: SHELDON K. HAO, FIRE CHIEF

SUBJECT: CENTRAL O'AHU PUBLIC INFRASTRUCTURE MAP REVISION FOR
A PARK SYMBOL IN THE ROYAL KUNIA NEIGHBORHOOD
PROJECT FILE NUMBER 2025/PIM-5

In response to your memorandum dated April 15, 2025, regarding the abovementioned subject, the Honolulu Fire Department (HFD) reviewed the submitted information and requires that the following be complied with:

1. Fire apparatus access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 feet (46 meters) from fire apparatus access roads as measured by an approved route around the exterior of the building or facility. (National Fire Protection Association [NFPA] 1; 2021 Edition, Section 18.2.3.2.2).

A fire apparatus access road shall extend to within 50 feet (15 meters) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. (NFPA 1; 2021 Edition, Section 18.2.3.2.1.).

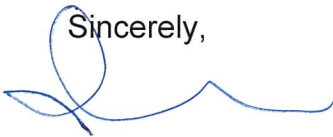
2. Fire apparatus access roads shall be in accordance with NFPA 1, 2021 Edition, Section 18.2.3.

Dawn Takeuchi Apuna, Director
Page 2
May 1, 2025

3. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings, or portions of buildings are hereafter constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1, 2021 Edition, Sections 18.3 and 18.4.
4. Civil drawings submitted to your department shall be routed to the HFD for review and approval.

The abovementioned provisions are required by the HFD and may necessitate that additional requirements be met as determined by other agencies.

Should you have questions, please contact Acting Battalion Chief Kaulana Kama of our Fire Prevention Bureau at 808-723-7152 or hfdfpb1@honolulu.gov.

Sincerely,

 SHELDON K. HAO
Fire Chief

SKH/MD:sk

Blair, Thomas G

From: Castillo, Carlos <carlos.castillo@hawaiianelectric.com>
Sent: Wednesday, April 16, 2025 2:55 PM
To: Blair, Thomas G; Cole, Noelle C
Cc: Liu, Rouen
Subject: Response to Request for Comment — 2025/PIM-5 Royal Kunia District Park
Attachments: 2025PIM-5 Royal Kunia Park (Due 5-7).pdf

CAUTION: Email received from an **EXTERNAL** sender. Please confirm the content is safe prior to opening attachments or links.

Dear Ms. Cole,

Thank you for the opportunity to review and comment on the proposed revision to the Central O'ahu Public Infrastructure Map (PIM), file number 2025/PIM-5, for the planned development of a new district park in the Royal Kunia neighborhood.

The proposed project site (Tax Map Key 9-4-002: 064 [por.]) is located in an area currently served by existing Hawaiian Electric infrastructure. At this time, Hawaiian Electric does not have any planned electrical infrastructure improvements specific to the proposed park site. However, depending on the final design and electrical needs of the park facilities, service may require coordination for potential system extensions or upgrades. We recommend early engagement during the design phase to assess service requirements and ensure appropriate planning for electrical infrastructure.

If electrical facilities are within the project area, Hawaiian Electric will need continued access to ensure safe and reliable operation, as well as to perform any required maintenance or emergency response.

We appreciate your efforts to keep us informed throughout the PIM amendment and planning process and respectfully request that we continue to be included as the project advances to ensure coordination on electrical service requirements.

Sincerely,
Carlos Castillo (WA3 – PTA)
Permits Planner
Hawaiian Electric Company
PO Box 2750
Honolulu, HI 96840-0001

Carlos Castillo
Permits Planner, T&D Engineering

C: 808.285.6284
Carlos.castillo@hawaiianelectric.com

Hawaiian Electric
PO Box 2750, Honolulu, HI 96840





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ATTACHMENT 3
COMMENTS FROM COMMUNITY
ORGANIZATIONS AND INDIVIDUALS
RECEIVED BY MAY 16, 2025

Blair, Thomas G

From: Blair, Thomas G
Sent: Monday, April 21, 2025 10:51 AM
To: 'Larry Dove'
Cc: Weyer, Matthew; admin@royalkuniacommunityassociation.org; Kanani Kaopua
Subject: RE: CENTRAL OAHU PROJECT FILE NUMBER 2025/PIM-5 REVISION FOR A PARK IN THE ROYAL KUNIA NEIGHBORHOOD

Dear Larry,

Thank you for writing in with your comments and concerns. This Public Infrastructure Map (PIM) process, and associated outreach, is the initial step that the City takes when it looks at the possibility to acquire lands for a specific purpose. The current proposal was put forth by Councilmember Matt Weyer as part of [Resolution 25-88](#). Perhaps their office, which you copied, can provide the rationale for the site selection. I am unsure of prior consultation that the Councilmember undertook or if they presented this to the neighborhood board. I will note that the HOA has been sent a notice of this proposal as well.

To my knowledge the Meadows is not asking for any exemptions as part of this proposal. This sale is only being done for a few of their condominium owners.

After the creation of the PIM symbol and the purchase of lands, then the City will enter into the design phase of the project. At that time access and circulation will be determined. The current proposal is a budgetary requirement that covers the purchase and construction of the park which could include access requirements. Since discussion on access usually comes during the planning phase (the phase between purchase and construction), and is not required under this PIM proposal, access has not yet been determined but will not require a separate process.

Discussions of facilities and uses will also occur after completion of this PIM and purchase of the property, during the planning phase. Fencing, security, and lighting would also be determined during the planning phase. During the planning phase the Department of Parks and Recreation will look into what the needs of the community are and how this park would differ from the community park owned and managed by your association, the Kupuohi Neighborhood Park you referenced, and the planned 18.9-acre park located mauka of Anoiki Street, 500 feet to the north of the proposed PIM symbol.

Thank you again for your comments. Your comments will be included as part of the Department of Planning and Permitting's review. If you have further questions or comments, please contact me or Councilmember Weyer's office.

Thomas Blair
(808)768-8030

From: Larry Dove <larrydove@hotmail.com>
Sent: Friday, April 18, 2025 7:28 PM
To: Blair, Thomas G <thomas.blair@honolulu.gov>
Cc: Weyer, Matthew <mweyer@honolulu.gov>; admin@royalkuniacommunityassociation.org; Kanani Kaopua <kananik@hawaiianprop.com>
Subject: CENTRAL OAHU PROJECT FILE NUMBER 2025/PIM-5 REVISION FOR A PARK IN THE ROYAL KUNIA NEIGHBORHOOD

CAUTION: Email received from an **EXTERNAL** sender. Please confirm the content is safe prior to opening attachments or links.

I have lived in Royal Kunia since September 1999. I'm writing concerning the letter, 2025/PIM-5(tb) 2769827 dated April 15, 2025, I received today from Noelle Cole, Branch Chief of the DPP, City and County of Honolulu concerning a proposed park in Royal Kunia.

Several questions/comments:

1. This is the first that I've heard of this proposal. Has our community association been involved in any discussions about this proposal?
2. We have a really large park now that is close to our community center. Our current park is near the area that "might" be developed in the future near the Royal Kunia Country Club (although the development has been delayed for many years). The proposed park is not remotely near the property that "might" be developed. Why was this new area chosen for the park?
3. The property that is being proposed for the new park is owned by The Meadows at Royal Kunia. This owner has for several years made many proposals about the use of this property after they bought it including building "ranch houses, senior citizen houses and other uses" and he sold many pieces of property in this same area to locals who now can't use the property they sold them due to county restrictions. Now they are trying to get rid of some of the property he owns by selling it to the County to use as a park. Are they asking to get any exemptions from the County to develop other parcels he owns in this location in exchange for selling this piece of property?
4. The proposed park is on the back side of a residential neighborhood with one street into the area with no parking. Will the owners of the homes in this area, want to have "residents" walking through their housing area to get to the new park? I don't think so! So, this means that instead of just buying this one piece of property, the County will have to buy additional property along Anoiki St to provide parking and access to the new park? Is this included in this proposal?
5. In our current community park, we have basketball and tennis courts, room for soccer and football practice, and children's playground. Additionally, down Kupuohi, we have a large park with a Frisbee course. What will this park include? Baseball field, soccer field, jogging track? It's called a district park: will there be a swimming pool?

I'm not against providing green space for our community. But I think this is not the best place to put a new district park.

v/r

Larry Dove

94-1109 Kaloli Loop

Waipahu, HI 96797

808-428-8788

Blair, Thomas G

From: ligeraldeg@hawaiiantel.net
Sent: Saturday, April 19, 2025 9:58 PM
To: Blair, Thomas G
Subject: Project File #2025/PIM-5

CAUTION: Email received from an **EXTERNAL** sender. Please confirm the content is safe prior to opening attachments or links.

Mr. Blair,

This is in response to your department's request for comments from property owners in the vicinity of Kapehu St., Waipahu, HI in regards to the city's proposed district park in Royal Kunia. Our property is very close to the proposed park and my wife and I are completely in agreement with the plan. We recommend though that the city increase the size of the land acquisition as the vacant land surrounding the proposed park is basically empty as owners are prohibited from building anything due to zoning restriction. The area is full of weeds and brush and we are always on alert for brush fires as the owners do not maintain their property. The owners do not regularly clean the area and our HOA have difficulty contacting the owners as there are so many of them. The owners purchased the property and subdivided it into small parcels thinking they can build homes and businesses but our association fought hard for the city to maintain the original zoning and not allow homes and buildings to be built.

We urge the city to proceed with this plan as soon as possible and as we recommended, increase the size of the park and convert this wasteland into a tree park with lots of greeneries where families can enjoy the outdoors under canopies of trees. Thank you.

Greg & Daisy Ligeralde
94-1059 Keahua Loop
Waipahu, HI 96797

Blair, Thomas G

From: David O'Neal <808daveoneal@gmail.com>
Sent: Sunday, April 20, 2025 8:03 AM
To: Blair, Thomas G
Subject: 2025/PIM-5

CAUTION: Email received from an **EXTERNAL** sender. Please confirm the content is safe prior to opening attachments or links.

I fully support this project, in fact the park should even be bigger. Condemn the land and keep it open space, perfect for a park.

David O'Neal
94-1038 Kaiamu Street
Waipahu, HI 96797

Blair, Thomas G

From: Blair, Thomas G
Sent: Monday, April 21, 2025 1:12 PM
To: 'Kathleen M. Rex'
Cc: Weyer, Matthew; reppierick@capitol.hawaii.gov; Benjamin Rex; Cole, Noelle C; Wong, Dina L
Subject: RE: 2025/PIM-5

Dear Mrs. Rex,

Thank you for your comments. I am sorry for the trouble that [Resolution 25-88](#) has caused and the Department of Planning and Permitting's (DPP) letter that used the language from Resolution 25-88. I am unsure why a Council resolution and would have specifically identify a property without first consulting with the owner and not just identify the parcel in question more broadly.

I see that the Councilmember's office was copied. Hopefully they can assist you in determining why your address was used for this proposal.

Your comments will be recorded for the DPP's report associated with the Council's proposed Public Infrastructure Map (PIM) amendment.

Thomas Blair
(808)768-8030

From: Kathleen M. Rex <kmr6710@aol.com>
Sent: Sunday, April 20, 2025 2:26 PM
To: Cole, Noelle C <noelle.cole@honolulu.gov>; Blair, Thomas G <thomas.blair@honolulu.gov>
Cc: Weyer, Matthew <mweyer@honolulu.gov>; reppierick@capitol.hawaii.gov; Benjamin Rex <trooprex@aol.com>
Subject: 2025/PIM-5

CAUTION: Email received from an **EXTERNAL** sender. Please confirm the content is safe prior to opening attachments or links.

Noelle and Thomas,

I'm writing about the proposed park here in the Meadows in Royal Kunia. We are firmly against this proposed park!

We are hearing from countless neighbors that they are so upset about this proposed park and the traffic, noise and illicit activity that we all know this will bring, that everyone is wanting to sell their homes and move. People bought here for the peace, seclusion and relative safety, and this proposed park will change all of that.

Also, why in the world was our address specifically listed?!? That was incredibly irresponsible to single us out, and we don't appreciate it! We already have enough trespassers on our property as it is, and you blasting out our address on this letter to the public will only bring more people onto our property wanting to see where the proposed park will be. Others said the same thing we thought, that the letter and map should have been sent without our address, which specifically targets us.

We were just getting ready to list our house for sale and move back to the mainland. This proposed park now further complicates an already complicated situation and something we have to disclose to any

potential buyers, which could significantly decrease our sales price. People who knew we were going to sell our house were upset and thought we possibly worked out some sweetheart deal with the city in which we sold our house, with our property being used as a thoroughfare for this proposed park. We didn't need this additional stress!

Kathleen M. Rex
94-1091 Kapehu Street
Waipahu, HI 96797

Blair, Thomas G

From: Blair, Thomas G
Sent: Monday, April 21, 2025 1:31 PM
To: 'KJ'
Subject: RE: 2025/PIM-5

Dear Mr. Kuranishi,

Thank you for writing in regarding the proposed Public Infrastructure Map (PIM) amendment. Your comments will be recorded as part of the Department of Planning and Permitting's review of this proposal, Resolution 25-88.

This proposal is still in an early stage of review. Planning and design will come at a later stage, after lands are acquired. At this time I do not have an answer for you regarding ingress and egress, construction methods, or size. Prior to construction of a park, there will need to be an Environmental Assessment (EA) prepared. That document will address some of the potential impacts and mitigative actions that will be taken, as well as involve another round of public input.

The project is currently proposed for the vacant lands that are zoned P-2 Preservation. No single-family lots are being proposed.

I am unaware of any public outreach that has occur prior to this request for comments. This proposal came from Councilmember Matt Weyer. No presentation was made to the neighborhood board, as would typically be done if the proposal came from a department agency. Councilmember Weyer's office is in the process of trying to schedule a meeting with the home owners association, though no date has been set for that.

Let me know if you have any further questions.

Thomas Blair
(808)768-8030

-----Original Message-----

From: KJ <kjstoy@hawaii.rr.com>
Sent: Sunday, April 20, 2025 5:58 PM
To: Blair, Thomas G <thomas.blair@honolulu.gov>
Subject: 2025/PIM-5

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Aloha Mr. Blair. In response to the letter received regarding questions for a park in Royal Kunia.

- 1) Where would the ingress and egress be located?
- 2) Under description of Project, it states that adjacent properties to the park will be a single family residential subdivision? If yes , on P-2 land?
- 3) As I live down wind of the project, I know dust screens will be in place, but will the homes downwind have any sort of cleaning done after the excavation and grading be completed?
- 4) Will there be a public meeting with more information for the involved residents?

Thank You Very Much
Eric Kuranishi

94-1041 Kapehu St
Sent from my iPhone

Blair, Thomas G

From: Blair, Thomas G
Sent: Monday, April 21, 2025 8:17 AM
To: 'A. M. Tanji'
Subject: RE: Royal Kunia District Park 2025/PIM-5

Dear Alexander,

Thank you for writing in. There is no specific timeline for this park other than budgetary benchmarks. This is the initial step that the City takes when it looks at the possibility to acquire lands for a specific purpose.

If a Public Infrastructure Map (PIM) park symbol is created, the City can pursue purchase of these lands. Currently, the City is unsure of the size of the property it is purchasing. After purchasing the property, the city will enter into the design phase. It is at that time that access and size and types of facilities will be decided. Then the final step would be construction.

This purchase was not proposed by the Dept. of Parks and Recreation, who usually plan and design city parks, so their department has not offered assistance in determining what facilities would be provided at the park. The proposal comes from Councilmember Matt Weyer. I am unsure if he has plans for what facilities will be provided.

This proposal is still in its preliminary stage. Plans and details will emerge if the project continues when the PIM proposal, [Resolution 25-88](#), is heard at City Council Committee on May 29th.

Thomas Blair

From: A. M. Tanji <amtanji@gmail.com>
Sent: Friday, April 18, 2025 12:24 PM
To: Blair, Thomas G <thomas.blair@honolulu.gov>
Subject: Royal Kunia District Park 2025/PIM-5

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Hello Mr. Blair,

I received your letter today regarding the city park proposed for Royal Kunia. I have a few questions:

- * How would the public access this park?
- * Will it be so big that there is a parking lot?
- * What kind of amenities are expected to be found in this park? (i.e. ball field, water fountains, restrooms, etc.)
- * Is there an approximate timeline for this to be completed?

Thank you for your time,
Alexander Tanji

Blair, Thomas G

From: Lisa Zick-Mariteragi <eaturu@icloud.com>
Sent: Tuesday, April 22, 2025 8:39 AM
To: Blair, Thomas G
Subject: Re: Proposed PIM revision for park symbol in the Royal Kunia Neighborhood

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Aloha Thomas,

Had I known my message would be recorded and preserved... I might have afforded a more scholarly effort! Thank you for your detailed response here. I'll pay more attention, moving forward, to the plans/meetings etc. that you've mentioned.

In the past, when ideas had been launched by previous owners of that parcel, there was a huge outcry by, I assume, perimeter owners (like myself). I didn't have a problem with the idea of a cemetery back there: Gated and quiet community, daughter wouldn't have to throw my ashes far when the time came. I even welcomed the idea of the large garden one owner planned but homeowners protested even that. I suspect a park will be a more acceptable proposal. There may be homeless folks living in that patch of land... I know there are some by the Kunia and Anonui roads and there are some in the area nearer to Walmart. Over the years, I and my neighbor have weed-wacked the shrubbery out back to minimize fire risk.

Enough history, looking forward to your plans.

Mahalo,

Lisa

> On Apr 22, 2025, at 7:20 AM, Blair, Thomas G <thomas.blair@honolulu.gov> wrote:

>

> Aloha Liz,

>

> Thank you for writing in regarding the proposed Public Infrastructure Map (2025/PIM-5) amendment. Your comments will be recorded as part of the Department of Planning and Permitting's review of this proposal, Resolution 25-88 (<https://hnlidoc.ehawaii.gov/hnlidoc/measure/3279>). The meeting on that measure is tentatively scheduled for May 29th.

>

> This proposal is still in an early stage of review. Planning and design will come at a later stage, after lands are acquired. Discussions on security would occur at this time. Currently the proposal is vague on size, but the acquisition is currently capped around 30 acres, which is only a portion of the 132-acre parcel. Prior to construction of a park, following this PIM process and acquisition, there will need to be an Environmental Assessment (EA) prepared. That document will address some of the potential impacts and mitigative actions that will be taken, as well as involve another round of public input.

>

> Councilmember Weyer has not yet presented his plans to the neighborhood board, but I have been told that he is reaching out to the community association to host a public meeting and discuss the proposal. No date has been set for that.

>

> If you have further questions or comments, please contact me or Councilmember Weyer's office.

>

> Thomas Blair

> (808)768-8030

>

>

> -----Original Message-----

> From: Lisa Zick-Mariteragi <eaturu@icloud.com>

> Sent: Monday, April 21, 2025 6:00 PM

> To: Blair, Thomas G <thomas.blair@honolulu.gov>

> Subject: Proposed PIM revision for park symbol in the Royal Kunia Neighborhood

>

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>

>

> Aloha Thomas,

>

> I am writing to gather more information regarding this proposed park adjacent to my back yard. I'm wondering if there are design/plans already created for this park that homeowners could view. What type of park it will be (like the Patsy Mink park in Waipio area or the park where our R.K. Community Association? Will there be fencing separating the park from the nearby homes? Will there be security? (I've been robbed 3x since moving here in 2001, all entries were made through the back entrance on the proposed golf course side, one while my young daughter and I were sleeping at home). Will the park expand to border all the homes bordering the previously proposed "golf course"? Will there be buildings that could block views?

>

> I suspect a park like either of the ones mentioned above would be an improvement to what is there now or what has been proposed in the past (cemetery, low income housing etc.) and a park would come as close to the proposed golf course as one could probably imagine.

>

> Will there be any meetings with plans/visuals that the community here could attend, just to get a better idea of what Matthew Weyer and the planning commission has in mind?

>

> Thanks for any response.

>

> Lisa Zick-Mariteragi

Blair, Thomas G

From: Don Thigpen <dthigpen49@gmail.com>
Sent: Tuesday, April 29, 2025 2:31 PM
To: Blair, Thomas G
Subject: CENTRAL O'AHU IN THE ROYAL KUNIA NEIGHBORHOOD

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I am against the purposed park. The Royal Kunia Community already has a great park, open to RKC homeowners, next to the Community Center.

Regards,
Donald Thigpen
94-1088 Kapehu St.
Waipahu, HI 06797
808-295-7043

Blair, Thomas G

From: Jo Nakashima <jnakashima@live.com>
Sent: Monday, April 28, 2025 5:29 PM
To: thomas.blaire@honolulu.gov; noelle.cole@honolulu.gov; Department of Planning and Permitting; Gallagher, Bryan; Malepeai, Regina
Subject: Proposed district park in Royal Kunia

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This is in response to the proposed central Oahu public infrastructure map (PIM) revision for a park symbol in the Royal Kunia neighborhood, project file number 2025/PIM-5.

As a Royal Kunia resident, I received the notice dated April 15, 2025.

To be very clear, Royal Kunia is NOT in need of a district park. In fact, we have THREE parks already in the area all in very close vicinity. As the homeowners and residents of Royal Kunia we are very aware of the plot to make this change on behalf of the Meadows so that a road will be built to the supposed park which they will use to access their individual parcels. In the absence of a valid need for a park, we can't help but question the true motivation of DPP entertaining such a proposal and rushing a decision on such a matter without openly discussing with the community.

This is not acceptable.

Nicholas and Jo Nakashima

Blair, Thomas G

From: Daniel Liu <liud002@icloud.com>
Sent: Thursday, May 1, 2025 8:23 PM
To: Blair, Thomas G
Cc: Daniel; Royal Kunia Community Association
Subject: Royal Kunia Neighborhood Park

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Dear Mr. Blair,

While it seems like a good idea to build more parks, I am concerned about attracting homeless people. We currently have nowhere for them to congregate, so we do not have a homeless problem.

Planting a public park WILL attract homeless people. The location is very close to homes. I fear the homeless may encroach on people's homes, possibly breaking in and steal.

Given these concerns, I am opposed to putting a park in the proposed location.

Daniel Liu
808-499-8964
Danielin808@gmail.com

Sent from my iPhone

Blair, Thomas G

From: Rodney Row <rodney.row@gmail.com>
Sent: Tuesday, May 6, 2025 2:00 PM
To: Blair, Thomas G
Subject: Central O'ahu PIM Revision for a Park Symbol in Royal Kunia, 2025/PIM-5

CAUTION: Email received from an **EXTERNAL** sender. Please confirm the content is safe prior to opening attachments or links.

Dear Sir,

I am writing to provide comments in response to a Department of Planning and Permitting memorandum with the subject line, *Central O'ahu Public Infrastructure Map (PIM) Revision for a Park Symbol in the Royal Kunia*, dated April 15, 2025. The addition of a "P" PIM symbol would allow for the appropriation of public funds for the acquisition of land and construction of a public park in the vicinity of 94-1091 Kapehu Street. The project file number for this proposal is 2025/PIM-5.

1. I oppose any change that would allow, or could lead to, a change in the Preservation P2 zoning classification of any portion of the now vacant land bounded by the Royal Kunia subdivisions, Royal Kunia Community Association, Anoiki Street, and Anonui Street. I am unfamiliar with the implications of adding the "P" symbol, so perhaps my concern is unfounded. However, over the past 20 years, subsequent owners of this property have floated various schemes with carrots (such as public housing) and sticks (such as threats to make it into a cemetery) in efforts to entice or induce the City and County of Honolulu and Royal Kunia residents to change the zoning and allow for residential construction. I fear that this is simply another such scheme. More generally, I fear that is a scheme by the current owners, or a subset thereof, to exploit the regulatory process so as to sell this parcel, purchased at Preservation P2 prices, for a windfall profit.

2. I am not convinced that a park of the size, and at the location indicated on the map, is required. Residents of Royal Kunia already have access to the Royal Kunia Community Association on the corner and Anonui and Anoiki. This park-like facility, about the same size as the proposed park, has basketball and tennis courts, a small playground, and areas that are regularly used for birthdays, graduations, soccer, and other events and activities. Therefore, the proposed park is likely to be of little utility to Royal Kunia residents. It is also likely to be of little utility to the general public, given its location and the fact that there is no public parking other than the already crowded Kapehu Street and the relatively, heavily trafficked Anoiki Street.

The proposed park location is particularly problematic as there is no public access from Kapehu Street or Kunia Loop. From the map, it may appear that there is access from Kapehu Street. However, the lanes that terminate on the vacant land designated for the park are private driveways belonging to flag lot owners. Therefore, the construction of a park in the vicinity of 94-1091 Kapehu Street also requires the purchase of homes on Kapehu Street, or some portion of the land between the proposed park location and Anoiki Street.

3. A final concern is the ownership structure of The Meadows at Royal Kunia (Condo Master). My understanding is that The Meadows at Royal Kunia is organized into 10 – 12 condominiums, each with 10 – 12 owners (kind of like a condominium apartment complex with 10 – 12 buildings with 10 – 12 apartments in each building). It is also my understanding that the Condo Master collects fees from the condo owners for maintenance of the property. Even if my understanding of the ownership structure is not correct, there is a complexity here that warrants further research and evaluation.

In closing, thank you for informing me and providing the opportunity to comment on this proposal.

Sincerely,

Rodney R. Row
94-1051 Keahua Loop
Waipahu, HI 96797
(808) 372-2154
rodney.row@gmail.com

Blair, Thomas G

From: Richard Wight <wighthouse@reagan.com>
Sent: Wednesday, May 7, 2025 8:45 AM
To: Blair, Thomas G
Cc: Oahudata@gmail.com
Subject: Fwd: CENTRAL OAHU PROJECT FILE NUMBER 2025/PIM-5 REVISION FOR A PARK IN THE ROYAL KUNIA NEIGHBORHOOD

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To All Concerned.

My wife and I have lived in Royal Kunia since September 1999.

Formerly our two sons lived here until they departed moved to the US mainland.

We have not heard anything about this proposal prior to receiving the letter from Noelle Cole.

We are adamantly opposed to this proposal and know of no one else in our community area who supports this proposal.

It sounds like the dirty deal that was foisted upon us when the area for the second proposed golf course was sold into parcels that so far have been left dormant due to restrictions.

Please do not allow this proposal to be approved.

Thank you.

Richard Wight
94-1103 Kaloli Loop
Waipahu, HI 96797
808-271-3139

PSC 451 Box 87

FPO AP 96346

6 May 2025

Department of Planning and Permitting

City and County of Honolulu

650 South King Street, 7th Floor

Honolulu, HI 96813

Dear DPP,

Thanks for sending me the memo entitled Central O'ahu Public Infrastructure Map (PIM) Revision for a Park Symbol in the Royal Kunia Neighborhood dated 15 April 2025, numbered 2025/PIM-5. I was made aware of this by friends in Royal Kunia on 20 April, and received my actual letter in the mail around the 25th of April. I live in Japan, as I'm serving the US Navy here in Yokosuka, but I own a home very close to 94-1091 Kapehu Street, where this PIM says this park is to be sited. My home is 94-1115 Kapehu, which is literally 3 houses away from this site.

We purchased our Kapehu Street home in October of 2008 and have owned it since. In 2008, that land immediately South of Kapehu Street was originally intended to be a golf course, as it had since Castle and Crook built these homes in 2001. But a golf course was never created, and nobody made Castle and Crook comply with the plan for that to be, so they never did. But they did sell that large lot to a group of Iranian Brothers in Las Vegas named 3D Investments. When we purchased our home in 2008, using the VA, we had to have a lot survey. Imagine my surprise when I found out that the property line of our back yard literally cut right through the middle of what we considered "our yard" and more than half of the back yard of my house was actually not mine, but belonged to 3D Investments! Thanks a lot, Castle and Crook, for making a property boundary in such a nonsensical way! Around 2010, I wrote to 3D Investments and asked them if they would sell a portion of their large lot, specifically a slice along the top that bordered all the houses on the South side of Kapehu Street. I had already queried most of the property owners along Kapehu Street, and had received favorable responses from many of the owners that they would be willing to buy into an LLC that purchased this lot from 3D Investments. 3D Investments agreed that they would be willing to sell a portion of the lot, upon a survey and the creation of a single entity to deal with. So I then asked the City and County (DPP, to be exact), if we could do this, and I was told that there was no need to do this, as any changes that were proposed to occur to this lot would be advertised (just like this park change)

and that we, the property owners, would have adequate chance to voice our concerns and shut down any proposed changes that we disagreed with. While I seriously doubted this would happen, I had recently retired and was looking for work in Japan, so (reluctantly) I didn't pursue it any longer, but now realized I absolutely should have, because of what occurred next with the nightmare that is now "The Meadows". Somehow, unbeknownst to practically EVERYONE on Kapehu Street, a group of people (I won't describe what I think of them) surreptitiously advertised "condominium lots" to their many friends of a particular cultural persuasion and through pooled resources in "LLCs" much like the mess up in the Kunia Loa Ridge Farms (in which I own an acre, and regret), but they overlooked the key points – that there was only ONE TMK, and NO entrance into the entire lot except for the very bottom of the lot, and NO WATER, and NO UTILITIES. This sale was NEVER advertised, and we, the people who own the land bordering the "MEADOWS" were never given any chance for comment on any proposed zoning change from P2 Preserve to "condominium lots", despite the fact that we were promised that if anything happened to this property, we'd get a chance to comment. That never happened. (Apparently it's still zoned P2, but now has that horrid "condo master" attached to it.) How I WISH Royal Kunia Community Association had paid whatever 3D Investments wanted for that entire lot, and how I wish I'd pursued my plan to establish an LLC and purchase the upper portion of that lot adjacent to the Kapehu Street properties. But RKCC didn't buy it, and I was not able to buy the slice I wanted, either.

So, here we are 15 years later, and we have a profound mess on our hands with this 132-acre lot behind our house. Some part of the buyers of this entire lot (I don't know who they are) own half of my backyard and I have no way of controlling what they do. However, from what I can see on the Honolulu Planning & Permitting HOLis site, the 132-acre lot still has only one TMK, and does not appear to be subdivided into lots, even though I believe that it was broken up into lots of 10-12 acres each. So, I don't understand how this works, nor do I understand how this was even permitted in the first place. But I know it's a huge mess.

So, getting back to this proposed park – just who exactly is the city proposing to purchase this land from? My overarching concern is that I'd really like to be able to purchase the land behind my house that is my current back yard, and I'd like to purchase about 100-150 feet into the Meadows lot along my entire property line. And I'm pretty sure my neighbors would like to do that also. We also don't want anything being erected that will affect the view we currently have. Right now, the Haole Koa trees that are growing back there uncontrolled are a fire hazard, but they stay low enough that they don't create a problem. But if someone was to erect a structure or something in our field of view that blocked our view of the ocean, that would be a big problem.

Is the park in the proposed location map drawn to scale? If it is, the park boundary will literally be through my house and swallow my entire back yard (which of course you can't do). So I would like to see a better proposed property line, and as I mentioned earlier, I'd like to be able to buy the rest of my back yard from whoever currently owns it.

What is going to be in this park? Where will the access be? What utilities will be provided or have to be provided, and where will they come from? Will this be part of the Royal Kunia Community? What role do the current owners of whatever "The Meadows at Royal Kunia" have in this?

It seems to me that this park may be a way to alleviate the poor decision that more than a few greedy people made when they bought into this sham called "the Meadows at Royal Kunia" and offer them a way to get well after losing their money to whoever conned them into buying here. If that's the case, I wouldn't be paying anywhere near \$4 Million for 10-30 acres – you should be paying that for 40 acres at a generous \$100K per acre (which it isn't worth for P2 land). So I have some concerns over the real purpose of this "park" and if it's a way of bailing out these people who bought land in "the Meadows", how is that going to be equitable for the people who also bought on the other side of the tract but are not going to be finding a rich buyer like the City and County who will bail them out also?

I'm also concerned that a park in Royal Kunia will have zero Police presence or enforcement. We get precious little now, as it is. Royal Kunia is still not part of the City and County of Honolulu, since our friends at Castle and Crook have never completed the process of turning over the roads and infrastructure to the city, so even though there are many Honolulu Police that live in Royal Kunia, there's not a regular Police presence there without us asking for them to be there. So a vacant, unpatrolled parking lot (where?) is going to be another problem area for us, and that's the last thing I want behind my house where right now, I have literally nothing to worry about coming from there into my back yard.

Last, this letter states that within close proximity of the proposed park site is FS 043, a "Royal Kunia Fire Station". There is no "Royal Kunia Fire Station" – one doesn't exist. But Fire Station 43 is in EAST KAPOLEI, which is over 4 miles away as the crow flies, and closer to 6 miles when driving. So that's a bit misleading. Make no mistake, if there's an emergency in this park, it will take emergency crews a good while to get there.

In summary, our two overarching concerns is that first, we'd like to actually own our back yards, instead of "the Meadows" or a park literally taking half our back yards from us, and second, we don't want anything to take our view. If a park was to replace the haole koa with watered green grass and nothing else, that would be fine. But we don't want people throwing trash, leaving messes, having parking lots with drunks and drug deals and criminals in them, and having large

parties with noise and drunk people at all hours in our back yards – that’s simply not acceptable and we’ll fight that every step of the way if that’s the direction this is going.

I can be reached at salvor@reagan.com or 808-491-8314.

Aloha,

Stephen Reimers, owner 94-1115 Kapehu Street

Blair, Thomas G

From: BRENT BONNELL <btbhale@gmail.com>
Sent: Wednesday, May 7, 2025 11:08 AM
To: Blair, Thomas G
Subject: Against proposed park for project file number 2025/PIM-

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Aloha Mr Thomas Blair,

I would like to comment that I am against the proposed park under project file number 2025/PIM-5. With the new development going in above Anoiki and a proposed park above that street, it makes no financial sense to purchase and build an additional park. Area is under the Royal Kunia Association and has a dedicated private park that is maintained by the association saving the taxpayers money. The money should be used instead to help maintain existing parks in the area of Royal Kunia and Village Park. The future park above Anoiki will serve the additional future housing families. It makes no sense to have 2 separate parks basically across the street from each other.

Please include me as against this proposed project.

Mahalo for your time and consideration

--

Brent Bonnell

btbhale@gmail.com

Blair, Thomas G

From: kjk@hawaii.rr.com
Sent: Wednesday, May 7, 2025 3:57 PM
To: Blair, Thomas G
Subject: project number 2025/PIM-5

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Mr. Blair,

I am against project number 2025/PIM-5. Please do not revise the PIM for a park in Royal Kuia. We do not need or want another park in our community.

I understand it is well before the planning stage, but there is no place for access, parking or infrastructure for a park near the future designated park. It seems to me that the current land owners of the proposed park are regretting a poor decision to purchase and are trying “anything” to “get rid of” it.

I am against the proposal.

Thank you,
TMK: 9-4-167: 050
K Y Kuroda
94-230 Kihikihi Pl.
Waipahu HI 96797

Benjamin Rex
94-1091 Kapehu St
Waipahu, HI 96797

For:
Department of Planning and Permitting
City and County of Honolulu
and
Councilman Matthew Weyer
and
Office of the City Clerk, City and County of Honolulu

RE: Resident Testimony for **Resolution 24-88**, and DPP Feedback for **2025/PIM-5**,
Central O'ahu Public Infrastructure Map (PIM) Revision for a Park Symbol in the Royal
Kunia Neighborhood dated 15 April 2025

I will first begin by clearly stating that I am **very strongly opposed** to this proposal for many reasons. To start with, Waipahu already has a District Park within a 12-minute drive from Royal Kunia, and that park has more facilities than most of the other district parks (e.g. a gymnasium). Kapolei is where a new park should go since it does not have a district park yet and it is expanding significantly more than Waipahu.

No other town has two district parks, so spending millions of dollars in taxpayer money for a park that no one is asking for, and is not needed, is fiscally irresponsible and very suspicious. Residents of Royal Kunia and Village Park already have good private parks, and the vast majority of us bought in this area specifically to be off the beaten path where it is quieter, safer, and where we have more privacy. Bringing a park to our neighborhood is the exact opposite of what most of us want.

As a rim lot that would border this new park, I am also very much aware that my property value is likely to plummet if a park is built next to my home. All one has to do is go on Zillow to see that the homes immediately next to any public area are worth much less than the homes a few blocks away, and that's because no one wants to have a noisy park in their back yard. Parks also bring many illegal and unwanted activities to their neighborhoods, both day and night, as well as bright lights, heavier traffic, screaming children, and loud vehicles.

In addition to that, my wife and I, and our home's property value, currently benefit from a nice view over Pearl Harbor and the Ewa plain. **This is a view that we paid for!** A park will most assuredly have many tall fences, buildings, and street lights that will completely ruin any view from my property. So without a doubt, the additional noise, reduced safety, and turning our beautiful view into an ugly eyesore both day and night, will reduce the resale value of our home by probably \$100,000 or even more.

In closing I would also mention how unimaginably angry I am that Councilman Weyer and DPP both used my home address, without my permission, in the proposal and the letter that was mailed out to everyone in my neighborhood. Why anyone with any sense would think it is OK to draw significant public attention to another person's home address is beyond me. Your letter provided a clearly identifiable map with a very

obvious box that marked the general location, so listing my address on this letter served no valid purpose whatsoever, but it has caused us significant distress.

We already struggle with trespassers who think it's OK to stroll 100' up my long private driveway in order to check out the view of the harbor, but now everyone in the neighborhood is going to be navigating to my address and using my private property to check out where this new park may be located.

In case I need to spell it out for you, that creates a **SIGNIFICANT LIABILITY** for my wife and I. All it takes is for one of these many trespassers to trip and break their ankle, and then my homeowner's insurance will be getting sued for their medical bills. Councilman Weyer and DPP have placed my wife and I in a state of constant fear and anxiety that this will happen, or that we ask one of these people to leave our property and they get violent against us or our property. Everyone should have known better.

Sincerely,

Benjamin B. Rex

Blair, Thomas G

From: BENJAMIN REX <trooprex@aol.com>
Sent: Friday, April 18, 2025 12:50 PM
To: Blair, Thomas G
Cc: Kathy Rex
Subject: Request for information: 2025/PIM-5 (PIM Revision to add park in Royal Kunia)

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Aloha Mr. Blair,

In the mail today I received a notice from your office about adding the PIM Park symbol to the parcel of land behind my home here in Royal Kunia. The parcel in question is known as The Meadows, and has been a topic of discussion and consternation within our community for 23 years. The placement of a park in the immediate vicinity of my house could negatively affect the value of my property, so I have a lot of specific questions.

Please provide more information and specific details about the park that is being considered for this area, including the list of topics/questions below. I am not an officer for my HOA, but I intend to share your response with our board and residents at the next monthly HOA meeting. If you have plans or existing documents that answer any of these questions feel free to attach them to your response. My contact info is below, but I would like you to respond via email since it is faster and easier to share.

Mahalo in advance for your timely response.

Ben
Benjamin Rex
94-1091 Kapehu St
Waipahu, HI 96797
(803)260-5937

1. More specific boundaries of the park (the map I received shows the boundary box crossing over the majority of my lot).
2. What type of park and facilities are planned (e.g. is it a public park or private park, restrooms, playground equipment, basketball courts, pavilions, parking lots, etc.)
3. Will this facility be enclosed by a security fence of any kind, especially where it borders private residences?
4. Location of any access roads or walkways. The location indicated on the map is not near a road or access route.
5. Location of any retaining walls that may be required along the perimeter where the park meets private residences (such as mine).
6. Has this land already been purchased by Honolulu or is this park being constructed by the existing owners or other non-government entity?
7. Setback distance from private residences (like mine) to any equipment or facilities that are known to be noisy (e.g. basketball or tennis courts, playground equipment, picnic pavilions, etc.)

Blair, Thomas G

From: BENJAMIN REX <trooprex@aol.com>
Sent: Thursday, May 8, 2025 12:41 PM
To: Blair, Thomas G; Weyer, Matthew
Cc: Kathy Rex; Cole, Noelle C; Wong, Dina L
Subject: Re: 2025/PIM-5

CAUTION: Email received from an **EXTERNAL** sender. Please confirm the content is safe prior to opening attachments or links.

Mahalo Mr. Blair.

Ms Cole and Councilman Weyer,
Please consider this email as my official request for DPP and the City Council to strike my home address, 94-1091 Kapehu Street, from any and all documents and correspondence relating to 2025/PIM-5 and Resolution 25-88. It is also my formal request that you withdraw and cancel Resolution 25-88.

I fear that the damage has already been done to the value of my home and property though. A few months ago we decided to move back stateside to be nearer to our children and grandchildren, and have been preparing our home for listing in the next few months. Now we are forced to provide a Disclosure Report to potential buyers informing them of a possible future park that will significantly reduce the scenic view, safety and privacy of this property. Those are some of the biggest selling points of our home, and we may lose all of that before the park is even built. This will stop many potential buyers from considering our home, and those who do consider it will probably offer a lot less than before the plans for this park.

If this resolution continues to move forward, the plans for the park continues, and the subsequent appraisal and sale of my home shows a loss in value, I will seek council to discuss filing legal action against the City and County of Honolulu to compensate us for the financial loss, and the significant anxiety and duress, that was caused by the unauthorized use and public advertising of my address and property. Kathleen and I are both very private people who purchased this property due to its privacy and secluded location. Since seeing our address on the letter and in Resolution 25-88, we have felt violated and exposed.

Benjamin B. Rex
94-1091 Kapehu St
Waipahu, HI 96797

On May 8, 2025, at 7:39 AM, Blair, Thomas G <thomas.blair@honolulu.gov> wrote:

Mr. Rex,

Thank you for your additional comments. Both your original comments and this addition will be recorded in DPP's report.

Thomas Blair

From: BENJAMIN REX <trooprex@aol.com>
Sent: Wednesday, May 7, 2025 8:57 PM

To: Blair, Thomas G <thomas.blair@honolulu.gov>; Weyer, Matthew <mweyer@honolulu.gov>
Cc: Kathy Rex <kmr6710@aol.com>; Cole, Noelle C <noelle.cole@honolulu.gov>; Wong, Dina L <dwong6@honolulu.gov>
Subject: Re: 2025/PIM-5

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Mr. Blair,
Please see attached for my final feedback regarding the subject, 2025/PIM-5. Please include this in your DPP summary of resident feedback.

Councilman Weyer,
I tried to upload my testimony for Resolution 25-88, but the site did not find any meetings scheduled for this proposal. Please include my testimony in with your files, but also let me know once there is a meeting scheduled so that I can upload my testimony directly also.

Mahalo,
Benjamin Rex
(803)260-5937

On Apr 21, 2025, at 1:11 PM, Blair, Thomas G <thomas.blair@honolulu.gov> wrote:

Dear Mrs. Rex,

Thank you for your comments. I am sorry for the trouble that Resolution 25-88 has caused and the Department of Planning and Permitting's (DPP) letter that used the language from Resolution 25-88. I am unsure why a Council resolution and would have specifically identify a property without first consulting with the owner and not just identify the parcel in question more broadly.

I see that the Councilmember's office was copied. Hopefully they can assist you in determining why your address was used for this proposal.

Your comments will be recorded for the DPP's report associated with the Council's proposed Public Infrastructure Map (PIM) amendment.

Thomas Blair
(808)768-8030

From: Kathleen M. Rex <kmr6710@aol.com>
Sent: Sunday, April 20, 2025 2:26 PM
To: Cole, Noelle C <noelle.cole@honolulu.gov>; Blair, Thomas G <thomas.blair@honolulu.gov>
Cc: Weyer, Matthew <mweyer@honolulu.gov>; reppierick@capitol.hawaii.gov;

Benjamin Rex <trooprex@aol.com>

Subject: 2025/PIM-5

CAUTION: Email received from an **EXTERNAL** sender. Please confirm the content is safe prior to opening attachments or links.

Noelle and Thomas,

I'm writing about the proposed park here in the Meadows in Royal Kunia. We are firmly against this proposed park!

We are hearing from countless neighbors that they are so upset about this proposed park and the traffic, noise and illicit activity that we all know this will bring, that everyone is wanting to sell their homes and move. People bought here for the peace, seclusion and relative safety, and this proposed park will change all of that.

Also, why in the world was our address specifically listed?!? That was incredibly irresponsible to single us out, and we don't appreciate it! We already have enough trespassers on our property as it is, and you blasting out our address on this letter to the public will only bring more people onto our property wanting to see where the proposed park will be. Others said the same thing we thought, that the letter and map should have been sent without our address, which specifically targets us.

We were just getting ready to list our house for sale and move back to the mainland. This proposed park now further complicates an already complicated situation and something we have to disclose to any potential buyers, which could significantly decrease our sales price. People who knew we were going to sell our house were upset and thought we possibly worked out some sweetheart deal with the city in which we sold our house, with our property being used as a thoroughfare for this proposed park. We didn't need this additional stress!

Kathleen M. Rex
94-1091 Kapehu Street
Waipahu, HI 96797

Blair, Thomas G

From: Rob Shapiro <rob@wyndryder.com>
Sent: Wednesday, May 14, 2025 1:27 AM
To: Blair, Thomas G
Subject: Re: Letter concerning Preserve in Royal Kunia

CAUTION: Email received from an EXTERNAL sender. Please confirm the content is safe prior to opening attachments or links.

Aloha Mr. Blair,

Thank you for sharing the letter. Our neighbor more fully explained to us what is going on and the history.

For the record, we oppose this in its entirety!

Rob Shapiro

On 4/24/2025 3:35 PM, Blair, Thomas G wrote:

> Dear Mr. Shapiro,

>

> Attached is the letter you requested for 2025/PIM-5. If you have questions or comments regarding the proposal, please let me know.

>

> Thomas Blair

> (808)768-8030

>

>

> -----Original Message-----

> From: Rob Shapiro <rob@wyndryder.com>

> Sent: Thursday, April 24, 2025 3:32 PM

> To: Blair, Thomas G <thomas.blair@honolulu.gov>

> Subject: Letter concerning Preserve in Royal Kunia

>

> CAUTION: Email received from an EXTERNAL sender. Please confirm the content is safe prior to opening attachments or links.

>

>

> Aloha Mr. Blair,

>

> We are new home owner's at Royal Kunia, having purchased the home at

> 94-1055 Kaloli Loop in Waipahu a few months ago. Our next door neighbor asked if we had read the flyer or letter that appeared in everyone's mail box, although not our mail box.

>

> May I ask you to send me a copy of the letter or flyer concerning the Preserve? The Admin at RKCA gave me your contact details.

>

> Many thanks in advance,

>

> Rob Shapiro

>

Blair, Thomas G

From: Grant and Tracie Yasui-Matsuo <grantandtracie702@gmail.com>
Sent: Wednesday, May 14, 2025 10:07 AM
To: Blair, Thomas G
Cc: Weyer, Matthew
Subject: Royal Kunia - Project File #2020/PIM-5 - Oppose Park Location

CAUTION: Email received from an **EXTERNAL** sender. Please confirm the content is safe prior to opening attachments or links.

Hi Mr. Blair,

I oppose the placement of the park in the proposed location. That area was originally meant to be a golf course and I don't believe a park is the same thing. My feelings are that it should be an open area as it has been for many years. The group that currently owns the land should just maintain a firebreak away from the nearby homes.

There are several reasons that I oppose the park in the proposed location.

1. Homeless people: My concern is that based on the location it could possibly attract homeless persons to take up residence in the park because of its secluded nature. We already have issues with homeless individuals living in areas behind Walmart and under the tunnel by Kunia Road. We do not want areas with tents and trash everywhere.
2. Bad area (Too Secluded): Because the park would be behind homes it would be too secluded and could attract crime and less desirable activities in our community. It also appears to be very close to the homes. And although it would not border my home I don't believe those homeowners would want a park when they thought they were getting a golf course view. We already have issues with feral cats and chickens in our area and we do not need more places for them to destroy.
3. Too difficult to maintain: I see how the public park with the frisbee golf is maintained and I believe the city already has trouble maintaining that area. There are large areas of red dirt and weeds. I believe it would eventually become an eyesore like that park and then our community gets less desirable.

I believe when the area above Royal Kunia gets developed then it would make more sense to plan a city park in that area. In Royal Kunia, we already have a large number of open areas and parks to enjoy. It would not benefit our community and those that live here in Royal Kunia.

Please consider our opposition to this proposed park location.

Tracie Matsuo and Grant Yasui
Homeowners in Royal Kunia Site 13

**ATTACHMENT 4
RESOLUTION 25-88**



GLEN I. TAKAHASHI
CITY CLERK

OFFICE OF THE CITY CLERK

Ke Ke'ena o ke Kākau 'Ōlelo o ke Kūlanakauhale
CITY AND COUNTY OF HONOLULU
530 SOUTH KING STREET, ROOM 100
HONOLULU, HAWAII 96813-3077
TELEPHONE: (808) 768-3810 • FAX: (808) 768-3835

March 14, 2025

VIA E-MAIL AND CITY MESSENGER

TO: DAWN TAKEUCHI APUNA, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: GLEN I. TAKAHASHI, CITY CLERK 

SUBJECT: NOTICE OF INTRODUCTION OF A RESOLUTION FOR A
COUNCIL-PROPOSED REVISION TO THE PUBLIC INFRASTRUCTURE
MAP (CENTRAL O'AHU SUSTAINABLE COMMUNITIES PLAN)

RESOLUTION 25-88 entitled:

"RESOLUTION ADOPTING A REVISION TO THE PUBLIC INFRASTRUCTURE
MAP FOR THE CENTRAL O'AHU SUSTAINABLE COMMUNITIES PLAN AREA,"

was introduced on March 11, 2025 and may be viewed online:
<https://hnlldoc.ehawaii.gov/hnlldoc/measure/3279>. Pursuant to Section 4-8.2,
Revised Ordinances of Honolulu 2021 ("ROH"), a copy of the Resolution is
transmitted herewith.

Pursuant to ROH Section 4-8.2, the Director of Planning and Permitting has 75-days
following introduction of such resolution to review the proposal, consult with other
governmental agencies and with appropriate community organizations, and prepare a
report and make a recommendation to the Council.

The Department of Planning and Permitting has until May 27, 2025 to submit its
recommendation to the Council.

sa

Attachment: Resolution 25-88

25 MAR 17 AM 9:46 CITY CLERK

COUNCIL COM. 72



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

No. 25 - 8 8

RESOLUTION

ADOPTING A REVISION TO THE PUBLIC INFRASTRUCTURE MAP FOR THE CENTRAL O'AHU SUSTAINABLE COMMUNITIES PLAN AREA.

WHEREAS, the City Council ("Council") adopted the Public Infrastructure Map ("PIM") for the Central O'ahu Sustainable Communities Plan ("SCP") area by Resolution 03-63, CD1; and

WHEREAS, Chapter 4, Article 8, Revised Ordinances of Honolulu 2021 ("ROH"), requires a park, including neighborhood, urban, community district and regional parks, beach/shoreline parks, dog parks, nature parks and preserves, zoos and botanical gardens, and stream greenbelts, to be shown on the appropriate PIM for a development plan area before the Council may appropriate funds for land acquisition for or construction of the facility; and

WHEREAS, a project has been proposed to locate a park within approximately 132 acres of underdeveloped land, identified as Tax Map Key 9-4-002:064, located near the address 94-1091 Kapehu Street, Waipahu, in the Royal Kunia neighborhood, as shown in Exhibit A; and

WHEREAS, the proposed park is consistent with the O'ahu General Plan; the Central O'ahu SCP; and applicable functional plans relating to the development, maintenance, improvement, and expansion of community-based parks and recreational spaces; and

WHEREAS, ROH Chapter 4, Article 8, provides that the Department of Planning and Permitting has 75 days following introduction of this resolution to review this proposal, consult with other governmental agencies and with appropriate community organizations, and prepare a report making a recommendation to the Council; and

WHEREAS, ROH Chapter 4, Article 8, further provides that unless a report is received by the Council, no action on the resolution shall be taken prior to the expiration of the 75 days, except on a motion supported by two-thirds of the entire membership of the Council; and

WHEREAS, the Council finds that the proposed park will provide a public benefit and that the addition of a park symbol to the PIM for the Central O'ahu SCP area is warranted and appropriate; now, therefore,



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

No. 25 - 8 8

RESOLUTION

BE IT RESOLVED by the Council of the City and County of Honolulu that the Public Infrastructure Map for the Central O'ahu SCP area is revised to add a symbol for a park in the vicinity of the address 94-1091 Kapehu Street, Waipahu, as shown on Exhibit A attached hereto and incorporated by reference herein; and

BE IT FURTHER RESOLVED that the Department of Planning and Permitting may delete the park symbol added by this resolution from the PIM by administrative procedure upon completion of the park, pursuant to ROH § 4-8.2(b); and

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to the Mayor, Managing Director, Director of Planning and Permitting, and the Director of Parks and Recreation.

INTRODUCED BY:

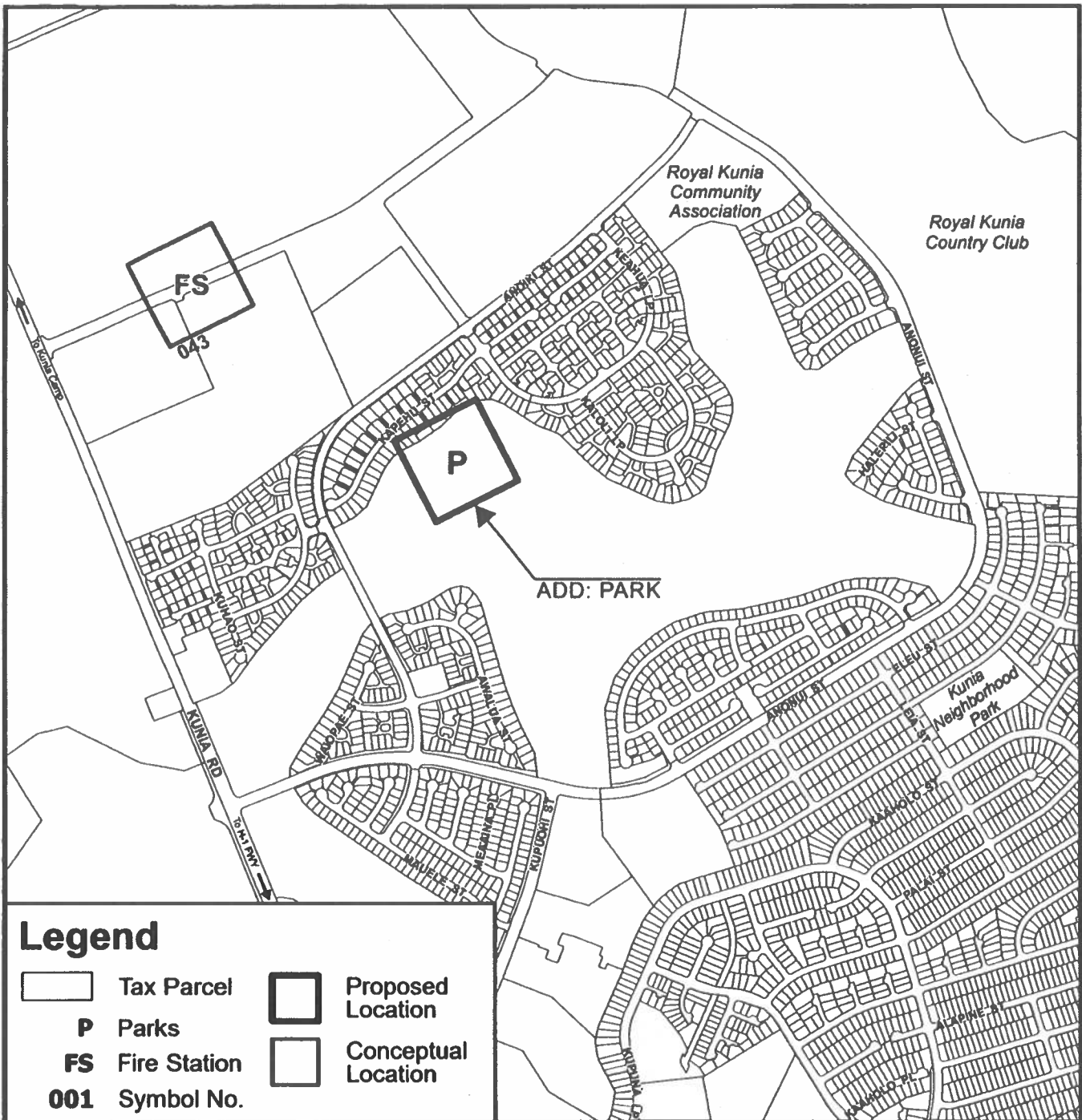


DATE OF INTRODUCTION:

MAR 14 2025

Honolulu, Hawai'i

Councilmembers



0 500 1,000
Distance in Feet



VICINITY MAP

LOCATION MAP

CENTRAL OAHU PUBLIC INFRASTRUCTURE MAP (PIM) ADD PARK (P)

Prepared by: Honolulu Land Information System (HoLIS) - DP
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 02/2025

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Report Title:

Public Infrastructure Map ("PIM"); Royal Kunia Neighborhood; Park Symbol; Central O'ahu Sustainable Communities Plan Area; Central Oahu

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