

BILL037(25)
Testimony

MISC. COMM. 299

ZONING (ZON)

ZONING (ZON) Meeting

Meeting Date: May 29, 2025 @ 09:00 AM

Support: 1

Oppose: 60

I wish to comment: 2

Name: Kathleen Pahinui	Email: pahinuik001@hawaii.rr.com	Zip: 96791
Representing: North Shore Neighborhood Board #27	Position: Oppose	Submitted: May 26, 2025 @ 10:04 AM

Name: David Homcy	Email: davehomcy@gmail.com	Zip: 96712
Representing: Self	Position: Oppose	Submitted: May 28, 2025 @ 08:47 AM

Testimony:

We do not need to rezone ag lands!!! keep the country, country !!!! Keep Ag land!!!

Name: Denise Antolini	Email: antolinid@gmail.com	Zip: 96712
Representing: Self	Position: Oppose	Submitted: May 28, 2025 @ 08:47 AM

Testimony:

Aloha Chair Kia'aina and Zoning Committee Members,

Thank you for making the Backyards SLUDBA "for discussion" only on your agenda and, I hope, allowing more opportunity for broader community input on the Hale'iwa Backyards Project.

I join the request by Kathleen Pahinui to have the *Zoning Committee hold a meeting on this project in Hale'iwa Town* so that the community can make their voice heard.

I have not met anyone in our community that supports this very strange development and folks are very surprised that it is moving forward through the rezoning process.

This massive addition of "residential" and commercial units is a HUGE and irreversible change to the character and impacts on Hale'iwa - a historic town that is already suffering from lack of infrastructure and being over-run by tourism.

The promises of the developer that this project is for local people and workforce are not trustworthy or reliable - our community has heard those kinds of empty promises repeatedly and then seen developments like this flipped to outside investors. When this project was presented to the North Shore Neighborhood Board, the answers to basic questions were highly unsatisfactory and incomplete.

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

Mahalo, Denise Antolini		
Name: Crystal Thornburg-Homcy	Email: cravegreens@gmail.com	Zip: 96712
Representing: Self	Position: Oppose	Submitted: May 28, 2025 @ 09:04 AM
Testimony: Keep the north shore country! No re-zoning!!!		
Name: India Pyzel	Email: indie@benoaswim.com	Zip: 96712
Representing: Self	Position: Oppose	Submitted: May 28, 2025 @ 09:29 AM
Testimony: When will enough be enough. There is barely enough space to park, walk, or exist in haleiwa town as a local already. The traffic is absolutely horrendous everyday. This is a bad move for our community.		
Name: Dax McGill	Email: daxmcgill1@mac.com	Zip: 96712
Representing: Self	Position: Oppose	Submitted: May 28, 2025 @ 09:38 AM
Testimony: I oppose this		
Name: Amber Sharp	Email: amberthelyon@gmail.com	Zip: 96712
Representing: Self	Position: Oppose	Submitted: May 28, 2025 @ 09:39 AM
Testimony: I think it should remain agricultural land.		
Name: Acacia Barnes	Email: ccbarnes02@icloud.com	Zip: 96734
Representing: Self	Position: Oppose	Submitted: May 28, 2025 @ 09:52 AM
Testimony:		

I oppose this project		
Name: Kristian Pennock	Email: kristianpennock95@gmail.com	Zip: 96791
Representing: Self	Position: Oppose	Submitted: May 28, 2025 @ 09:54 AM
Testimony: I oppose the plan to rezone the Haleiwa ag land to urban development.		
Name: Latai Soakai	Email: lataisoakai7@gmail.com	Zip: 96744
Representing: Self	Position: Oppose	Submitted: May 28, 2025 @ 10:01 AM
Testimony: Aloha, as a previous north shore resident of 10 years I have firsthand witnessed and experienced how further development and population increase negatively impacts the existing local community and ecology. I oppose this bill because I believe that the land and area is already neglected with many needed improvements before any new infrastructure should be developed. No one but outsiders and newcomers would benefit from this proposal which is detrimental to this fragile community. Our roads, growing houseless community, education system, and existing neighborhoods need attention first and foremost before any new infrastructure. Haleiwa also is home to so much beautiful wildlife and needs natural habitat, not more people, traffic or housing which is not being properly taken into consideration. We don't need to accommodate to every person that wants to live here or on these islands. At some point enough has to be enough. No more development! To ignore the community's existing needs would be neglectful, irresponsible, damaging, and a setback for all north shore residents. This does not only affect the local community but other residents and visitors experience of the north shore. It is your kuleana to be pono and listen to the islands people and protectors. Mahalo for your time!		
Name: April Woolley	Email: woolleyape@gmail.com	Zip: 96791
Representing: Self	Position: Oppose	Submitted: May 28, 2025 @ 10:06 AM
Testimony: As a lifetime resident of the North Shore, we do not need this housing. Our streets and general infrastructure couldn't withstand them.		
Name: Brianna Acosta Badel	Email: bdnacosta@gmail.com	Zip: 96791
Representing: Self	Position: Oppose	Submitted: May 28, 2025 @ 10:09 AM

Testimony:

The over-development of ahupuaa Waialua, specifically Haleiwa Town, completely disregards its rich sustainable history, its people, and the aina itself. Though it has never been ideal, we have learned to preserve the "country" way of life despite the impacts of tourism. This re-zoning and subsequent development would not only take away from that but it would also invite more foreign settling/investment and drive away local families. I humbly ask that all those considering the re-zone, truly reflect on what a special and historic place Haleiwa is and do what is right. OPPOSE!

Name:

Regina Acosta

Email:

islandkeiki3@hotmail.com

Zip:

96791

Representing:

Self

Position:

Oppose

Submitted:

May 28, 2025 @ 10:10 AM

Testimony:

OPPOSE! Keep the country country and preserve historic Haleiwa Town!

Name:

Caitlin Hodel

Email:

kikihodel@yahoo.com

Zip:

96712

Representing:

Self

Position:

Oppose

Submitted:

May 28, 2025 @ 10:22 AM

Testimony:

I oppose designated ag land being converted into crowded residential & commercial units. We do not have to incite more people coming into an already jam packed, traffic riddled little town, that doesn't have the infrastructure to accommodate for this many people coming & going.

In a place where rent is already too high for local businesses to succeed, I do believe this housing & retail rent will be even higher. Which leads to the spaces being sold off to foreign investors and bigger companies, therefor not beneficial to the local economy or state of Hawai'i. While it fills developers & offshore companies pockets, we will be the ones facing the repercussions of this decision.

Ag land is precious and forever sought after to be used and abused, and development is irreversible. I hope we can all reflect about what we love about this charming place and do everything we can to keep it this way.

Mahalo

Name:

Jaclyn Johnson

Email:

jaclynjohnson94@gmail.com

Zip:

96712

Representing:

Self

Position:

Oppose

Submitted:

May 28, 2025 @ 10:26 AM

Testimony:

I oppose rezoning Hale'iwa town as it would have negative environmental impacts and diminish the charm and character

of this historical town.

Name:

Brooke Balady

Email:

brookerose04@gmail.com

Zip:

19365

Representing:

Self

Position:

Oppose

Submitted:

May 28, 2025 @ 10:28 AM

Testimony:

I oppose Bill037(25).

Name:

Hailey Mesner

Email:

halmesner@gmail.com

Zip:

96791

Representing:

Self

Position:

Oppose

Submitted:

May 28, 2025 @ 10:33 AM

Testimony:

I am firmly OPPOSED to the SLUDB Map amendment that would rezone the Backyards Hale'iwa property from Agricultural to Urban.

Hale'iwa is a small town, and this proposed change would NOT benefit the community. Turning this land into a site for condos, commercial space, and parking lots will worsen the already serious problems the community faces — overcrowding from tourism, strained infrastructure, and the loss of tradition.

Please do not allow for more development in a town that is already overwhelmed by traffic, sewage issues, and over-tourism.

Name:

Noah Acosta

Email:

noah@gmail.com

Zip:

96791

Representing:

Self

Position:

Oppose

Submitted:

May 28, 2025 @ 10:34 AM

Testimony:

As a resident born and raised in waialua, we do not need more urban development. We need to continue towards more self sustaining efforts. Keep agriculture lands. Keep country country

Name:

Drew Green

Email:

dmckgreen@gmail.com

Zip:

96712

Representing:

Self

Position:

Oppose

Submitted:

May 28, 2025 @ 11:05 AM

Testimony:

I oppose. Let's preserve and uphold historic Haleiwa town.

Name:	Email:	Zip:
Marissa Eveland	marissaeveland@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	May 28, 2025 @ 11:11 AM
Testimony: I strongly oppose the change of zoning. Traffic into Haleiwa is already a standstill from 10-3 and then 4-7pm everyday. During covid, residents got a taste of how much tourism comes through our town daily. The traffic stopped and people that live here could run an errand in the normal 20 minutes not 1 hour because the tourist traffic was not here. With only one way in we do not need more development. Our community does not need more development.		
Name:	Email:	Zip:
Cayle Krikorian	lovecayle@hotmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	May 28, 2025 @ 11:24 AM
Testimony: The infrastructure at sharks cove cannot support additional buildings and sewage. It already has had problems with the existing structures there. What the north shore needs at sharks cove is a permanent lifeguard and first responder center. There have been countless lives lost because the north shore does not have adequate life saving facilities for residents and tourists		
Name:	Email:	Zip:
Asami Dela Criz	a.sammy808@yahoo.com	96731
Representing:	Position:	Submitted:
Self	Oppose	May 28, 2025 @ 11:26 AM
Testimony: Please leave the land as is.		
Name:	Email:	Zip:
Stephanie Real	stephaniereal@outlook.com	96712
Representing:	Position:	Submitted:
Self	Oppose	May 28, 2025 @ 11:57 AM
Testimony: I oppose the zone change of this land from AG to urban. Agricultural land should not be purchased with the intention to "sit on it" for years with the intention to change its zoning and develop it. Hawaii is already losing it's agricultural land to "gentlemen farmers", with large acreage split into smaller lots and used for residential uses. Hawaii will not stand a chance at having sustainable food security without the government's help to keep these zoning conversions from happening.		

Name:	Email:	Zip:
Sarah Rackleff	sarahrackleff065@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	May 28, 2025 @ 12:00 PM
Testimony: Allowing this to happen would cause chaos and overcrowding for NS. Not to mention a traffic nightmare for those who live here. The wastewater system cannot handle the extra needs this would create. It already has issues. Just go smell by Beach House on a bad day. This developer needs to fix his own waste water issue before trying to do more damage with a massive complex in a small area. The cesspool that would be needed would be enormous.		
Name:	Email:	Zip:
Leila Jabour	leiladthomas@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	May 28, 2025 @ 12:04 PM
Testimony: Rezoning our limited agricultural land as urban is for the private profit of one individual. It will not benefit our local community and moreover will establish a harmful precedent. Preserve agriculture land. Our community depends upon it.		
Name:	Email:	Zip:
Liz Brolaski	lizbrolaski@hotmail.com	96722
Representing:	Position:	Submitted:
Self	Oppose	May 28, 2025 @ 12:10 PM
Testimony: When is enough enough? Please do not allow this area to be developed any further. Keep Hawaiian lands in Hawaiian hands!		
Name:	Email:	Zip:
Lauryn Florence	lauryncribb@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	May 28, 2025 @ 12:11 PM
Testimony: Dear Members of the Zoning Committee, I strongly oppose BILL037(25), which proposes to rezone portions of the Hale'iwa Special District from Agricultural to Urban. This bill undermines the rural character and cultural integrity of Hale'iwa, threatens vital agricultural lands, and sets a dangerous precedent for future development in a community already facing increased traffic, strain on infrastructure, and loss of open space.		

Preserving agricultural zoning is essential not only for local food sustainability and environmental protection, but also for protecting the unique identity that makes Hale'iwa special to residents and visitors alike.

Please vote no on BILL037(25) and protect Hale'iwa's future.

Mahalo,
Lauryn Florence

Name: Jordan Aina	Email: jordanaina@gmail.com	Zip: 96734
Representing: Self	Position: Oppose	Submitted: May 28, 2025 @ 12:14 PM

Testimony:
Rezoning ag land is not Pono. Let's do what's right and keep Hawaii the way it was. Enough development.

Name: Brooke Roy	Email: brookeroy10@gmail.com	Zip: 96712
Representing: Self	Position: Oppose	Submitted: May 28, 2025 @ 12:20 PM

Testimony:

My name is Brooke Roy, and I was born and raised here in Hale'iwa. I stand in strong opposition to the proposed bill that seeks to convert valuable agricultural land into commercial development in our beloved community.

This bill does not serve the collective interests of Hale'iwa, Waialua, or the people of Hawai'i. Our community is already facing significant challenges that this bill would only exacerbate.

Firstly, traffic congestion in Hale'iwa has reached critical levels. The influx of visitors and vehicles makes it difficult for residents to complete simple daily errands, and emergency response times are impacted. Adding commercial developments and attractions on agricultural land will only increase traffic and strain our infrastructure further, burdening the quality of life for locals.

Secondly, one of Hawai'i's most urgent and important goals is to reduce our dependency on imported food and increase local agricultural production to improve food security. Currently, Hawai'i imports approximately 85 to 90% of its food, costing over \$3 billion annually. The high cost of importing food directly contributes to the elevated cost of living here, placing financial strain on families and small businesses alike. Converting productive agricultural land to commercial use directly undermines our state's commitment to sustainability and self-sufficiency.

Our agricultural lands are irreplaceable resources that provide food, support local farmers, and maintain the cultural and

environmental integrity of our islands. This bill prioritizes short-term commercial interests over long-term community resilience and environmental stewardship.

I urge you to consider the broader implications of this bill and to protect our agricultural lands. Let us support our local farmers, safeguard our environment, and build a stronger, more sustainable future for Hawai'i.

Mahalo for your time and consideration.

Sincerely,
Brooke Roy
Resident of Hale'iwa

Name: Matt Bass	Email: mattcbass@icloud.com	Zip: 96712
Representing: Self	Position: Oppose	Submitted: May 28, 2025 @ 12:20 PM

Testimony:
Dear Planning Commission,
Haleiwa's agricultural land must remain agricultural, not rezoned urban. This preserves our community's rural character, protects local food production, prevents overdevelopment, and maintains the cultural landscape that defines North Shore's identity. Agricultural zoning ensures sustainable land use for future generations.

Name: Chris Dodds	Email: chris.dodds@surfer.com	Zip: 96791
Representing: Self	Position: Oppose	Submitted: May 28, 2025 @ 12:28 PM

Testimony:
There is more than enough luxury real estate throughout Hawai'i. If you rezoned this area, would developers make money? Absolutely. But would that solve any of the myriad problems facing the North Shore and Hawai'i at large? Absolutely not!

Name: Rudy Acosta	Email: rircacosta@hotmail.com	Zip: 96791
Representing: Self	Position: Oppose	Submitted: May 28, 2025 @ 12:43 PM

Testimony:
Our community is a great example of over tourism. We no longer casually drive into Haleiwa to shop at the few businesses which are not geared for tourist. Daily, from 10am to 6pm we are stuck in gridlock traffic in Haleiwa as well as driving

toward Kahuku. Over the past 15 years it has become increasingly worst. I say NO.

Name:

Kaulana Ing

Email:

ing.matt@gmail.com

Zip:

96786

Representing:

Self

Position:

Oppose

Submitted:

May 28, 2025 @ 12:48 PM

Testimony:

Aloha. Please do not pass this measure. We need this agricultural land for our community. Urban density in this area will add to already insane traffic congestion that prevents locals from accessing our beaches, where we gather food and find solace from the onslaught of commercial activity. This rezoning will be a major blemish on the community. It is not sustainable planning.

Name:

Lani Chow

Email:

lanichow@gmail.com

Zip:

96791

Representing:

Self

Position:

Oppose

Submitted:

May 28, 2025 @ 12:50 PM

Testimony:

I oppose!

Name:

Tahnei Roy

Email:

tahneiroy@yahoo.com

Zip:

96712

Representing:

Self

Position:

Oppose

Submitted:

May 28, 2025 @ 01:02 PM

Testimony:

I am writing to express my strong opposition to Bill 037(25), which would rezone agricultural land in Hale'iwa as urban to accommodate the proposed Haleiwa Backyard development.

This project threatens the rural character, open space, and vital agricultural potential of the North Shore. Our agricultural lands are a finite and irreplaceable resource, essential for local food security and environmental sustainability. Allowing urban development in this area sets a dangerous precedent and undermines community-driven planning efforts that prioritize preservation over profit.

I urge you to reject this bill and protect the integrity of our agricultural lands for current and future generations.

Name:

Megan Bark

Email:

meganbark@aol.com

Zip:

96712

Representing:

Self

Position:

Oppose

Submitted:

May 28, 2025 @ 01:58 PM

Testimony:

I oppose this measure. Please do not amend zoning in this area. Keep Haleiwa's country character.

Name:

Margaret Steinmeier

Email:

keikiklothesline@gmail.com

Zip:

96712

Representing:

Self

Position:

Oppose

Submitted:

May 28, 2025 @ 02:40 PM

Testimony:

Subject: Opposition to the Proposed Amendment of Land Use District Boundary Map – Hale'iwa Quadrangle

Aloha,

I am writing in strong opposition to the proposed bill that seeks to reclassify certain lands in the Hale'iwa Special District from Agricultural to Urban designation.

This amendment represents a significant and troubling shift in land use policy that threatens the cultural, environmental, and agricultural integrity of Hale'iwa—a community known for its rural character, historical value, and connection to Hawai'i's agricultural heritage.

Urbanizing these lands will:

1. **Undermine Agricultural Sustainability:** With increasing concerns about food security and the sustainability of local agriculture, converting prime agricultural land for urban development is both short-sighted and irresponsible. These lands are vital for supporting local farming and reducing our reliance on imported food.
2. **Damage the Environment:** Urban expansion will introduce additional impervious surfaces, increase stormwater runoff, and degrade nearby ecosystems, including streams and coastal areas. The North Shore is already facing environmental pressures, and further urbanization will exacerbate these issues.
3. **Threaten Cultural and Historical Identity:** Hale'iwa's identity is deeply rooted in its plantation-era history, small-town charm, and Native Hawaiian cultural sites. Urban development will irreversibly alter the character of the area and may endanger cultural and historic resources.
4. **Contradict Community Plans and Public Input:** The North Shore Sustainable Communities Plan, which was developed with extensive community input, prioritizes preserving Hale'iwa's rural lifestyle and agricultural lands. Reclassifying this land undermines that vision and erodes public trust in our planning processes.

I urge lawmakers to reject this proposal and uphold the values of land stewardship, environmental protection, and community-based planning. Hale'iwa deserves thoughtful development that respects its unique identity and long-term sustainability—not shortsighted urban sprawl.

Mahalo for your time and consideration.

Sincerely,

Margaret Steinmeier		
Name:	Email:	Zip:
kristen ewe	oxp_190@yahoo.com	96712
Representing:	Position:	Submitted:
Self	Oppose	May 28, 2025 @ 02:46 PM
Testimony: keep Hawaiian land in Hawaiian hands		
Name:	Email:	Zip:
Sunshine Eckstrom	silvercanyinequine@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	May 28, 2025 @ 03:12 PM
Testimony: The zoning of this land should not be changed from agricultural to urban. Such a zoning change would not be appropriate or responsible given the historical character of Haleiwa town. It would also be detrimental to the local infrastructure and environment. And if we want to have a more sustainable, independent food system, we certainly don't need to lose ag land. Thank you.		
Name:	Email:	Zip:
Jessica Malcolm	jm96722@yahoo.com	96712
Representing:	Position:	Submitted:
Self	Oppose	May 28, 2025 @ 03:12 PM
Testimony: Please do not allow this development to move forward! The North Shore has been overwhelmed with too much traffic, too much useless retail and too much over crowding in too small an area. Also adding that many small living spaces right up against the bypass road will be hot and noisy as well as expensive! Remember, we are supposed to be "the country"! We need more farming, more bike lanes and a lot less tourism!		
Name:	Email:	Zip:
Stephanie and Mike Anfinson	msanfinson@sbcglobal.net	96731
Representing:	Position:	Submitted:
Self	Oppose	May 28, 2025 @ 03:21 PM
Testimony: This project is ridiculous and adds so much congestion and traffic to an already busy area! Vote no!		
Name:	Email:	Zip:
Ian Mccauley	iansm@hawaii.edu	96786
Representing:	Position:	Submitted:

Self	Oppose	May 28, 2025 @ 03:33 PM
Testimony: Isn't the north shore gentrified enough? It's so different from when I grew up and seeing it change into what it is now really saddens me. Ag land should be used to grow food. Period.		
Name:	Email:	Zip:
Jennifer Hernando	jennifer.hernando@gmail.com	96712-1485
Representing:	Position:	Submitted:
Self	Oppose	May 28, 2025 @ 03:48 PM
Testimony: I oppose amending the zoning of this parcel from agricultural to urban primarily due to the issues with disposal of wastewater. There is no municipal wastewater treatment plant (WWTP) available for this parcel, so the developer will have to build a private WWTP. Disposal of treated wastewater is a concern because this parcel of land is located above the Board of Water Supply No Pass Zone and above the Underground Injection Control line, which limits disposal options. The parcel is too small to develop housing and commercial operations and adequately dispose of treated wastewater. Many of the existing commercial and residential developments in the Haleiwa area currently have issues with wastewater disposal, and increasing development on this small parcel will exacerbate the problem.		
Name:	Email:	Zip:
Tracy Walker	tw@hawaii.rr.com	96712
Representing:	Position:	Submitted:
Self	Oppose	May 28, 2025 @ 04:06 PM
Testimony: I oppose zoning change in Haleiwa for from ag land to urban.		
Name:	Email:	Zip:
Charlie Walker	tw@hawaii.rr.com	96712
Representing:	Position:	Submitted:
Self	Oppose	May 28, 2025 @ 04:11 PM
Testimony: I strongly oppose rezoning agriculture land to urban in Haleiwa for development.		
Name:	Email:	Zip:
Erendira Aldana	ealdana@hawaii.edu	96826
Representing:	Position:	Submitted:
Self	Oppose	May 28, 2025 @ 04:16 PM
Testimony: Aloha,		

Ag lands need to be protected to help feed our island wide community. I oppose changing AG district to Urban district especially without a meaningful and quickly implemented plan to address the overwhelming traffic and limited emergency response services in the area. To further allow for the urbanization of this community would be irresponsible. Keep town town and the country country.

Name: Joshah Hoapili	Email: pomaiihoapili@gmail.com	Zip: 96712
Representing: Self	Position: Oppose	Submitted: May 28, 2025 @ 04:26 PM

Testimony:
Aloha my name is Pomai Hoapili. I oppose this bill because this bill will help further pressurize our already suffering and feeble infrastructure on the north shore. Allowing huge projects for profits such as these add the the already ridiculous traffic and overcrowding of our beloved town and home.

Name: Jennie Pihana	Email: jenniepihana@gmail.com	Zip: 96797
Representing: Self	Position: Oppose	Submitted: May 28, 2025 @ 05:33 PM

Testimony:
I strongly oppose the proposed urban development on our local agricultural land in Hale'iwa, Oahu. Agricultural land is a critical resource that plays a vital role in our communities. Once we pave over our farmland, the loss is permanent. We must preserve our lands—Stop Development!

Name: Jennifer Turner	Email: jenannturner@gmail.com	Zip: 96712
Representing: Self	Position: Oppose	Submitted: May 28, 2025 @ 06:02 PM

Testimony:
I am completely opposed to changing the zoning of this land. We do not have the infrastructure to support further urban development! When are the corrupt politicians gonna be moved out of office? It's pathetic that we have to continue to fight these fights as residents here on the North Shore. It's constant greed that is flowing into our community from people who are perpetually trying to take advantage and change laws and zoning ordinances that have been put into place for a reason. When is this gonna end?

Name: Tanek Rucynski	Email: tanekiokepa@gmail.com	Zip: 96712
Representing: Self	Position: Oppose	Submitted: May 28, 2025 @ 06:08 PM

Testimony: More buildings? Keep the agricultural land for agriculture		
Name: Gracie Barringer	Email: graciemaebarringer@gmail.com	Zip: 97640
Representing: Self	Position: Oppose	Submitted: May 28, 2025 @ 06:57 PM
Testimony: DONT DEVELOP HALEIWA		
Name: Nia Miyashiro	Email: nm3913@gmail.com	Zip: 96712
Representing: Self	Position: Oppose	Submitted: May 28, 2025 @ 07:05 PM
Testimony: I oppose this bill the last think Haleiwa needs is more development. Rezoning is never the answer to creating more housing for the community. Change needs to be made regarding how non-residents build expensive homes then charge unreasonable prices because they could not truly afford their investment and expect to pass it along to residents. The answer is not to build more but better manage the housing that is currently in existence.		
Name: Philip Kitamura	Email: philipki@hawaii.edu	Zip: 96782
Representing: Self	Position: Oppose	Submitted: May 28, 2025 @ 07:30 PM
Testimony: I oppose bill 37(25) for multiple reasons. 1. This will be the gentrification of Haleiwa. 2. The current infrastructure is inadequate to support another development. The traffic alone will be crazy. 3. What locals can realistically afford these apartment units? Even in the affordable units. Not the locals working at Pupukea Foodland. Not lifeguards.		
Name: Kawaiiani Bluhm	Email: kawaiiani2@gmail.com	Zip: 96712
Representing: Self	Position: I wish to comment	Submitted: May 28, 2025 @ 08:27 PM
Testimony: Testimony in Strong Opposition to Bill 037 (25)		

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

I am submitting this testimony in strong opposition to Bill 037 (25), which seeks to reclassify agricultural land in the Haleiwa Special District to urban use, enabling the construction of 156 apartments, 328 parking stalls, and 30,000 square feet of commercial space.

Preserving the Character of Haleiwa-

Haleiwa is not just a geographic location—it is the cultural and historic heart of the North Shore. It is a rural, quaint, and tight-knit community that embodies the essence of "country living." This proposed development is completely out of scale with the character of Haleiwa and threatens to erase the very identity that makes this town special.

Strain on Infrastructure and Environment-

This massive urbanization effort will severely strain Haleiwa's already overburdened infrastructure. Traffic congestion is already a serious issue on the North Shore. Adding hundreds of new residents and dozens of businesses will increase vehicle traffic exponentially, compounding problems on narrow roads never meant for urban density.

Moreover, the area is prone to flooding, and additional impervious surfaces and development will exacerbate this. Our streams are overflowing, our town floods every few years, and our natural drainage systems are increasingly fragile. The impact of overdevelopment on local ecosystems, especially in a time of accelerating climate change, cannot be ignored.

Agricultural Lands Must Be Protected-

Hawaii's agricultural lands are not expendable. They are a cornerstone of our vision for a more sustainable and self-reliant future. Rezoning such lands chips away at that vision. If agricultural lands are continuously rezoned for urban use, then we are not only failing to uphold zoning laws—we are eroding our food security and cultural responsibility to care for our land.

A Question of Values-

When is enough, enough? Do we want to live in a Hawaii that has sold off its natural, cultural, and agricultural assets in the name of short-term profit? Or do we want to live in a Hawaii that recognizes what makes us special and fights to preserve it?

In conclusion, I urge you to reject Bill 037 (25). Keep Haleiwa rural. Protect agricultural lands. Preserve the North Shore's cultural integrity. Honor the vision of a sustainable, livable, and unique Hawaii.

Mahalo for the opportunity to testify.

Me ka oia'i'o

Kawailani Bluhm

Hale'iwa, Hawaii		
Name: Chris Bluhm	Email: christopher.bluhm@gmail.com	Zip: 96812
Representing: Self	Position: Oppose	Submitted: May 28, 2025 @ 09:04 PM
Testimony: I oppose developing land in Haleiwa because it threatens the natural beauty, cultural heritage, and community stability of this sacred place. Overdevelopment brings traffic, pollution, and rising costs that push locals out and strain natural resources. Haleiwa holds deep historical and spiritual significance, and we have a responsibility to protect it. We must enforce strict zoning laws, support sustainable local businesses, and preserve the land for future generations. Once it's developed, the 'āina is lost forever. Let's stand for preservation over profit and honor the spirit of aloha by keeping Haleiwa natural, rooted, and protected from careless expansion.		
Name: Ida Bluhm	Email: kawailani2@gmail.com	Zip: 96712
Representing: Self	Position: Oppose	Submitted: May 28, 2025 @ 09:12 PM
Testimony: Testimony in Strong Opposition to Bill 037 (25) Dear Chair, Vice Chair, and Members of the Committee, I am submitting this testimony in strong opposition to Bill 037 (25), which seeks to reclassify agricultural land in the Haleiwa Special District to urban use, enabling the construction of 156 apartments, 328 parking stalls, and 30,000 square feet of commercial space. Preserving the Character of Haleiwa: Haleiwa is not just a geographic location—it is the cultural and historic heart of the North Shore. It is a rural, quaint, and tight-knit community that embodies the essence of "country living." This proposed development is completely out of scale with the character of Haleiwa and threatens to erase the very identity that makes this town special. Strain on Infrastructure and Environment: This massive urbanization effort will severely strain Haleiwa's already overburdened infrastructure. Traffic congestion is already a serious issue on the North Shore. Adding hundreds of new residents and dozens of businesses will increase vehicle traffic exponentially, compounding problems on narrow roads never meant for urban density. Moreover, the area is prone to flooding, and additional impervious surfaces and development will exacerbate this. Our streams are overflowing, our town floods every few years, and our natural drainage systems are increasingly fragile. The		

impact of overdevelopment on local ecosystems, especially in a time of accelerating climate change, cannot be ignored.

Agricultural Lands Must Be Protected:

Hawaii’s agricultural lands are not expendable. They are a cornerstone of our vision for a more sustainable and self-reliant future. Rezoning such lands chips away at that vision. If agricultural lands are continuously rezoned for urban use, then we are not only failing to uphold zoning laws—we are eroding our food security and cultural responsibility to care for our land.

A Question of Values:

When is enough, enough? Do we want to live in a Hawaii that has sold off its natural, cultural, and agricultural assets in the name of short-term profit? Or do we want to live in a Hawaii that recognizes what makes us special and fights to preserve it?

In conclusion, I urge you to reject Bill 037 (25). Keep Haleiwa rural. Protect agricultural lands. Preserve the North Shore’s cultural integrity. Honor the vision of a sustainable, livable, and unique Hawaii.

Mahalo for the opportunity to testify.

Me ka oia’i’o
Ida Bluhm
Hale’iwa, Hawaii

Name:	Email:	Zip:
Brooke Berry	mascararun@yahoo.com	96712
Representing:	Position:	Submitted:
Self	Oppose	May 28, 2025 @ 09:20 PM

Testimony:

I am writing to express my strong opposition to HB037(25). As a resident of Hale’iwa and a passionate advocate for the preservation of our state's unique culture and environment, I believe this bill would have far-reaching and devastating consequences for our community including increased traffic, unnecessary development for our quaint town, and irresponsible use of land that could be used for sustainability.

While I understand the intent behind the bill, I firmly believe that its provisions would ultimately harm the very fabric of our community and the natural beauty that makes Hale’iwa so special.

I urge you to consider the long-term effects of this legislation and the potential harm it could cause to our environment, our people, and our way of life. I respectfully request that you vote against HB037(25) and work towards finding alternative solutions that prioritize the well-being and prosperity of Hawaii's residents and visitors alike.

Mahalo for your time and consideration.

Sincerely,

Brooke Berry

Name:

Britnee Guzman

Email:

bguzman137@hotmail.com

Zip:

96712

Representing:

Self

Position:

Oppose

Submitted:

May 28, 2025 @ 11:47 PM

Testimony:

Aloha,

I am a resident of the north shore and I am writing in strong opposition to the proposed bill that seeks to amend the State Land Use District Boundary Map for portions of the Hale'iwa Quadrangle, from the Agricultural District to the Urban District, for lands situated within the Hale'iwa Special District on O'ahu.

This amendment represents yet another step toward overdevelopment in an area already experiencing significant pressures on its natural resources, ecosystems, and community character. Hale'iwa is a place of deep cultural, historical, and environmental significance, and the preservation of agricultural lands is critical not only for local food security but also for the health of our 'aina, watersheds, and way of life.

Converting more agricultural lands into urban areas directly undermines our collective responsibility to care for and protect Hawaii's natural resources for future generations. Once these lands are developed, they are lost forever. We risk losing vital open space, habitat for native species, and the integrity of an agricultural sector that is essential for a more self-sustaining Hawaii.

Furthermore, the impacts of unchecked development-traffic congestion, strain on infrastructure, displacement of long-time residents, and the degradation of our natural environment are already being felt acutely across O'ahu. Hale'iwa is not immune to these consequences, and this proposed boundary change will only exacerbate these challenges.

I urge you to honor the intent of the Land Use Commission and the values embedded in Hawaii's State Constitution that prioritize the protection of agricultural lands and open space. We must resist the short-term gains of development that come at the expense of long-term community and environmental well being.

Please oppose this amendment and ensure that Hale'iwa remains a place where the land can feed the people, where culture can thrive, and where the beauty of our island home is preserved for generations to come.

Mahalo for your time and consideration.

Me ka ha'aha'a,

Britnee

Name:

Malia Murphey

Email:

malia@straitthelabel.com

Zip:

96712

Representing:

Position:

Submitted:

Self	Oppose	May 29, 2025 @ 05:42 AM
Testimony: I oppose this bill! Protect our 'āina!!!!!!!		
Name:	Email:	Zip:
Ricky Cassiday	rcassiday@me.com	96816
Representing:	Position:	Submitted:
Self	Support	May 29, 2025 @ 07:36 AM
Testimony: I support this zoning change, as it allows the creation of housing in Haleiwa, the center of the north shore. Today, our community's most pressing social problem is the lack of available, attainable and affordable housing, as we all know. And as the 2024 Hawaii Housing Planning Study points out, the provision of this is devilishly difficult. In particular on the North Shore, we see overcrowding, with the ensuing social strife and discord. Simply put, our local workforce families lack the security that long-term rental housing and attainably priced owner-occupant housing provide.		
Name:	Email:	Zip:
Paula Cole	writetopaula@yahoo.com	96712
Representing:	Position:	Submitted:
Self	Oppose	May 29, 2025 @ 08:04 AM
Testimony: Hawaii needs to protect our agricultural zoning to preserve the character of our towns and the livelihood of our farmers.		
Name:	Email:	Zip:
Peter Cole	petershepardcole@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	May 29, 2025 @ 08:46 AM
Testimony: The North Shore agricultural land is essential for the sustainable future of our island. Allowing greedy developers, such as Andy Anderson, to keep cutting away chunks of this precious resource is setting a precedent that will be detrimental to the health, survival and quality of life of future generations. The transition from big sugar agriculture to smaller local farms is leading to more and more local produce in grocery stores. More and more sugar plantation land is being converted into small organic farms, leading to healthier options and better prices for the local community in our grocery stores. Fallow land will eventually shift into productive farms giving jobs to the community and healthier options for our people. If we continue to let certain greedy opportunists corrupt our quality of life for their personal gain, the North Shore will lose its beauty, charm and the financial benefit of tourism will be effected in a negative way.		
Name:	Email:	Zip:
Angela Melody Young	Alohavinedesign@gmail.com	96817

Representing: CARES Community Advocacy Research Education Services	Position: I wish to comment	Submitted: May 29, 2025 @ 08:53 AM
Testimony: Refer to live testimony for comments		



NORTH SHORE NEIGHBORHOOD BOARD NO. 27

c/o NEIGHBORHOOD COMMISSION • 925 DILLINGHAM BOULEVARD SUITE 160 • HONOLULU, HAWAII 96817
PHONE (808) 768-3710 • FAX (808) 768-3711 • INTERNET: <http://www1.honolulu.gov>

May 29, 2025

Council Member Esther Kia'aina
Chair, Zoning Committee, City Council
530 S. King St
Honolulu, HI 96813

Aloha Chair Kia'aina and Committe Members:

The North Shore Neighborhood Board (NSNB) opposes the Hale'iwa Backyards project and the steps needed to execute the project as presented during the October 22, 2024, meeting. The board believes that the proposed development poses significant threats to the cultural integrity, environmental sustainability, and community character of Haleiwa and the broader North Shore region.

Specifically:

Cultural Impact: The project undermines the historic and cultural fabric of Hale'iwa by promoting large-scale development incompatible with the area's identity as a culturally rich and community-oriented town. The area is rich in culturally artifacts.

Community Displacement and Overdevelopment: The project prioritizes commercial interests over local needs, exacerbating housing challenges and potentially driving long-time residents out of their community. More commercial focused on tourists is not needed. Space is too small for what they are proposing.

Housing: Their affordable rental program has lacked specificity as to how much the units will rent for, who is the primary target market for the rental units, and who will manage the property? In addition, their traffic study stated that the one way in and out and adding about 300 cars to the area will not have an impact. Traffic in Haleiwa is generally bad on most days. Not sure how they got to no impact.

Environmental Concerns: The project relies on outdated environmental assessments and disregards current concerns about climate change, sea level rise, and sustainable land use practices. The potential harm to sensitive ecosystems, including the wetlands and nearby marine environments, is unacceptable.

Lack of Meaningful Community Engagement: Although the developers have held some public meetings, the project does not reflect genuine community input. The overwhelming opposition voiced by residents highlights a disconnect between the developers' vision and the community's desires.

For these reasons, the NSNB firmly opposes the Haleiwa Backyards project and urges the Honolulu Department of Planning and Permitting (DPP) and other relevant agencies to halt its approval process until the concerns of the North Shore community are addressed through updated environmental assessments, genuine community consultation, and adherence to sustainable development principles.

The motion opposing this project passed unanimously at the Tuesday, November 26, 2024 North Shore NB #27 Meeting.

Mālama 'āina,
Kathleen M. Pahinui
Kathleen M. Pahinui, Chair