BILL037(25)
Testimony

MISC. COMM. 341

ZONING (ZON)

ZONING (ZON) Meeting

Meeting Date: Jun 17, 2025 @ 06:00 PM

Support: 1

Oppose: 167

I wish to comment: 3

Name:	Email:	Zip:
Callie Stephenson	callies@hawaii.edu	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 12, 2025 @ 02:35 PM

Testimony:

Hello Chair Kia'āina and Zoning Committee Members,

I strongly oppose the rezoning of this land. I believe the better use of this land is creating food for the people that live here instead of more tourism opportunities for people that do not. The promises of the developer that this project would work with the local community are clearly ungrounded, as evidenced by the opposition by the North Shore Neighborhood Board. I have appreciated this committee's efforts to hear out the concerns of the residents of Hale'iwa and look forward to hearing your future decision on this bill.

Thank you for your time and consideration.

Name:	Email:	Zip:
Kelli Dowling	keldowling23@gmail.com	96706
Representing:	Position:	Submitted:
Self	Oppose	Jun 12, 2025 @ 05:46 PM

Testimony:

I oppose the development of this land.

Name:	Email:	Zip:
Jacqueline Brebeck	jbrebeck@alumni.nd.edu	96815
Representing:	Position:	Submitted:
Self	Oppose	Jun 12, 2025 @ 06:52 PM

Testimony:

There is more than enough development and we need to conserve the land and trees. Keep country country

Name:	Email:	Zip:
Matt Tomkins	matt_tomkins@yahoo.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 12, 2025 @ 08:26 PM

Testimony:

I oppose this bill. There are plenty of other areas that should be rezoned to allow more housing. This area doesn't need it.

Name:	Email:	Zip:
Jennifer Homcy	jennhomcy@gmail.com	96712

Representing:	Position:	Submitted:
Self	Oppose	Jun 12, 2025 @ 10:59 PM

Testimony:

I live in a heart of Haleiwa Town. A charming historical rural town, lacking in infrastructure to support residents as well as an overcrowded excessive number of visitors. We don't have any waste, water, treatment or runoff catchment in this town. We don't have walkways or sidewalks. We don't have parking. What we do have is tens of thousands of visitors cramming Through this 1 mile town on a daily basis. There are days when people find it convenient to park in my driveway blocking the entrance/exit for 4 houses. There are other days where people find it convenient to use the restroom behind the historical building next to my house. Most recently a couple caught a chicken and proceeded to slaughter it right next to where the last person took a dump and another smoked meth behind said historical building. We have a high homeless population. We have frequent and regular power outages. We have frequent and regular traffic incidents that block roads and prevent first responders from accessing critical emergency situations. City and County of Honolulu can't even keep our public pool open on the weekends for families much less half of the weekdays. I'm constantly confused by the number of people who grab agriculture land with massive grandiose development plans, hoping to gain something for themselves while providing absolutely nothing for the people of this town - no jobs no infrastructure no improvement. Just stress just crowding more traffic more pollution and I'm not sure who any of this is for. Buying inexpensive, agriculture land changing its zoning and over developing it for massive profits to be sold to out-of-state buyers is not doing anything to help our community. It's not doing anything to help our community members and it's not doing anything to help our environment. It's not improving our infrastructure and it's not providing fair wage jobs for anybody Who lives in this town. How many surf shops and coffee shops can one town sustain? The shops serve visitors pushing residents to retreat due to lack of room or space to even exist within our own town. This development isn't for the community and it continues to diminish our ability to achieve food security. Waste water and flood zones, traffic and crowding, tourist shops and food trucks, how much more can we take? We are a rural town - being forced to deal with traffic and congestion with none of the benefits or the urban core and sacrificing all of the benefits of low density - to high density rural. Does that even make sense? Think about that for a few minutes- HIGH DENSITY RURAL TOWN- it's an oxymoron - cesoools and flood zones - no public restrooms or parking. Gridlock traffic and rolling power outages. Sure - bring it on - MORE MORE MORE - cause some old developer named Andy Anderson doesn't have enough - he's got to take from all of us here just trying to hold on to a shred of peace - a farm - a forest - an uncrowded beach - a shred of nature unadulterated. But Andy wants more. Take take take. All for one. So many takers - this project is NOT PONO.

Name:	Email:	Zip:
Catharine Griffin	catharine.lo@me.com	96712

Representing:	Position:	Submitted:
Self	Oppose	Jun 13, 2025 @ 06:10 AM

Testimony:

I OPPOSE this zoning change. Please don't vote to pave paradise. Your decision affects future generations. You have the opportunity to make a difference. Do the right thing.

Name:	Email:	Zip:
Joanne Pettigrew	laniakea1@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 13, 2025 @ 06:28 AM

Testimony:

Dear Council,

I have been a resident of Haleiwa for 53 years. I oppose converting the “Backyards” area from Ag to Commercial/ Residential.

The immense changes I have witnessed in five decades have affected our rural lifestyle with increased traffic, more crime and elimination of agricultural lands.

No! No! No!!

Name:	Email:	Zip:
Maya Wood	bilbobaggin15@yahoo.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 13, 2025 @ 07:23 AM

Testimony:

I disagree with the conversion land from eg land to development land. The traffic is getting worse in Haleiwa town. The noises every single night I can hear very clearly. Please do not approve this conversion. Thank you

Name:	Email:	Zip:
Sasha Hoopai	skkhoopai@gmail.com	94019
Representing:	Position:	Submitted:
Self	Oppose	Jun 13, 2025 @ 07:46 AM

Testimony:

Hello, I’m born and raised from Waialua/ Haleiwa and I oppose the development of Bill037- Backyard Haleiwa. Our agricultural district should not change to urban district. We need to preserve every agricultural land we have left in our small country town. Our small town can not sustain the amount of waste that this project will produce! Please keep the country country.

Name:	Email:	Zip:
Jeremiah Dewey	deweyland@me.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 13, 2025 @ 08:38 AM

Testimony:

As a resident of the North Shore for the past 47 years I opposed this proposed zoning change request. The town of Haleiwa is unable to support further urban development, crowding, and traffic.

Name:	Email:	Zip:
Taylor Acob	tayloracob@gmail.com	96814
Representing:	Position:	Submitted:
Self	Oppose	Jun 13, 2025 @ 09:11 AM

Testimony:

I oppose!

Name:	Email:	Zip:
Tia Morris	tia.a.friend@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 13, 2025 @ 10:46 AM

Testimony:

I oppose this change of zoning as it is not economically positive for our community.

Name:	Email:	Zip:
Folly Murdock	FollyDawn@hotmail.com	96712
Representing:	Position:	Submitted:
Self	I wish to comment	Jun 13, 2025 @ 11:25 AM

Testimony:

Dear City Council,

Please DO NOT re-zone Special District area in Haleiwa to allow more urbanization. As a long time North Shore resident there is already too much traffic and density in Haleiwa. Please help us keep the Country Country !!!

The shops and buildings in that area already have a BIG problem with waste water and sewage. Please vote NO on the re-zoning.

Mahalo for listening.

Name:	Email:	Zip:
ALAN LENNARD	alan.lennard.808@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 13, 2025 @ 12:04 PM

Testimony:

Attention ZONING Committee members:

I strongly oppose the Haleiwa Backyards project and the steps needed to execute the project as presented during the October 22, 2024 NSNB meeting.

I believe that the proposed development poses significant threats to the cultural integrity, environmental sustainability and community character of Haleiwa and the broader North Shore region.

I urge the City Council 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. Please see the attached letter from the NSNB that was sent to the City Planning Commission that details my concerns.

Here is a detailed elaboration from the NSNB to the City Planning Commission that I fully agree with:

I oppose the Hale‘iwa Backyards project and the steps needed to execute the project as presented during the October 22, 2024 NSNB meeting. I believe that the proposed development poses significant threats to the cultural integrity, environmental sustainability, and community character of Hale‘iwa 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.

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.

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.

Additionally, I believe that the C&C of Honolulu should determine if this property could or should be utilized as a component of a proposed future transit Hub and also it seems there should be a full and transparent environmental and land use study to determine whether this parcel has other necessary community land use purposes including a component of a transit Hub.

For these reasons, I firmly oppose the Hale‘iwa Backyards project.

Thank you

Alan Lennard

Name:	Email:	Zip:

Roberts Leinau	leinaur001@hawaii.rr.com	96712
Representing: Self	Position: Oppose	Submitted: Jun 13, 2025 @ 02:19 PM

Testimony:

It is important to Keep the Country Country. You buy ag land … you use the land for ag.

The answer to how much [anthro-] is too much … is … We are already there … often well beyond the original design capacity for infrastructure and people density.

The proposed project for this land is very out of character with the town's special Design District. The proposed square foot density is well beyond the average developed density per lot in the Haleiwa area. Waste stream considerations at this geological location would be problematic. Please send this developer away.

Name: Lani Chow	Email: lanichow@gmail.com	Zip: 96791
Representing: Self	Position: Oppose	Submitted: Jun 13, 2025 @ 02:39 PM

Testimony:

I am opposed to the amendment. This project will negatively affect the community in multiple ways. Traffic is already a serious problem and the strain on natural resources is not sustainable.

Name: John Thielst	Email: john.thielst@coffman.com	Zip: 96712
Representing: Self	Position: Oppose	Submitted: Jun 13, 2025 @ 02:45 PM

Testimony:

Aloah and Thank you for the opportunity to provide comments in strong opposition to this measure.

The community has consistently spoken out against this misguided attempt to further urbanize the already over-crowded Hale'iwa Town. This ill-advised

attempt to burden our rural community with additional intensive development is unwise and selfish given the reality of the community's infrastructure and space limitations.

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

The Haleiwa roads and infrastructure cannot handle this amount of development, let alone the water system and environment. This is way too big of an impact to the area, and the land should remain as ag.

Please oppose this measure in unity the residents of this area

Thank you, Regards

John Thielst

39 Year resident of Haleiwa.

808 479 4481

Name:	Email:	Zip:
Amanda Grassman	manda115@yahoo.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 13, 2025 @ 05:43 PM

Testimony:

I oppose Bill037(25) as a resident of Hale'iwa. Our community cannot withstand this type of commercial space due to our already congested infrastructure and over tourism. Please vote against this bill, keep our country, country. Mahalo.

Name:	Email:	Zip:
Matt Bass	mattcbass@icloud.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 13, 2025 @ 09:28 PM

Testimony:

Dear Planning Commission,

Hale'iwa's agricultural land must remain agricultural, not rezoned urban. Our small town already struggles with traffic congestion, and more condos would worsen this problem. Agricultural zoning preserves our rural character, protects local food production, and maintains the cultural landscape that defines North Shore's identity.

Respectfully,

Matt Bass

Name:	Email:	Zip:
Kehau Plemer	kehaumahealani@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 14, 2025 @ 08:30 AM

Testimony:

This proposal is deeply concerning, not only because it threatens the rural character and cultural integrity of Hale'iwa, but also because it prioritizes short-term development interests over the long-term sustainability of our island, and more specifically Hale'iwa. Agricultural land on the North Shore is a vital and increasingly rare resource. It is essential not only for food security, but for preserving the environmental health and generational identity of this community. Rezoning this land to urban use will accelerate overdevelopment, strain existing infrastructure, and increase traffic congestion on roads that are already heavily burdened, especially during surf season and peak tourism months. It will also contribute to the ongoing displacement of local families and Native Hawaiian communities, many of whom are already priced out of their ancestral lands due to unchecked development. Moreover, this bill ignores the community voice. Many residents have

spoken out time and time again against overdevelopment in Hale‘iwa. Their concerns have too often been overlooked. This rezoning bill reflects a lack of engagement with the people who actually live in and care for this land. Please listen to our community in opposition of this bill.

Name:	Email:	Zip:
Virginia Wallace	virginia.j.wallace@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 14, 2025 @ 11:38 AM

Testimony:

Aloha Chair and Members of the Commission,

My name is Virginia Wallace, and I am submitting testimony regarding the proposed amendment to reclassify lands in the Hale‘iwa Special District from Agricultural to Urban use.

I respectfully oppose this proposal.

Hale‘iwa holds a unique place in Hawai‘i's identity. Not only as a coastal town rich in history, but as a region where agricultural traditions and rural character remain vital to both community well-being and food security. The requested land use change threatens to further erode the limited supply of agricultural lands on O‘ahu, at a time when our State has declared commitments to increase local food production and reduce dependency on imports.

This is not just a land-use question — it’s a decision that impacts future generations. Once land is urbanized, it is rarely, if ever, returned to agricultural use. The long-term consequences of urban sprawl in areas like Hale‘iwa include increased infrastructure demands, environmental degradation, and displacement of community identity and small-scale farming practices that have existed for decades.

Additionally, the Hale‘iwa Special District was specifically created to preserve the unique historic, cultural, and scenic values of this area. Urban reclassification would run counter to the very intent of this designation.

While I understand the pressures for development and housing, these decisions must be made with deep consideration of what is truly in the public's long-term interest. I urge the Land Use Commission to preserve the Agricultural designation and instead explore smart-growth solutions within already urbanized areas.

Mahalo for the opportunity to testify.

Respectfully,

Virginia

Name:	Email:	Zip:
Charlene Rockenbrant	charlene.gaurano@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 14, 2025 @ 01:38 PM

Testimony:

This is an absolutely terrible idea. Did anybody research that this area is prone to flooding because it is a marshland? Also, these are called “agricultural lands” for a reason. This is going to take a currently functioning farm and place businesses and homes there that will harm the infrastructure and traffic of the area.

Name:	Email:	Zip:
Mamiko Carroll	mkcarroll@icloud.com	96744-4845
Representing:	Position:	Submitted:
Self	Oppose	Jun 14, 2025 @ 01:55 PM

Testimony:

We need agricultural land - without it we cannot feed ourselves. Keep the agricultural zoning in place.

Name:	Email:	Zip:
Deborah King	dking0923@gmail.com	96817
Representing:	Position:	Submitted:
Self	I wish to comment	Jun 14, 2025 @ 09:00 PM

Testimony:

Aloha Zoning Chair Kia'āina and Committee Members,

I may have previously written testimony strongly supporting Bill 37 (2025); however, if I did I am retracting the strongly support and changing it to opposing.

I am opposing this bill because after getting out into the community and attending the Climate Action Community Workshops residents in the Hale'iwa area have a big concern for carrying capacity and infrastructure. The current infrastructure does not support what is already in place so how would it support MORE.

A lot of residents wish to keep their agricultural land so the community can utilize it instead of building more Unaffordable housing. In black and white it sounds like housing will be affordable until the realization of what happens after it is built. I need more information on the housing project to make an informed decision.

Infrastructure improvements need to be completed using quality materials and quality craftsmanship before any development should be authorized.

Mahalo for the opportunity to testify.

Deborah W. King

Name:	Email:	Zip:
April Plackett	april.figueroa7@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 15, 2025 @ 07:17 AM

Testimony:

I understand the push for development. But the reality of the situation at the current time absolutely does not call for this. The infrastructure alone cannot handle a large influx of residents to the area. Anytime there is an accident or incident on the north shore, roadways are backed up. Whenever emergency services are required, it is a nightmare to get through traffic as it stands currently. Forbid anything should happen to a loved one, would you want them waiting an extra half hour to an hour for services to get them to safety or make sure they're alright?

I feel like this is being pushed for profit rather than for need because I have only heard whispers throughout the community and only happened to find opportunity to state my opposition to this by chance.

Stop the misguided narrative of providing affordable housing because we know that won't be the case.

Name:	Email:	Zip:
Sunshine Eckstrom	silvercanyonequine@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 15, 2025 @ 01:08 PM

Testimony:

Please oppose this rezoning. We need to protect our agricultural lands for the sustainability of our island and definitely don't need urban zoning in an area that doesn't have the infrastructure to sustain it. This rezoning would be yet another example of attempts to make short term profits off of our land without any concern for the negative long term impact it would have on the local residents and environment. Thank you.

Name:	Email:	Zip:
Curtis Wood	awmaya15@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 15, 2025 @ 02:30 PM

Testimony:

I have been living in Haleiwa from over 25 years. From a few houses exist to so many new houses being build. Traffic is getting worse every single day. Noise and music is louder everywhere. I am totally opposed of the conversion of ag land to rural land. Please listen to community voices.

Name:	Email:	Zip:
Jessica dos Santos	nrtshrlv@gmail.com	96731
Representing:	Position:	Submitted:

Self	Oppose	Jun 15, 2025 @ 08:12 PM

Testimony:

Aloha Chair Kia‘āina and Members of the Zoning Committee,

My name is Jessica dos Santos, a Kahuku resident with ‘ohana in Waialua, Sunset, and Kahuku who drives past Hale‘iwa for work, and I am writing in strong opposition to the proposed State Land Use Boundary District Amendment to rezone agricultural land in Hale‘iwa for the “Backyards” commercial and residential development project.

This project threatens the rural and agricultural character of our beloved North Shore. Our infrastructure is already overstressed — with constant traffic congestion, overwhelmed wastewater systems, and limited public services — and this proposal would add over 150 housing units and 30,000 square feet of commercial space in the heart of Hale‘iwa. This is simply unsustainable for the area and deeply concerning for residents who already face the daily impacts of overdevelopment and speculation.

Changing zoning from agriculture to urban sets a dangerous precedent. Once we open the door to this type of development, we risk losing even more of our agricultural lands — lands meant for growing food and sustaining our island communities, not for luxury housing or commercial profits.

There is also no clear commitment to affordable housing in this proposal. Without firm, enforceable requirements, vague promises of “affordability” serve only to greenwash a project that primarily benefits investors, not local families.

This project is not in alignment with the values and needs of the North Shore community. We need policies that protect our rural lifestyle, prioritize local agriculture, and uphold the integrity of our land and water systems.

I urge this committee to vote NO on the proposed zoning change and to uphold your responsibility to protect O‘ahu’s last remaining rural communities from urban sprawl.

Mahalo for your time and consideration.

With deep aloha,

Jessica dos Santos

Lifelong Kahuku Resident

Name:	Email:	Zip:
david jay	drjsurfs@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 15, 2025 @ 08:41 PM

Testimony:

I am writing to express my strong and unequivocal opposition to the proposed zoning ordinance change for the property located near The North Shore Marketplace which aims to facilitate a new development including homes and commercial businesses.

As a long time resident of Pupukea, I have witnessed firsthand the escalating traffic crisis that already plagues our small coastal town. Kamehameha Highway, our sole major artery, is consistently gridlocked, particularly during peak tourist seasons and even on regular weekdays. Simple errands, school drop-offs, and commuting to work often become hour-long ordeals for what should be short drives. This existing congestion already severely impacts:

Our Quality of Life: The constant traffic noise, fumes, and the sheer time wasted in traffic erode the very reason many of us choose to live in this unique community. Our laid-back lifestyle is being systematically undermined.
Emergency Services: Delays in emergency vehicle response times due to traffic are a grave concern for the safety and well-being of all residents. Every minute counts in an emergency, and our current infrastructure cannot support additional strain.
Local Businesses: While new businesses are proposed, the increased congestion will deter both locals and tourists from easily accessing existing shops and restaurants, potentially harming the very businesses this development claims to support.
Environmental Impact: Increased vehicle emissions contribute to air pollution, and the development footprint itself could impact our fragile coastal ecosystem and existing drainage patterns.

Introducing a project of this scale, encompassing both residential units and commercial spaces, will only exacerbate an already critical situation. It will undeniably lead to a significant increase in vehicle trips, overwhelming an infrastructure that is already operating far beyond its capacity. The existing traffic impact assessments, if they exist, often fail to capture the true, daily lived experience of residents.

Our community values its small-town character and the unique balance we strive to maintain between local life and responsible tourism. This proposed development threatens to irrevocably alter that balance, prioritizing developer profits over the well-being and safety of current residents.

I urge the Department of Planning and Permitting to consider the profound negative impacts this zoning change and subsequent development would have on Haleiwa. Please prioritize the existing community's needs and refuse this proposal.

Mahalo for your time and consideration.

Sincerely,
David Jay

Name:	Email:	Zip:

Luann Casey	luann@tinroofranch.org	96712
Representing: Self	Position: Oppose	Submitted: Jun 15, 2025 @ 08:53 PM

Testimony:

Aloha Chair Kia'aina,

I am writing in extreme opposition to the proposed mixed use development of agriculture land in the town of Haleiwa. This development not only threatens the character of the country but also has a significant negative impact on the community as well as the tourists that visit the North Shore to see the "country side of the island".

The over crowding is evident on a daily basis as residents try to make their way to work or home and tourists try to get to the beach or other locations on the 2 lane highway that frequently comes to a complete standstill or moves along at a few MPH.

The outdated EIS is no longer pertinent to this rapidly growing area that sees clear evidence of climate change and sealevel rise.

Although Tsunami signs and emergency sirens are in place, if it became necessary to evacuate the area, it would be impossible to get the current population to a safer location.

This proposed development area is zoned important Ag land which is vital to an island that imports 80-90% of it's food.

Thank you for listening to the community input and requiring an updated EIS.

Luann Casey RN BSN

35 year NS resident & farmer

Name: Gary Gunder	Email: gary@tinroofranch.org	Zip: 96712
Representing: Self	Position: Oppose	Submitted: Jun 15, 2025 @ 09:00 PM

Testimony:

Oppose

Name: Andrea Woods	Email: andreaswimsunset@yahoo.com	Zip: 96712
Representing: Self	Position: Oppose	Submitted: Jun 15, 2025 @ 09:38 PM

Testimony:

I oppose this amendment. This zoning change request goes against the State's efforts to retain ag zoning and focus development in existing urban zoned areas, as well as the North Shore Sustainable Community Plan which emphasizes keeping the rural character of our community.

Haleiwa is already inundated with visitors, resulting in constant traffic problems, lack of parking, and overuse of our beach parks. Adding more housing and a business section will only exacerbate an ongoing problem.

The proposed development poses significant threats to the cultural integrity, environmental sustainability

and community character of Haleiwa and the broader North Shore region.

Name:	Email:	Zip:
Angela Huntemer	angelahuntemer@gmail.com	96732
Representing:	**Position:**	**Submitted:**
Sierra Club Oahu Group	Oppose	Jun 15, 2025 @ 10:00 PM

Testimony:

Honolulu City Council Special Meeting June 17, 2025 6pm.

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

June 16, 2025

Aloha Chair Waters and City Council Members,

We are writing to reiterate Sierra Club Oahu Group's forceful opposition to the proposed upzoning of Ag. land in Haleiwa to Urban, (Bill 37). Hale'iwa is a rural small town. Upzoning large swaths of land there is not in keeping with the North Shore Sustainable Communities Plan.

Rezoning this property to Urban; condos, commercial space, and parking, would have enormous negative consequences for Hale'iwa, which already has too many tourist traps and not enough infrastructure. Haleiwa does not even have sidewalks. This parcel can and should be continued as Agricultural. Other areas of Hale'iwa town are in active Agriculture.

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

Keep urban zoning in the urban core and reject this misguided zoning request.

Keep the country country.

Angela Huntemer

Treasurer

Sierra Club O'ahu Group Executive Committee

Name:	Email:	Zip:
Nanette Dorr	alapiodorr@aol.com	96712

Representing:	Position:	Submitted:
Self	Oppose	Jun 16, 2025 @ 07:21 AM

Testimony:

I do not support Bill037(25) as I feel strongly that the community needs to be more directly involved and included with all of the planned/projected changes in Haleiwa and on the North Shore. Additionally the proposed bill seems very vague and could potentially be misinterpreted in a way that could be abused and thus not used in the best interest of the community.

Name:	Email:	Zip:
Jeffrey Dorr	alapiodorr@aol.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 16, 2025 @ 07:28 AM

Testimony:

I oppose changing the zoning of Bill037(25). Although I do feel that our community needs more affordable housing is this really the best route to take? Will it actually benefit those in the low income bracket, or will it pander to the wealthy?

Name:	Email:	Zip:
Kolja Rotzoll	kolja@hawaii.edu	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 16, 2025 @ 08:12 AM

Testimony:

I strictly oppose this bill.

Haleiwa and the North Shore is overrun by tourists, visitors, and locals. Not enough space to accommodate the masses with the existing infrastructure (one lane road). Respect the residents and do not expand urbanization & commercial spaces. It does not benefit us.

KEEP THE COUNTRY COUNTRY!

Name:	Email:	Zip:
Crystal Thornburg-Homcy	cravegreens@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 16, 2025 @ 08:26 AM

Testimony:

We need to keep AGRICULTURAL DISTRICT land from being developed and keep the north shore country!!!

Do NOT change zoning!

Name:	Email:	Zip:
Mark Anthony Clemente	mclemente@hrcc-hawaii.com	96817
Representing:	Position:	Submitted:

Hawaii Regional Council of Carpenters	Support	Jun 16, 2025 @ 08:58 AM
Name: Brooke Berry	Email: mascararun@yahoo.com	Zip: 96712
Representing: Self	Position: Oppose	Submitted: Jun 16, 2025 @ 09:10 AM

Testimony:

To the Honorable Members of the Hawaii State Legislature,

I am writing to express my strong opposition to HB037(25). As a resident of the North Shore 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 rural community.

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 Hawai‘i so special. Our state's delicate ecosystem, rich cultural heritage, and potential for sustainability would all be negatively impacted by the passage of this bill. Why are we rushing to trade agricultural lands for profit? Who does this benefit if not only the developers?

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. Prioritizing commercial development over agricultural prosperity for future generations goes against this community’s ideals. These developments are created for profit and our community has to suffer the long term issues that rise from them. Enough is enough!

Mahalo for your time and consideration.

Sincerely,

Brooke Berry

Name: April Woolley	Email: woolleyape@gmail.com	Zip: 96791
Representing: Self	Position: Oppose	Submitted: Jun 16, 2025 @ 09:33 AM

Testimony:

Hawaii’s important (and dwindling) AG Lands are disappearing. This in an obvious attempt at a land grab, as this developer has tried to develop a boutique hotel north of Haleiwa Town. We need to set a precedence that AG Land is important, especially in Haleiwa, where the country lifestyle should be preserved.

Name:	Email:	Zip:
Chip and Mari Hartman	seachip@yahoo.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 16, 2025 @ 09:48 AM

Testimony:

Aloha City Council Zoning Committee,

We OPPOSE the rezoning of this parcel to urban use and ask that the committee do the same. We feel there will be far too many negative impacts to Haleiwa and our community with this zoning change before you. The infrastructure and commercialization of Haleiwa is at a straining point and our community is feeling a loss of identity and hometown. We have been an agricultural area from the start and continue to see AG grow and expand on the lands surrounding Haleiwa. The developer knew what he was purchasing (AG land) but now he wants to rezone and grow houses. For these reasons we oppose the rezoning being requested by the developer.

Mahalo, Chip and Mari Hartman

Name:	Email:	Zip:
Jana Crawford O'Brien	i8pixistix@gmail.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jun 16, 2025 @ 09:52 AM

Testimony:

I am writing to OPPOSE the land speculation that urbanizes our precious North Shore agricultural land.

Hale'iwa does NOT need 150 high-end residential units or 30,000 square feet of retail space.

The impact on the infrastructure alone will be significant - waste water management, pollution, turning valuable ag land into concrete & asphalt is NOT good for the environment. The additional traffic, in an already congested area, will impact local resident in an untenable way.

I strongly urge you to VOTE NO on the state land use boundary district amendment change.

Mahalo for your time.

Name:	Email:	Zip:
Larry McElheny	lkmcelheny@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 16, 2025 @ 10:45 AM

Testimony:

Aloha

I strongly oppose BILL 037(25) TO AMEND PORTIONS OF THE STATE LAND USE DISTRICT BOUNDARY MAP (HALE'IWA QUADRANGLE) FROM THE AGRICULTURAL DISTRICT TO THE URBAN DISTRICT FOR CERTAIN LANDS SITUATED IN THE

HALE‘IWA SPECIAL DISTRICT, HALE‘IWA, OAHU, HAWAI‘I.

The specific reasons for my opposition are included in the many current and previous testimonies submitted by myself and others.

Bill 037 (25) diametrically opposes the primary objective of all previous official North Shore planning efforts-----which is to retain the area's rural character.

Your attention to this extremely important issue is deeply appreciated.

Mahalo

Larry McElheny

Name:	Email:	Zip:
Jimmy Leonardi	oldsugarmil@yahoo.com	96731
Representing:	Position:	Submitted:
Self	Oppose	Jun 16, 2025 @ 11:50 AM

Testimony:

Testimony in Strong Opposition to Bill 037 (25)

Relating to Amending the State Land Use District Boundary Map (Haleiwa Quadrangle)

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

My name is Jimmy Leonardi, and I have been a resident of the North Shore (Kahuku) for the past 60 years. I am writing to express my strong opposition to Bill 037 (25), which proposes to rezone valuable agricultural land in Haleiwa to urban use for a major development project.

A Lifetime in the moku of Ko'olauloa and Waialua

I’ve spent my whole life here. I’ve seen how Haleiwa has changed, slowly at first, but more rapidly in the past few decades. One of the things that’s always made this town special is its rural feel—its open spaces, its simplicity, and its deep roots in local culture. That’s what draws people here, and that’s what’s now at risk.

Overdevelopment Will Break Haleiwa

This proposed development—156 apartments, 328 parking stalls, and 30,000 square feet of commercial space—is simply too much. Our roads are already crowded. We sit in traffic for hours during peak times, and our narrow streets can’t take more volume. Putting this massive project in the heart of Haleiwa will worsen traffic and strain our already overloaded infrastructure.

Preserve Agricultural Lands

Do we really have to use valuable agricultural land to build condos?

Little by little, ag land across the islands is being swallowed up by developers. Every year, another farm disappears under concrete. Why is it that every piece of ag land seems to end up targeted for housing?

Hawaii is not just a vacation postcard. We are a community with the potential to grow our own food and support our people. If we rezone every farm lot to urban use, what kind of future are we leaving for the next generation?

If we keep approving projects like this, what will be left? We are trading sustainability for short-term profit. Enough is enough. These lands were designated for agriculture for a reason. Let's honor that.

Environmental and Flooding Concerns

Our streams flood regularly—ask anyone who's lived here long enough. Adding more impervious surfaces, more runoff, more strain on our environment is asking for disaster. This project will worsen flooding, overload our infrastructure, and put our town at even greater risk.

A Question of Values

We are not anti-growth. We are for smart, respectful development that doesn't compromise our land, our values, or our identity. This project does not align with those values.

Please, for the sake of Haleiwa, for the people who live here, and for the land that feeds us—vote NO on Bill 037 (25).

Mahalo for your time and for listening to the voices of the North Shore.

Sincerely,

Jimmy Leonardi

Resident of Haleiwa, O'ahu

North Shore Community Member for 60 Years

Name:	Email:	Zip:
Ida Bluhm	kawailani2@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 16, 2025 @ 12:01 PM

Testimony:

Testimony in Strong Opposition to Bill 037 (25)

Relating to Amending the State Land Use District Boundary Map (Haleiwa Quadrangle)

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

My name is Norma Leonardi, and I have been a resident Kahuku for the entirety of my life, 74 years. I am writing to express my strong opposition to Bill 037 (25), which proposes to rezone valuable agricultural land in Haleiwa to urban use for a major development project.

A Lifetime in Haleiwa

I've spent my whole life here. I've seen how Haleiwa has changed, slowly at first, but more rapidly in the past few decades. One of the things that's always made this town special is its rural feel—its open spaces, its simplicity, and its deep roots in local culture. That's what draws people here, and that's what's now at risk.

Overdevelopment Will Break Haleiwa

This proposed development—156 apartments, 328 parking stalls, and 30,000 square feet of commercial space—is simply too much. Our roads are already crowded. We sit in traffic for hours during peak times, and our narrow streets can't take more volume. Putting this massive project in the heart of Haleiwa will worsen traffic and strain our already overloaded infrastructure.

Preserve Agricultural Lands

Do we really have to use valuable agricultural land to build condos?

Little by little, ag land across the islands is being swallowed up by developers. Every year, another farm disappears under concrete. Why is it that every piece of ag land seems to end up targeted for housing?

Hawaii is not just a vacation postcard. We are a community with the potential to grow our own food and support our people. If we rezone every farm lot to urban use, what kind of future are we leaving for the next generation?

If we keep approving projects like this, what will be left? We are trading sustainability for short-term profit. Enough is enough. These lands were designated for agriculture for a reason. Let's honor that.

Environmental and Flooding Concerns

Our streams flood regularly—ask anyone who's lived here long enough. Adding more impervious surfaces, more runoff, more strain on our environment is asking for disaster. This project will worsen flooding, overload our infrastructure, and put our town at even greater risk.

A Question of Values

We are not anti-growth. We are for smart, respectful development that doesn't compromise our land, our values, or our identity. This project does not align with those values.

Please, for the sake of Haleiwa, for the people who live here, and for the land that feeds us—vote NO on Bill 037 (25).

Mahalo for your time and for listening to the voices of the North Shore.

Sincerely,

Norma Leonardi

Resident of Kahuku, O‘ahu

North Shore Community Member for 74 years

Name:	Email:	Zip:
Ida Bluhm	kawailani2@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 16, 2025 @ 12:03 PM

Testimony:

Testimony in Strong Opposition to Bill 037 (25)

Relating to Amending the State Land Use District Boundary Map (Haleiwa Quadrangle)

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 o'ia'io,
Ida Bluhm

Name:	Email:	Zip:
Everett Bluhm	kawailani2@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 16, 2025 @ 12:25 PM

Testimony:
In the long run it will ruin the environment, more traffic, more tourism, and possibly more trash, parties and littering all around. Hawaii needs to work on growing its own food. With the rising inflation we need more local farmers to be growing food and selling it here. Around 90% of our food is imported, the cost of shipping is already quite high, so thats why we need ag land and not condos to replace that.

Mahalo,
Everett Bluhm
Age 12, Haleiwa, HI

Name:	Email:	Zip:
Vance Kaleohano Farrant	vance.kaleohano@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 16, 2025 @ 02:01 PM

Testimony:
I strongly oppose the proposed change of zoning described in Bill 31 from agricultural to urban zoning. The proposed

housing and commercial project would likely have significant adverse impacts on all North Shore residents and visitors. The proposed project would add further congestion to the already significant traffic and parking issues in Hale'iwa. I work with multiple community groups on the North Shore working to address issues with traffic congestion, which continues to worsen year after year for both residents and visitors. There are no clear plans in the proposed rezoning project to address the added congestion. Beyond the proposed housing and commercial project, rezoning from agricultural to urban land could lead to future developments that similarly exacerbate existing congestion issues. The City should look into the possibility of acquiring the using the property in question as part of a long-term solution for parking and traffic congestion in Hale'iwa and on the North Shore. This property is being actively considered as a potential site for a Hale'iwa Mobility Hub proposed by the City Dept. of Transportation Services as a way to improve North Shore transportation systems through shuttle services, bike and pedestrian facilities, and more. Please reject Bill 37 and support other Bills to address the serious issues with congestion on the North Shore.

Name:	Email:	Zip:
Linda Molina	lindamolina99@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 16, 2025 @ 02:34 PM

Testimony:

Hello,

I am a long time Haleiwa resident. And I am extremely sad about this news... I oppose a 100 percent!!!

Haleiwa is the country and this lot is the home of this magnificent trees and native birds. Big part of the magic attraction for Haleiwa.

Please do not let the greed of some people ruin it for the next generations.

Let's protect our aina!

Thank you for your time.

Best regards.

Linda Molina.

Name:	Email:	Zip:
Richard Lantz	ricklantz12@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 16, 2025 @ 03:06 PM

Testimony:

Haleiwa town cannot sustain anymore residential or commercial development. The infrastructure is woefully inadequate for the existing mix of residential and commercial. Excessive traffic, pollution runoff, inadequate sewer/ septic, overrun with tourism, and a lack of a long term town plan has already created a mess. The only salvation is existing ag land zoning to prevent more development. Please do not change the zoning. I am aware O'ahu needs more housing, but build it near the rail, where an infrastructure foundation was created.

Name:	Email:	Zip:

Lindsay Mochkatel	cultivate.thought@gmail.com	96712
Representing: Self	Position: Oppose	Submitted: Jun 16, 2025 @ 03:10 PM

Testimony:

I strongly oppose the rezoning of the agricultural district to the urban district in Hale'iwa along the bypass road for the development of "affordable" housing.

Per Mr. Hayes' presentation scheduled for June 17th only 10% of the development will be allocated to affordable housing- that is 16, 2-bedroom apartments out of the proposed 156 units and business development.

The additional 20% of the units allocated as "affordable housing" are affordable for AMI 120% and therefore are NOT truly affordable.

Out of the 150 proposed housing units, ONLY 16 would be allocated as affordable. This project does NOT make a significant difference in affordable housing for local residents. This is a development for profit.

Additional businesses, along the already very congested Hale'iwa town roads and district, put locals and visitors in danger as the infrastructure of the area can keeping up with the development creating unsafe roads and dangerous living conditions for all. There have been too many "accidents" and deaths on our roads this year alone. It is not acceptable for the state and developers to continue to profit while not providing and ensuring safe conditions for all.

Providing a proposed 16 "affordable units" as 2 bedroom apartments is not inline with the NSSCP. This is just barely 10% of the units. The developer claims these are multigenerational homes. How is a 2 bedroom apartment designed to be multigenerational? Will the parking, living conditions, and amenities of the development reflect the increased capacity designed to support multigenerational living?

Will the roads and tsunami evacuation routes be overly congested in the event of an emergency. Can the roads, utilities, and emergency services support the area with 150 new units, multiple residents and vehicles per unit?

The community strongly opposes the developers request to change the zoning as additional development is not a benefit to the community and will only create more unsafe living conditions for residents and visitors.

Name: Joseph Vitek	Email: joevitek1@hotmail.com	Zip: 96791
Representing: Self	Position: Oppose	Submitted: Jun 16, 2025 @ 03:26 PM

Testimony:

Simply the roads can’t handle the increase traffic

Name:	Email:	Zip:
Brian Wise	wisebrian808@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 16, 2025 @ 03:41 PM

Testimony:

This will destroy wildlife pollution, runoff toxins. Keep the country country.!!! I've lived on the North Shore for 35 years.. this area should be a wildlife Park a community park. Please do not destroy the North Shore..

Name:	Email:	Zip:
Debi Lyle	debilyle@icloud.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 16, 2025 @ 04:11 PM

Testimony:

Please keep the North Shore free of more development and help preserve the sought after natural environment for all to enjoy. The traffic is already out of control, sometimes taking over an hour to travel 5 miles; this is worse than Chicago traffic and can be quite frustrating, not to mention horrible for the environment. The North Shore is known for its beauty let's keep it that way!

Name:	Email:	Zip:
Justin Riddleberger	riddleberger56@gmail.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jun 16, 2025 @ 05:00 PM

Testimony:

This is a bad idea. Traffic will be outrageous.

Name:	Email:	Zip:
Constance Durant	cdurant808@gmail.com	96791
Representing:	Position:	Submitted:
Self	I wish to comment	Jun 16, 2025 @ 05:13 PM

Testimony:

Haleiwa town cannot sustain more development, more cars, more traffic, and more tourists. We are maxed out with gridlocked traffic daily after 10 a.m. and we have NO sidewalks for pedestrians. Parking is impossible. All locals know, if you need to go to Malama, Ace, Long's, or the bank, you better go before 10:00! Please, no more development. We are overburdened as it is with cars and tourists. Thank you.

Name:	Email:	Zip:
Raven Miranda	ravenmm23@gmail.com	96712
Representing:	Position:	Submitted:

Self	Oppose	Jun 16, 2025 @ 05:34 PM

Testimony:

I am opposed to this zoning bill. Keep the country country! Our infrastructure within this community cannot withstand the implications of this bill.

Name:	Email:	Zip:
Nancy Salemi	salsalemi@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 16, 2025 @ 05:37 PM

Testimony:

Being a business owner in the vicinity of the site of the housing proposal, you'd think I would be happy as it would bring more business to my establishment in Haleiwia But in reality I am horrified at all the negative aspects it would bring, such as not enough parking facilities, more stop and go traffic in Haleiwa town, and increased congestion from the bi-pass road into Haleiwa. I also believe that that particular piece of property is not wide enough for the proposed project. Also, at first it was just a housing project and now the word retail has entered the conversation, what will come next?

Name:	Email:	Zip:
John Salanoa	keoni.salanoa@gmail.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jun 16, 2025 @ 05:43 PM

Testimony:

Aloha Chair,

I strongly oppose Andy Anderson re zoning and building of a shopping center and or a multi unit condominium complex and or apartments.

Mr. Anderson has lied to this committee time and time again and cannot be trusted.

Mahalo Nui for your time,

John Salanoa

Name:	Email:	Zip:
Kathy Myers	kathymichikomyers@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 16, 2025 @ 05:44 PM

Testimony:

I am opposed to this development Keep the country country!

Name:	Email:	Zip:
Danielle Zelinger	daniellezelinger@gmail.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jun 16, 2025 @ 05:53 PM

Testimony:

I support keeping NS country, minimum tourist attractions development. Please do not convert ag land to commercial.

Name:	Email:	Zip:
Andrew Jones	arj81401@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 16, 2025 @ 05:54 PM

Testimony:

This isn’t good for the environment and I oppose on the ground hat we need more open space and parks not buildings

Name:	Email:	Zip:
Alicia Hill	thehillshouse4@icloud.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 16, 2025 @ 06:11 PM

Testimony:

I absolutely oppose this idea of putting a mall. We cannot sustain with the gridlock we already are dealing with in Haleiwa. We are destroying what is left of our beautiful Haleiwa town. Parking, traffic, the list is so much longer.

Name:	Email:	Zip:
Denise Antolini	antolinid@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 16, 2025 @ 06:12 PM

Testimony:

Aloha Chair Kia‘āina and Zoning Committee Members,

Mahalo nui for holding this special Zoning Committee meeting in the evening so the North Shore community has a more convenient opportunity to submit testimony on this very important proposed project.

As I mentioned in my prior testimony, I have not met anyone in our community that supports this very strange development.

The project consisting of 150+ housing units and over 30,000 sf of commercial space, plus over 100 stalls of parking for unit owners/renters, commercial employees, and customers/visitors does not fit in the very weird triangular Ag lot owned by this developer.

Note that the project is sandwiched between the inaccessible (no entry/exit allowed for this project) Joseph P. Leong Bypass, a historic church/cemetery, and the back lots of existing businesses on the highly congested main street in Hale'iwa town (technically Kamehameha Highway). Only one small lane would be used. No other exit? (The plans are unclear about using Cane Haul road – bait and switch?) A hazardous location in an emergency to say the least.

Why is the developer proposing the upzoning with such a bizarre project on an unsuitable lot? In my view, the upzoning is intended only to sell a "bad penny" and to boost resale value for millions.

This speculative real estate deal would benefit only the owner and burden the public and your Council constituents, particularly the residents of the North Shore but also anyone loves Hale'iwa. It would have a HUGE and irreversible impact on the character, congestion, and already weak infrastructure of Hale'iwa.

The flaws in the project and the FEA are numerous – of course, the developer and consultants gave it the best spin possible – but it is spin.

Just walk and view the area for yourself. The project would bring thousands of vehicle trips a day to an already congested small lane between Queen Liliu'okalani Cemetery and Church grounds, and plow through a commonly used access road for Ace Hardware customers. Bad for the church and local businesses – and their patrons, who are residents not tourists. Makes no sense.

Sewage? Lots more it seeping under Hale'iewa with this project. Hale'iwa does not have a sewer system like Honolulu or other urbanized areas of the island.

This special historic town is already suffering from lack of infrastructure and being over-run by commercialism and tourism. Adding more is unthinkable. Seen the traffic? Local residents hesitate to go to into Hale'iwa now to run basic errands - it is so crowded.

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, which OPPOSES this project, 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, member North Shore Neighborhood Board (which has submitted testimony opposing this project)
Pūpūkea resident, D2

Name:	Email:	Zip:
Joao Carvalho	joaohc29@gmail.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jun 16, 2025 @ 06:37 PM

Testimony:
Haleiwa already has a lot of traffic jam it would be a disaster for the community.

Name:	Email:	Zip:
Cayle Krikorian	lovecayle@hotmail.com	86712
Representing:	Position:	Submitted:
Self	Oppose	Jun 16, 2025 @ 06:41 PM

Testimony:
Stop trying to turn Hawaii into the mainland! There is a reason so many people come to Haleiwa and love the kid back style, because it doesn't look like every other strip mall you see on the mainland.

Name:	Email:	Zip:
Sharryl Matsumoto	sharryl54@comcast.net	96791
Representing:	Position:	Submitted:
Self	Oppose	Jun 16, 2025 @ 06:57 PM

Testimony:
Haleiwa town doesn't have infrastructure to support increased traffic that the retail space and homes will bring. Currently, residents like myself avoid going into Haleiwa town after 10:30 AM because of the tourists that come to town to shop and to eat at all the food trucks. It's common for traffic to be backed up from weed circle.
We must retain this parcel as agricultural. No more developments!

Name:	Email:	Zip:
Vishakha Corbett	vdevi108@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 16, 2025 @ 07:07 PM

Testimony:
Please our little town can't take more traffic.

Name:	Email:	Zip:
Patrick Grady	patgrady@gotmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 16, 2025 @ 07:12 PM

Testimony:

The North Shore represents a small slice of what things used to be like. There are developed areas all over the world that wish that they could turn back time to before they were developed. Enough is enough already. We've already lost so much of the open landscapes of the North Shore, the new development at Turtle Bay being a prime example. Please keep this tract of land as is and do not alter the zoning. Aloha

Name:	Email:	Zip:
Jennifer La Rochelle	jennthalas@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 16, 2025 @ 07:29 PM

Testimony:

As a resident of Haleiwa I oppose this bill. We don't need a mall. We have plenty of unused shop space in Haleiwa town. Fill those vacancies before you build new ones.

Name:	Email:	Zip:
Cynthia Shell	cshellhi@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 16, 2025 @ 07:36 PM

Testimony:

I oppose this proposal as the area does not have the necessary infrastructure to accommodate any firther development and people.

Name:	Email:	Zip:
Barbara Towle	nsbarb@yahoo.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jun 16, 2025 @ 07:57 PM

Testimony:

Please oppose the development of this agriculture land in Haleiwa for a shopping mall. Leave the land zoned for agriculture alone, do not change the zoning to commercial. There are no sidewalks, there are no public bathrooms, there is no parking. Haleiwa can not take more commercial development. Build another mall in Kahala, not in the already crowded Haleiwa town.

Name:	Email:	Zip:
Rain Magyar	rainmagyar@gmail.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jun 16, 2025 @ 07:58 PM

Testimony:

Hale'iwa infrastructure cannot handle extra cars on the roads and water waste.

Name:	Email:	Zip:
ALINA PIVOTTO	ALINAPIVOTTO@GMAIL.COM	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 16, 2025 @ 08:00 PM

Testimony:

Aloha Chair and Members of the Land Use Commission,

I am submitting this testimony in strong opposition to the proposal to amend the State Land Use District Boundary Map (Hale‘iwa Quadrangle) to change certain lands from the Agricultural District to the Urban District in the Hale‘iwa Special District, O‘ahu.

Hale‘iwa is one of the last remaining areas on O‘ahu with a distinct rural character, rich history, and strong community identity. Reclassifying agricultural lands into urban use opens the door to overdevelopment, increased traffic, strain on our limited infrastructure, and irreversible damage to the natural beauty and cultural fabric of the North Shore.

My main concerns are:

Loss of Agricultural Land: Once we convert farmland to urban use, we can’t get it back. These lands are valuable for local food production and environmental sustainability.
Overburdened Infrastructure: Hale‘iwa's roads, sewage systems, and public services are already stressed. More development will worsen traffic and reduce the quality of life for residents.
Environmental Impacts: Urbanization increases runoff, threatens sensitive ecosystems, and contributes to coastal degradation. Hale‘iwa’s proximity to the ocean makes this a serious concern.
Cultural & Community Identity: Hale‘iwa is a historic town. Allowing urban sprawl threatens the very things that make it special – its small-town feel, its openness, and its connection to land and tradition.
I respectfully urge the Commission to protect this special place and uphold the intention behind the State’s Agricultural Land classification. Reclassification to Urban does not serve the public interest and contradicts the long-standing community vision for a rural North Shore.

Please deny this proposal and stand with the community in protecting Hale‘iwa’s rural lands.

Mahalo for your time and consideration.

Name:	Email:	Zip:
Paige Thompson	pataloha808@gmail.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jun 16, 2025 @ 08:01 PM

Testimony:

I do not support this change and do not feel this proposal would benefit our community. Keep this area available for residents! Don't sell out to people that don't have the best intentions and don't put community first! No No No

Name:	Email:	Zip:
Tyler Manuel	tcm214@ymail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 16, 2025 @ 08:35 PM

Testimony:

Opposition to proposed zoning changes

Name:	Email:	Zip:
Sarah Barbour	sarah.barbour@gmail.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jun 16, 2025 @ 08:37 PM

Testimony:

Hale'iwa does not need more malls; we already have too many people coming through. Keep the country country!!

Thank you.

Name:	Email:	Zip:
Syreeta Tayac	yogavida101@gmail.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jun 16, 2025 @ 08:37 PM

Testimony:

I am against the proposed mall being built in Haleiwa. The open land is what makes Haleiwa country. Country is what draws visitors to Haleiwa. Building a mall will change the country feel and Haleiwa will be changed.

Name:	Email:	Zip:
Paula Cole	paulacoleacupuncture@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 16, 2025 @ 08:42 PM

Testimony:

I oppose the reasoning of Ag land on Oahu. We need to protect our rural places and prevent the urbanization of agricultural areas. We need to encourage more local food production and this is a step in the wrong direction.

Name:	Email:	Zip:
Wendy Tsue	tsueeit@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 16, 2025 @ 08:47 PM

Testimony:

I oppose this development because there is not the infrastructure to support such a development and Haleiwa is already over whelmed with traffic congestion. This is a safety hazard for emergency vehicles and the people who live on the north shore. Residents chose to live in the country for reason not for it to turn into pearl city or honolulu.

Name:	Email:	Zip:
Heatjet Omalley	hhstinky@gmail.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jun 16, 2025 @ 08:57 PM

Testimony:

No more development and traffic in Haleiwa

Name:	Email:	Zip:
Vicki Wells	ve3538@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 16, 2025 @ 08:58 PM

Testimony:

No more development, this is insane. Traffic and Haleiwa is already horrible. Please please please do not allow this to go through. It will change forever the “small” town of Haleiwa town in the North Shore. there’s been enough development already. Keep the country country!

Name:	Email:	Zip:
Karen Gallagher	karengallagher222@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 16, 2025 @ 09:04 PM

Testimony:

Aloha,

I thank you for the opportunity to voice my opinion regarding what is known as Hale‘iwa Backyards. I believe that changing the current agriculture zoning to allow this development will irrevocably destroy our community. The town of Hale‘iwa is already way beyond capacity for the amount of vehicles and people, creating virtual gridlock almost everyday from about 10am until after the sun sets. Adding even more stores will only add more traffic and more chaos.

I also take offense to the developer's statement in a community meeting that the area he wants to build on is unsuitable for farming. A local farmer testified in the same meeting that the land is most definitely fertile.

Please do not slide down that slippery slope of allowing our farmlands to be paved over. Food security is a very real issue and the more agriculture the more food.

Mahalo for your time,

Karen Gallagher

Hale‘iwa resident.

Name:	Email:	Zip:
lucas godfrey	skywalka3369@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 16, 2025 @ 09:08 PM

Testimony:

keep the country country

Name:	Email:	Zip:
Frances Lichowski	fl@hawaii.edu	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 16, 2025 @ 09:29 PM

Testimony:

I am a concerned resident of the North Shore, and I am writing to express my strong opposition to any proposed housing or commercial development that seeks to expand urbanization in the Haleiwa area.

Haleiwa and the North Shore are already facing serious overcrowding issues. Our infrastructure is strained to the limit—with only a single-lane road in and out, traffic is frequently at a standstill. Adding more housing and commercial spaces will only exacerbate existing problems like traffic congestion, lack of parking, insufficient park space, and environmental degradation.

Rather than introducing questionable developments that do not benefit local residents, we need to focus on sustainable solutions for our current issues:

- More public parking behind existing commercial areas to allow
"walk to the shops and restaurants"; also parking to especially focus on "leave your car in Haleiwa e.g. create a shuttle to the beaches service for visitor
-create event space for e.g. hula , bands, markets, Christmas parade; carnival, etc.
- Better playgrounds, skate park, areas for children to safely ride bicycles
- A designated dog park
- Better park and recreational space for local families
- Traffic and infrastructure improvements

The proposed development does not serve the interests of the people who live here. It will only intensify the pressure from the already overwhelming numbers of tourists, visitors, and daily commuters. We, the residents, are the ones who must live with the consequences of these decisions.

I urge you to respect our community's character and our needs. Preserve what little rural charm we have left. Do not turn the North Shore into another overdeveloped tourist zone.

Keep the country COUNTRY.

Mahalo for your time and consideration.

Name:	Email:	Zip:
Rebecca Scanlan	rscanlan@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 16, 2025 @ 09:34 PM

Testimony:

Let's look at this for what it is -- a completely underhanded way to try and rezone land for Andy's own commercial benefit. Andy has shown time and time again that he's not a good community steward, and this is just the latest example. He doesn't live in or contribute to this community and has developed to its detriment.

I staunchly oppose this project and would hope that you can see how much it will negatively affect us Haleiwa residents -- more traffic, parking needs, sewage needs and a generally lower quality of life considering what we already deal with day to day with all of these issues. So sneaky of him to try and push it through when this precious land was not intended for that purpose. We can't forget how much he knowingly skirted the law when building and operating the Beach House, and he wasn't held accountable to pay his fines or do anything positive for the community as a result because he knows how to work the system.

Please say no to this project!!! Mahalo!

Name:	Email:	Zip:
Jennifer Hernando	jennifer.hernando@gmail.com	96712-1485
Representing:	Position:	Submitted:
Self	Oppose	Jun 16, 2025 @ 09:36 PM

Testimony:

I oppose amending the zoning of this parcel from agricultural to urban primarily due to the issues with disposal of wastewater. I am a hydrogeologist and have worked on many wastewater disposal projects on the North Shore of Oahu. 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 in 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:
Marissa Eveland	marissaevelabd@gmail.com	96712

Representing:	Position:	Submitted:
Self	Oppose	Jun 16, 2025 @ 09:37 PM

Testimony:
The community does not want the rezoning of this lot. Traffic in Haleiwa town is already horrible with traffic and parking is a major problem. The only thing other than agriculture the lot should be used for is creating a public parking lot with a Haleiwa to Turtle Bay shuttle to offset traffic gridlock in Haleiwa.

Name:	Email:	Zip:
Kevin White	kainoawhite@gmail.com	96712

Representing:	Position:	Submitted:
Self	Oppose	Jun 16, 2025 @ 09:42 PM

Testimony:
As a local person from Haleiwa I have watched it change, and not for the better. This is suppose to be a small country town. But lately has turned into a place for the rich and tourism, pushing out all the locals. All the ones willing to work the land and grow food for the community. Haleiwa is a historic town. Not ment to be over developed. The community is sick and tired of all these people trying to develop our beautiful Aina. And over crowding. I could go on. Please consider the people from here. Mahalo

Name:	Email:	Zip:
Amy Hart	ahart0408@hotmail.com	96791

Representing:	Position:	Submitted:
Self	Oppose	Jun 16, 2025 @ 09:48 PM

Testimony:
Please do not approve any changes to zoning in Hale'iwa. This small, country town is beyond max capacity and we do not need more development catering to tourists from businessmen who are not part of this community. Mr. Anderson was greedy and irresponsible in his take over of the former Jameson's property. He has shown that he is not a steward of the land and changing the zoning will allow him and others to profit off the destruction of our community. I firmly oppose this motion to change zoning.

Name:	Email:	Zip:
Susan Cortes	jblattau@gmail.com	96712

Representing:	Position:	Submitted:
Self	Oppose	Jun 16, 2025 @ 09:54 PM

Testimony:
I strongly oppose this high density development in our town. Haleiwa already struggles with providing appropriate infrastructure ((transportation, water, electricity, sewage, public safety) for the existing commercial and residential units in the heart of the town. This inappropriate plan would make day to day life for existing residents intolerable. Also, agricultural land is precious and should not be converted to commercial use. That acreage could be used for growing food

for our island community. Please reject this project.

Name:	Email:	Zip:
Jim Blattau	jimblattau@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 16, 2025 @ 10:10 PM

Testimony:

I'm opposed to this project for the following reasons:

1. The total land available is only 7 acres, of which at least 1 acre is for commercial business. That leaves only 6 acres for the proposed 150, 2 bedroom apartments. I can't believe the developer thinks he can cram that many dwellings into a low-rise residential area in anything that approaches a pleasant living space.

2. Of the 150 dwellings, only 8-10 are to be "affordable" ($2,300/month??!!). The rest are "market value", whatever that means. This certainly doesn't help alleviate the North Shore housing shortage or homelessness.

3. It's unclear to me who the owner/developer is. But I see no prohibitions on these "residential units" being used as vacation rentals. Certainly many of the North Shore Realtors already have numerous ways to get around any 30 day minimum stay laws, so that the developer would be aware of the ease with which this development could be converted into a cottage hotel for tourists.

4. This parcel is zoned Ag. It would better remain thus, perhaps serving as a site for a community garden so locals could grow their own vegetables.

Name:	Email:	Zip:
Jamie Barton	jaymebee@gmail.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jun 16, 2025 @ 11:01 PM

Testimony:

Traffic is so bad here for local families already, please no more. Infrastructure does not support any more development in the area. No parking, no sidewalks, no bathrooms, too many tourists.

Name:	Email:	Zip:
Jennifer Damm	jenidamm@aol.com	86712
Representing:	Position:	Submitted:
Self	Oppose	Jun 16, 2025 @ 11:03 PM

Testimony:

This zoning change is nothing but a steal. Haleiwa does not need more shops and stores. Where is the traffic management

plan? As it is now, it takes 30 minutes to get through a mile of traffic. And what kind of stores would move in that could pay the exorbitant rent? Certainly not locally owned stores. We don't need this in Haleiwa.

Name:	Email:	Zip:
Joel Centeio	joelcenteio@gmail.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jun 16, 2025 @ 11:39 PM

Testimony:

Hard no, the Haleiwa community don’t need it. Too much traffic, roads are bad. We don’t need another mall in Haleiwa

Name:	Email:	Zip:
Nadya Shorokhova	nvshorokhova@gmail.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 12:05 AM

Testimony:

Testimony Opposing the Commercial Development and Mall Construction in Haleiwa Agricultural Land

Aloha,

My name is Nadya Shorokhova, and I am a resident and community member who strongly opposes the proposed development of a commercial mall on agricultural land in Haleiwa.

Haleiwa is not just a town—it is a cultural, historical, and environmental treasure that represents the spirit of “Keep the Country Country.” Turning agricultural land into a commercial development goes directly against this value and threatens to permanently change the character of our community.

First and foremost, the infrastructure in Haleiwa is not built to support a major increase in traffic. We already face serious congestion on Kamehameha Highway, especially during weekends and surf season. Adding a mall will only exacerbate traffic, increase pollution, and create more danger for pedestrians and cyclists who use these narrow roads daily.

Second, Haleiwa lacks the public facilities to support such a development. Our sewer systems, water access, and emergency services are already stretched thin. A large-scale commercial mall will place an unsustainable burden on these limited resources, while offering little to no benefit to local residents.

Third, this project threatens the preservation of agricultural land, open space, and rural lifestyle. Once this land is developed, we can never get it back. This is not just about land use; it’s about food security, climate resilience, and honoring the traditions of our kūpuna who lived off this land.

There are plenty of empty commercial spaces in other areas that could be revitalized without destroying what makes Haleiwa unique. We must invest in small, local businesses—not outside developers who profit while our community pays the price.

I respectfully urge the planning commission and all decision-makers to reject this proposal and protect Haleiwa from unnecessary, harmful overdevelopment. Let's keep Haleiwa country—for us, for our keiki, and for generations to come.

Mahalo for your time and consideration.

Sincerely,
Nadya Shorokhova
Waialua
Contact info:
Cell 808-399-8958
Email nvshorokhova@gmail.com

Name:	Email:	Zip:
Gabrielle Woolery	gaw5175@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 12:09 AM

Testimony:
Halewia town is already congested , traffic is horrible , and it's getting more dangerous . We've had at least two accidents were pedestrians were significantly hurt (by chuns this past week) and another killed (pupukea) with a mall being built we are going to be in more traffic. With more dangerous drivers . Not only with the communities safety in mind , Halewia/waialua is known for its quaint nature . Studies show that areas with shopping malls encourage more theft/homelessness/and other crimes . With the rise of the homeless population increasing adding a mall to the mix will assist in increasing the issue . Please review studies.

With public safety, transportation, crime on the rise becoming more prevalent in our state , it would increase these issues in the North Shore Community . Therefore, I strongly oppose the mall being built .

Name:	Email:	Zip:
edward moya	earthling808@protonmail.com	96706
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 01:49 AM

Testimony:
This is a horrid idea that will destroy Haleiwa town. Traffic is already bad enough. We dont need a stinkin mall on the north shore. Keep the country country.

Name:	Email:	Zip:
jessica ellis	goodrayoflight@gmail.com	96871
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 02:55 AM

Testimony:

We all know this isn't the way to go. Our community is already struggling with traffic and we need to preserve the land. It's not about money, it's about community. Please listen to the people.

Name:	Email:	Zip:
James Sterling	sterling638@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 04:10 AM

Testimony:

I oppose changing the land zoning from ag land to commercial land. Haleiwa is a small rural town. Please keep it country.

Name:	Email:	Zip:
Franklin Biglow	franklinbiglowiv@gmail.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 04:21 AM

Testimony:

This small town cannot handle a mall. Emergency services already have a problem with the tourist load as it is not to mention the infrastructure won't allow it.

Name:	Email:	Zip:
Leane Horton	LeaneDarling@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 04:46 AM

Testimony:

Dear Concerned Parties,

As a community member of 15 plus years, I run my business in the entire 96712. My office is in Haleiwa town. I also have a family who enjoys this community. Re zoning this precious part of Haleiwa town is not only inappropriate; it is inconsiderate. The town is bustling and busy. It is in appropriate because there are already too many commercial spaces. There is not enough sidewalks, public restroom facilities and parking. Adding additional shops is not in the communities' best interest. Not to mention, that the way the town is being developed is FOR tourism. The prices in the shops are astronomical and meant for tourists to come and spend their money. Haleiwa town is for locals....and adding shops for more tourism is inconsiderate to the community.

Please OPPOSE this change in zoning and consider further development elsewhere, Mr. Anderson.

Mahalo for your attention to this matter.

Aloha

Name:	Email:	Zip:
Riley Rawlinson	rawlinsonriley@yahoo.com	96706
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 05:56 AM

Testimony:

You should never ever take away from the original HALE'IWA, why would you do that? Once you do, you can never get that back!!! It's a special place that should never lose its special feel. And that's the beautiful thing about it so don't take the beautifulness away that gives it its light. Yes new stuff is always cool but why there? Why hale??? It doesn't need to be changed? It's perfect the way it is. Don't try to fix something that isn't broken.

Name:	Email:	Zip:
Momo Sakuma	peachjp@hotmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 06:17 AM

Testimony:

We don't need anything there to break such an old beautiful place with all these green trees,grass keeps the the place cooler.

We have enough shopping area restaurants in other markets.

And traffic is already biggest problem on the north shore for tourists and also residents

It only brings the problem

Name:	Email:	Zip:
Andrea Ventim	andrea@andreaventim.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 06:17 AM

Testimony:

Absolutely oppose this zoning change. The traffic in the area is already horrendous. We do not need another commercial property in Haleiwa. Leave it as it is or turn it into a park for the local keiki

Name:	Email:	Zip:
Christina Countryman	christinacountryman@hotmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 06:19 AM

Testimony:

Our little town has no more room for the infrastructure and traffic this will cause. Keep the country, country!

Name:	Email:	Zip:
John Stallings	john@obhomes.com	96734
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 06:26 AM

Testimony:

I am strongly opposed to any move development in Haleiwa business district AND i'm totally against re-zoning ag land so Andy Anderson can develop the area.

Name:	Email:	Zip:
Christopher Owens	coachco@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 06:26 AM

Testimony:

I strongly oppose the zone changing of the agriculture land to commercial use of the land adjacent to the west side of the North Shore Market Place and northeast side of the Waialua Community Association Building.Because ,not only will it take away the last open area with beautiful trees and scenery ,that brings a relief to the crowded, congested downtown of Haleiwa, the building of another mall is not sustainable ,This will cause massive gridlock to Haleiwa town .The traffic is already unbearable. With the addition to the latest Turtle Bay development that will make the traffic problem much worse that will extremely slow down the progress of emergency vehicles ,this needless Haleiwa project must be stopped .We have all the stores we need in this country town,if we need more,we go on a drive to Wahiawa ,Mililani or Kopolei and the tourist can do the same.We stand with the saying; Keep the country,Country.We need to conserve and protect the Beauty of the North Shore. Haleiwa is a town,not a city...Chris Owens

Name:	Email:	Zip:
Ginger Vogler	kokua888@gmail.com	96740
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 06:36 AM

Testimony:

I hereby strongly oppose this change in zoning.

Because I grew up in the 60's, Hale'iwa will always be my true home, even tho I now live Kona. I do go back home periodically because Hale'iwa and entire North Shore is so deeply special to me. Therefore, it needs to be kept completely zoned as Agricultural Land to preserve it's rare natural beauty and strong historic significant heritage . .. as well as preventing any further increase in traffic that is already a serious issue.

I was there in person to fight off Waimea Valley being sold off to commercial ventures. And I am here once again, to fight off more commercial ventures ... that only wish to suck the life force out of the North Shore by endless commercial greed, rape & pillage of the North Shore.

We already lost the historic Hale'iwa Theatre in the dead of night to a commercial money grubbing business and blight on the town.

Now at 75, I have seen wherever I have lived ... that was so organically special with small locally grown businesses, turned into one more strip zombie mall ... pushing out local businesses forever gone.

Enough is enough!

I STRONGLY oppose any more commercial zoning for Hale'iwa and entire North Shore!

Ginger Vogler

Name:	Email:	Zip:
Pomai Hoapili	pomaihoapili@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 06:52 AM

Testimony:
I oppose this amendment to zoning changes because this will allow for more development of commercial space. This attracts more tourists and out of country investors, with their heavy weights of disrespect entitlement and destruction to our land or town and way of life can crush us with long term problems that take the state forever to resolve. Don't break a community that you cannot fix.

Name:	Email:	Zip:
David Elgas	guides@coastalkayaktours.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 06:55 AM

Testimony:
Please do not change the zoning of ag land to accommodate a mall in Haleiwa.. we need our valuable ag land to remain ag.. there is more beneficial opportunities to the community if this land remains ag.. the local community opposes this zone change.. please do what is right by the community.. thank you

Name:	Email:	Zip:
Nina Ungerleider	n.beatty@infantswim.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 06:59 AM

Testimony:

As a life long Haleiwa resident, Haleiwa is FULL. No more room for anything. Please do not change this zoning. Espefor greed monsters like Andy Anderson. He needs to retire and go relax already.

Name:	Email:	Zip:
Carrie Tilley Alexander	tilleycarrie@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 07:06 AM

Testimony:

Our North Shore infrastructure cannot handle more development. Hawaii is special because of the natural beauty. We do not need development behind Mayas.

Name:	Email:	Zip:
Ashley Van Horn	ashley214@gmail.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 07:42 AM

Testimony:

I oppose this suggested change from agriculture land to urban use. Haleiwa does not need more development. The area is already more busy and congested than it can handle, plus the environmental impacts will be damaging to the area. It is an unfair burden on the residents and the land. Haleiwa does not need to become Honolulu because of some greedy land developer who has no regard for the people that actually live in the area.

Name:	Email:	Zip:
Cj Kalama	cjkalama@gmail.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 07:46 AM

Testimony:

Keep the country “Country”

Name:	Email:	Zip:
Mikaela Naylor	mnaylor@hawaii.edu	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 07:51 AM

Testimony:

My name is [Your Name], and I am a resident of Haleiwa Town. I am here today to express my strong opposition to the proposed construction of a mall in our community. While I understand the desire for economic development, I believe that the potential negative impacts of this project far outweigh any perceived benefits.

First and foremost, we must consider the safety of our residents. Over the past few years, there have been several alarming incidents involving pedestrians being critically injured or even killed in our town. The addition of a mall will undoubtedly increase foot traffic and vehicle congestion, further heightening the risk of accidents. It is crucial that we prioritize the safety of our community members, and we cannot afford to ignore the existing dangers.

In addition to safety concerns, I want to address the potential for increased crime that often accompanies the establishment of large commercial centers. Studies have shown that malls can attract higher rates of theft, vandalism, and other criminal activities. The presence of a mall may compromise the safety and security that our residents currently enjoy, potentially leading to a decline in the quality of life in Haleiwa.

Moreover, we must consider the social implications of such a development. Malls can attract individuals experiencing homelessness, which may lead to increased visibility of this issue in our community. While it is important to approach homelessness with compassion and understanding, the reality is that a mall may exacerbate these challenges, making it more difficult for both residents and those in need.

Finally, I urge you to think about the overall character of Haleiwa Town. Our community is known for its unique charm, close-knit atmosphere, and safe environment. A mall could disrupt this character and replace it with the chaos and congestion that often accompany commercial developments. Instead, I propose that we explore alternative solutions that could better serve our community, such as parks, community centers, or local markets that foster a sense of connection without compromising safety.

In conclusion, I respectfully ask that you reconsider the proposal for a mall in Haleiwa Town. The safety of our residents, the potential for increased crime, and the overall well-being of our community must be our top priorities. Thank you for your time and attention to this important matter.

Name:	Email:	Zip:
Rebecca Powell	professorpowell@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 07:57 AM

Testimony:

Hale'iwa Town is unable to handle the traffic and pedestrian situation it has now. Another commercial development is not needed; it will not enhance life for the local residents. What we need is a parking area and shuttle buses to handle the glut of tourists that come to the north shore every day of the year. There is no longer a "shoulder season" here when locals can enjoy their own shops and beaches. We need oversight and sustainable infrastructure planning with what we currently have—not the stress, literally and emotionally, on our town, brought on by another commercial development.

Name:	Email:	Zip:
Kuuipo Surls	elonoaea13@icloud.com	96712

Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 08:01 AM

Testimony:

Keep the country country on ag land

Name:	Email:	Zip:
Avianna Salvio	aviannasalvio@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 08:52 AM

Testimony:

Please keep our country country! I am born and raised out here and in the last 10 years, it's gotten completely out of hand. Our infrastructure structure is not able to handle this much people. And we don't want that either. Over the years it's just been catering to tourist instead of locals, leaving us behind to where we barely go into our own town! And making Haleiwa bigger will just bring more people out here our little roads, which aren't very safe anymore as my friend just got hit and is in critical condition! Please do not build anything. It's already hard enough for us to get around all the people and if this happens, it'll be impossible! Nobody wants this out here except you guys that wanna make money. Please have some heart keep the buildings Waikiki!

Name:	Email:	Zip:
Matthew Savage	msavage@hawaii.edu	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 09:25 AM

Testimony:

I strongly oppose this change. Protect the ag land on Oahu's north shore!

Name:	Email:	Zip:
dianne thomas	dee@surfingohana.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 09:33 AM

Testimony:

We need to preserve as much agricultural land as possible. I am opposed to future and continued development of our historic town. Ag land must remain and be used for Agriculture for our communities to thrive and survive.

Name:	Email:	Zip:
brett thomas	brett@surfingohana.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 09:35 AM

Testimony:

I am opposed to this project and all future developments that threaten to damage the character and preservation of our historic town. This development will not benefit our community but instead a small group of individuals. Ag land must remain Ag.

Name:	Email:	Zip:
Suanne DeGuzman	Suanne.Deguzman@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 09:46 AM

Testimony:

For the health and longevity of our community, we must preserve Ag land for Agriculture use. We should invest in programs that create incentive for farmers and support agricultural practices. Another business and residential development will not benefit this small town community.

Name:	Email:	Zip:
Kiron Jabour	kiron_jabour@hotmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 09:50 AM

Testimony:

Dear Council,

Please consider the community's voice. We want to preserve and use agriculture land for agriculture. For the welfare of our community and it's longevity for the generations to come, please do not rezone this land.

Name:	Email:	Zip:
Leila Jabour	leiladthomas@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 10:03 AM

Testimony:

Dear Council and Zoning Committee,

Ag land must remain and be used for Agriculture. This proposed development is harmful to the character and functionality of our small Haleʻiwa town - we do not want further buildings residential/urban or business.

Considering our limited and lack of infrastructure (we do not even have proper sidewalks connecting all of Haleiwa), the increased population and traffic (as we see an increase of critical traffic related injuries and accidents), the lack of infrastructure for our septic, sewage, electric (we constantly face electric blackouts and our beaches in Haleʻiwa "chocolates" and the harbor area are now some of the most polluted waters on island; according to Surfrider Foundation testing due to improper sewage and ongoing septic issues) - these are just a few of the issues that this development would exacerbate.

Our historic town has been roughly preserved and maintained up until this point in time. This development threatens to set a wrongful precedent in which all Ag land could be potentially opened to become urban.

Please consider our community's voice and our generational families when we say AG MUST REMAIN AND BE USED FOR AG.

For the longevity of our town and land, we must prioritize community welfare over individual profits.

Thank you for your consideration,

Leila Jabour

Name:	Email:	Zip:
Aiden Hoy	aidenhoy@yahoo.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 10:13 AM

Testimony:

Traffic and infrastructure have been a long standing issue on the north shore. Fix what's here first before building more.

Name:	Email:	Zip:
Emily Besserer	emily.c.besserer@gmail.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 10:45 AM

Testimony:

Keep the country country! This zoning would allow a mall to be built in the beautiful, small Hale'iwa town. As someone who lives and drives these streets every day, this would make traffic unbearable and change the small town, country spirit of Hale'iwa.

Name:	Email:	Zip:
Todd Sells	tdsells@gmail.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 10:45 AM

Testimony:

Please do not change this zoning. Keep the Country Country

Name:	Email:	Zip:
Larisa Pruitt	larisapruitt18@gmail.com	96760
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 10:46 AM

Testimony:

I strongly oppose BILL037(25) as it poses a serious threat to the long-term wellbeing and security of Hawai'i's local

families. Our state is already dangerously reliant on imported food, with over 85% of our sustenance shipped in from thousands of miles away. Agricultural land is one of our most vital resources, and reclassifying it for urban development is a short-sighted decision that prioritizes profit over people. In a time when climate instability, shipping disruptions, and global crises are increasing, Hawai'i must protect and expand its capacity to grow food locally. Converting ag land in Hale'iwa—an area with a long and rich farming history—into urban sprawl not only undermines food sovereignty but directly harms future generations by making our communities even more dependent and vulnerable. Our families deserve a secure, resilient future rooted in local food systems and learning about the land, not more development that serves outside interests.

Name:	Email:	Zip:
Chris Hagan	chrishaganj@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 11:31 AM

Testimony:

This "development" would essentially make Haleiwa impassible during the day with even more traffic than we already have. The housing is not feasible nor will it be affordable for local families and so will become illegal vacation rentals. The extra waste/runoff/debris is not good for the environment and the treatment of is questionable at best. Leave the ag land as ag land, this is another selling of the NS to make one person/entity money at the expense of those who actually live and work in Haleiwa town. PLEASE stop the greed...

Name:	Email:	Zip:
Jenq Kim	jenasommerkim@gmail.com	96789
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 11:36 AM

Testimony:

I oppose!

Building more structures in the heart of the North Shore will cause more gridlock, raise cost of living and continue to push out my family and other local residents who reside in Hale'iwa town.

Keep da country, country!!!

Name:	Email:	Zip:
Caitlyn Tuten	caitlyntuten@aol.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 11:51 AM

Testimony:

As a longtime resident of the North Shore, I would be truly devastated to see yet another beautiful part of Haleiwa

bulldozed and urbanized. We have already seen so much of our towns' landscape changed in the past few decades and beyond, and there must be a point where we say enough is enough. Please consider what is truly best for our town in both the short and long term, as well as for the people who live in and love Haleiwa.

Name:	Email:	Zip:
Peter Cole	petershepardcole@gmail.com	96713
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 12:12 PM

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:
Camryn Nakano	cnakano1@gmail.com	96815
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 12:21 PM

Testimony:

North shore doesn't need more developments. It's already crowded and busy without them.

Name:	Email:	Zip:
Roselani Oga	roselanioga@gmail.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 12:40 PM

Testimony:

Aloha e Kakou -

My name is Roselani Oga and our family has lived in Waialua/Haleiwa for almost a hundred years.

The Covid lockdown took us back to the old days when all we saw were our neighbors at the stores and we had the beaches to ourselves. We didn't have to fight our way into Haleiwa or fight for a spot on the beach. It was wonderful. We didn't realize just how bad it had gotten over the years. And now you want to add this huge project right in the middle of Haleiwa?

Today we are so overrun by tourists that we don't even go into Haleiwa on the weekends anymore. There's just so many cars and people walking around....it's really sad. Yes....the tourists are having fun but the residents are miserable. I can't even imagine how much worse it will get if this project is allowed to move forward.

Please vote NO on this project and let us keep the country country.....what's left of it anyway! Let's protect our way of life.....not make it worse. Keep these investors out of our town because this project will NOT be for the benefit of our long time residents.

Mahalo for your time and consideration,

Roselani Oga
roselanioga@gmail.com
(808) 221-4101

Name:	Email:	Zip:
Faith Fairing	faithfairing@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 12:56 PM

Testimony:
We as a community have already opposed this suggestion to take agricultural land and turn it into another mall for tourists. The traffic is already outrageous with way too many people everywhere. The last place north shore needs is more 'shops.'

Name:	Email:	Zip:
Veronica Leicht	veronicamleicht@icloud.com	96786
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 01:35 PM

Testimony:
The North Shore has becoming difficult in a daily basis for residents to move from home to take children to school, activities, to work, to live life. We don't need anymore developments, more traffic, more chaos in our city structure. Haleiwa still don't have recycle pick-up!! We need to improve and not cause more problems. Please save our children future and keep the North Shore, Haleiwa as it is and help us improve. Much Mahalo & Aloha

Name:	Email:	Zip:
Kassandra Reina	k.sea.reina@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 01:38 PM

Testimony:

This is one of the last beautiful open areas left in Haleiwa town and Mr Anderson's plans will change it to commercial zoning then building a complete unsustainable Mall that will not only take away from the country feel in Haleiwa town; it will cause massive gridlock in Haleiwa, which is already unsustainable. Mahalo

Name:	Email:	Zip:
Marsha Taylor	hawaiisunsetbeach@yahoo.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 01:47 PM

Testimony:
I oppose this development. Due to the current inadequate infrastructure, it would be a detriment to Haleiwa. It would also increase traffic and cause hardship to the surrounding area. Thank you for giving me this opportunity to voice my concern.

Name:	Email:	Zip:
Elle Marlowe	elliemarlowe1@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 01:58 PM

Testimony:
Aloha,
I wish to submit a testimony regarding the AG land in Haleiwa, I strongly oppose it and ask that you may consider all of the negative side effects of this, as many people have submitted more in depth testimonials regarding the negative consequences that would arise. Agriculture land should be used for Agriculture, not profit.
Mahalo for your consideration and time.

Name:	Email:	Zip:
Kendra Morgan	mamaflumphi@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 02:05 PM

Testimony:
Residents like myself are already fed up with the amount of traffic in this area without new construction encouraging more visitors. I currently have to carefully time my visits to the few remaining stores in Haleiwa which cater to locals because the roads are clogged at peak hours during the day. Picking up a prescription from Longs, or basic supplies from Ace already takes far longer than it should because of the amount of traffic and visitors walking in the road, or crossing the street when they shouldn't. I oppose any rezoning and construction that would increase the volume of traffic and number of visitors to Haleiwa.

Name:	Email:	Zip:
Piilani Schneider	piischneider@me.com	96712
Representing:	Position:	Submitted:

Self	Oppose	Jun 17, 2025 @ 02:07 PM

Testimony:

We don’t have enough AG land to sustain food production. Do not remove this ag zone, instead get a kalo and ulu farmer on there to truly give Haleiwa the country feel it already is. Keep the country country. Andy OR grow food for your restaurant. Make it organic farm to table!! More locals would probably eat there more often if you did.

Mahalo for your consideration!!

Name:	Email:	Zip:
Charlie Spear	charlielspear@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 02:20 PM

Testimony:

I believe that building a mall in the town of Haleiwa will destroy the “historic town” look and not improve anything in the town. Do not allow this mall

Name:	Email:	Zip:
Kailani Jabour	kailani.jabour1@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 02:20 PM

Testimony:

Keep country, country. There is not enough infrastructure or proper roadd to suit more people in the area.

Name:	Email:	Zip:
Molly R	mollygr@hawaii.edu	96822
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 02:20 PM

Testimony:

keep haleiwa country. this area is not meant for urban living and industrialization. please do not do this we are begging you

Name:	Email:	Zip:
Richard Marshall	richsmar@msn.com	96782
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 02:21 PM

Testimony:

With due respect, after reading today's paper I was surprised to read about Resolution 25-170. It is very apparent that Tommy Waters is continuing his selfish ways by consolidating those on the City Councils top positions to support the greedy ways of certain council members while stifling the voices of any opposition. This is political gamesmanship!

The citizens have witnessed the greedy leadership of Waters & Esther Kai'aina along with several other council members, current and past. We have lost faith in this council putting the needs of the community and its citizens above their own. Representatives like Waters, Kai'aina, Okimoto, Nishimoto, Tupola to mention a few are lame ducks to be replaced, not elevated to continue their raping of Honolulu City taxpayers. Waters should be run off and jailed for his leadership of this theft!

Mahalo for listening.

Name:	Email:	Zip:
David Linhares	thedavidlinproject@gmail.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 02:28 PM

Testimony:

Strongly oppose the development in haleiwa

Name:	Email:	Zip:
Teresa Swinehart	teresaswinehart19@gmail.com	96706
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 03:07 PM

Testimony:

Keep the country, country. Instead of building new infrastructure for shopping on the north shore, improve upon what is already there. Listen to the people of hawaii and the locals!

Name:	Email:	Zip:
Taylor Moore	taympala@gmail.com	96816
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 03:11 PM

Testimony:

Do not zone this land for commercial use - let the sacred land of Oahu be!!!!

Name:	Email:	Zip:
Brenton Awa	senawa@capitol.hawaii.gov	96813
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 03:13 PM

Name:	Email:	Zip:
Mike Biechler	mike@northshorelawhawaii.com	96712
Representing:	Position:	Submitted:
North Shore Chamber of Commerce	Oppose	Jun 17, 2025 @ 03:15 PM

Name:	Email:	Zip:
Emma Oleary	emmaoleari@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 03:41 PM

Testimony:

Any further agricultural land should be preserved and used to support the food system. There is too much urban in haleiwa and the community has no interest in adding another mall. Natural resources are limited to the point where the focus must be on restoration. Majority of goods are transported out of state and promoting all sorts of environmental issues. Carbon emissions, invasive species, and waste in resources in exchange for monetary value; I do not support this vote.

Name:	Email:	Zip:
Bryson Woods	brysonwoods637@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 04:06 PM

Testimony:

Haleiwa is already beat with traffic, we’re already overwhelmed with people and cars, more often then not, takes me 30 minutes for what should be a 5 minute drive, haleiwa doesnt need more gentrification, leave my town alone.

Name:	Email:	Zip:
Leif Andersen	leif.andersen66@yahoo.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 04:10 PM

Testimony:

the access is to small for the amount of cars, trucks and buses to get in and out

also the traffic on kamehameha hwy to get will create a traffic jam and haserdis condition for motorists and pedestrians

Name:	Email:	Zip:
Cherie Brown	littlehunnygirl@gmail.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 04:28 PM

Testimony:

Keep The Country Country .. we don’t need no jokers

Name:	Email:	Zip:
Leif Andersen	leif.andersen66@yahoo.com	96712
Representing:	Position:	Submitted:

Self	Oppose	Jun 17, 2025 @ 04:28 PM

Testimony:

i also think the zoning requested is not good for this aria

i feel it is age land if you bye AG land it should be used for AGRICULTURE thank you

Name:	Email:	Zip:
James Leong III	jkleong003@yahoo.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 04:32 PM

Testimony:

I strongly oppose the rezoning of this land parcel from agricultural use to urban use. This will cause a lot of problems but a major problem that Haleiwa has already is traffic during the day time. Traffic can get backed up on the bypass and Kamehameha hwy that goes through Haleiwa, this causes a major safety issue for our first responders/residents. Haleiwa town as is only a 2 lane road(1 in each direction), converting this parcel to urban use and lead to development will significantly increase traffic in the area. Once again I'm strongly opposing this measure... mahalo.

Name:	Email:	Zip:
ronnie w	ronnie@gmail.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 04:39 PM

Testimony:

we cannot allow to build up an area without providing necessary infrastructure to support it. you cannot build a mall with an already congested one lane road. you will not have any working class residents to work there because no one will be willing to make the drive sitting in gridlocked traffic. the environmental concern is a whole other story, but if no one cares about that, realize we need to fix the road that's literally falling into the ocean FIRST, unless we want to create more accidents, more blocked roads for lifeguards / ambulances, more risks of death with necessary evacuations from increased risk wildfires and floods. this idea is tainted with corporate greed and needs to be shut down.

Name:	Email:	Zip:
Susanna Farmer	susannamfarmer@gmail.com	96816
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 04:44 PM

Testimony:

I do not want a mall in Haleiwa town! There is already massive traffic on north shore and this will harm the environment and hard working local families!

Name:	Email:	Zip:
Sara McGuigan	sara@kokuahawaiifoundation.org	96791

Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 04:54 PM

Testimony:

Opposition to the proposed mall development in Haleiwa, Oahu, has been a significant issue for local residents and community groups. The project, known as "Haleiwa Backyards," aims to convert over seven acres of agricultural land into a mixed-use development featuring 30,000 square feet of commercial space and approximately 150 market-priced rental units. This proposal has sparked widespread concern among North Shore residents and local organizations.

Key Concerns Raised by Opponents

1. Traffic Congestion and Infrastructure Strain

Local leaders and residents argue that the development would exacerbate existing traffic issues in Haleiwa. Kathleen Pahinui, chair of the North Shore Neighborhood Board, highlighted that the area is already congested, and adding such a large development would worsen the situation. The narrow roads and limited parking options are additional concerns.

granitebaytoday.org

+12

khon2.com

+12

archives.starbulletin.com

+12

2. Environmental Impact

Environmental groups have expressed concerns about the potential impact on local ecosystems. The proposed site is near sensitive areas, and increased runoff and development could harm marine life and water quality. Opponents fear that the development could set a precedent for further encroachment on agricultural and conservation lands.

hawaiinewsnow.com

3. Community Character and Cultural Preservation

Many residents are worried that the development would alter the character of Haleiwa, a community known for its small-town charm and cultural heritage. There is a strong desire to preserve the area's rural and historic nature, and opponents fear that the mall could lead to commercialization that doesn't align with local values.

4. Economic Concerns

Local business owners are apprehensive about the economic impact of the development. There is concern that the influx of chain stores could drive up rents and make it difficult for small, locally-owned businesses to survive. Some fear that the

development could lead to gentrification, pricing out long-time residents and workers.

khon2.com

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archives.starbulletin.com

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hawaiinewsnow.com

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Community Response and Actions

In response to the proposal, community members have organized protests and meetings to voice their opposition. For instance, in 2015, over 300 residents attended a North Shore Neighborhood Board meeting to oppose a similar development, leading to the deferral of the rezoning proposal.

Name:	Email:	Zip:
Kirsten Ramirez	kdpetty33@yahoo.com	96789
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 04:55 PM

Testimony:

No new mall or structures needed to be added to Haleiwa Town. It needs to be protected and preserved. Traffic is already is a nightmare especially during peak seasons. This area needs to stay country we don’t need another Waikiki up north. Nature needs to be a part of our lives not greed.

Name:	Email:	Zip:
Pedro Quintino	pedromq88@gmail.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 04:59 PM

Testimony:

We just had a meeting regarding the "gondola" being build on mount Kaala and now this zoning is just about to happen... nobody is ever notified, everything is done as quietly and sneaky as possible and never in benefit of the local community. Get it right, stop it please.

Name:	Email:	Zip:
Alison Goldstein	agoldstein545@gmail.com	96816
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 05:04 PM

Testimony:

As Haleiwa is a historic town to the indigenous peoples, it should not be up for discussion of amending the geographic map or changing any of its natural landscapes. To that would take away the significance of the town, cultural, and

agricultural community that resides.

Name:	Email:	Zip:
Michelle Archuleta	seashellsmichelle@yahoo.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 05:11 PM

Testimony:

I strongly oppose this. Haleiwa is a small town that’s already at full capacity with tourists and traffic. We don’t need more businesses and shops catering to visitors. Our focus should be on supporting the local community and finding sustainable ways to grow, like expanding farming initiatives.

Name:	Email:	Zip:
Marina Praet	marinapraet26@gmail.com	96731
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 05:14 PM

Testimony:

I strongly oppose BILL037(25)

TO AMEND PORTIONS OF THE STATE LAND USE DISTRICT BOUNDARY MAP (HALE‘IWA QUADRANGLE) FROM THE AGRICULTURAL DISTRICT TO THE URBAN DISTRICT FOR CERTAIN LANDS SITUATED IN THE HALE‘IWA SPECIAL DISTRICT, HALE‘IWA, OAHU, HAWAI‘I.

Name:	Email:	Zip:
Ned Snow	nedsnowhawaii@gmail.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 05:17 PM

Testimony:

I strongly oppose the rezoning of agricultural lands to be developed into 2bedroom apartment units. The North Shore has some of the worse traffic year round on Oahu. To add more people and cars is not a going to help the current traffic issues. The price of these units will not be affordable for local people to buy opening the door to non Hawaii residents to purchase as 2nd or 3rd homes raising the rent price to push out more local residents. There is not a lot of job opportunities on the North Shore so adding these apartment units where will these people work to afford to live on the North Shore?With these large housing developments in Ka Uka and Ewa currently being built North Shore does not need to add more living space to its community. How about using agricultural land to actually grow food to sell to local businesses instead of selling it to developers to put up expensive apartments.

Name:	Email:	Zip:
Gabriel Gross	gabdgross@gmail.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 05:17 PM

Testimony:

I believe that more urbanization in the North Shore of Oahu will bring about more traffic, more pollution and more urbanization related problems, such as drug users , car accidents, noise, and destroy the beauty of this place.

Taking away from what makes this place a special place to live .

Name:	Email:	Zip:
Kevin Senn	hawaiisurfandsail@yahoo.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 05:53 PM

Testimony:

Aloha,

My name is Kevin Senn, I am the owner of Haleiwa Center located in the center of Haleiwa. I am opposed to BILL037(25). I believe that amending land surrounding Historic Haleiwa from agricultural district to Urban district would be detrimental to the environment and character of the town. A wastewater treatment plant for the property on what is Agricultural land is of significant concern. Historic Haleiwa already has enough development. Let’s keep what’s left of the Country, Country. I am opposed to BILL037(25).

Mahalo

Name:	Email:	Zip:
Joshua Kaina	kainaj@hawaii.edu	96731
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 05:53 PM

Testimony:

I oppose rezoning of the parcel of State land from agriculture to urban. Our north shore communities are already suffering from dated infrastructure and traffic. It is the rural charm of Haleiwa that continues to provide the "Hawaii feel" that many visitors long to experience. If we continue to urbanize our rural areas we will continue to destroy the very thing that makes Hawaii special. I also disagree with this rezoning because we need to prioritize agricultural and subsistence farming as we are 90%+ dependant on imported foods. This is unacceptable for a state that was once an isolated country who fed close to a million people. Do not sell out to developers, buy-in to sustainable practices and goals that help preserve our local communities.

Name:	Email:	Zip:
Lauren Mitchell	laurenmitchell15@gmail.com	96744
Representing:	Position:	Submitted:
Self	Oppose	Jun 17, 2025 @ 05:59 PM

Testimony:

I strongly oppose this change of land from agriculture to urban district. Further development in Hale’iwa is not wanted by

those that live here. Stop building. Stop developing.

Name:	Email:	Zip:
Yvonne Alexander	yalexander@hawaii.rr.com	96712
Representing:	**Position:**	**Submitted:**
Self	Oppose	Jun 17, 2025 @ 05:59 PM

Testimony:

I am not in favor of anymore building in Haleiwa until we have sidewalks and more parking. These building will just be more places for tourists to shop.

Andy Anderson has a bad reputation for not following through with building in our community. The Sunset Colony at Velsy Land is 1 example where the beach park that was part of the deal and promised to the community is now a homeless camp.

The Beach House in Haleiwa was built and parking is still on State property, The upstairs was closed because of permitting and the cesspool was never completed properly.

His reputation is not just in Haleiwa but also in Honolulu . Look at his record.

HAWAII REGIONAL COUNCIL OF CARPENTERS

June 17, 2025

To: The Honorable Esther Kia‘āina, Chair
The Honorable Tyler Dos Santos-Tam, Vice Chair
Members of the Zoning Committee

Re: In Strong Support of Bill 37 (2025) - Haleiwa Backyards Workforce Housing Project – Zoning and State Land Use Boundary Amendment

Aloha Chair Esther Kia‘āina, Vice Chair Tyler Dos Santos-Tam, and Members of the Committee on Zoning:

The Hawaii Regional Council of Carpenters (HRCC), representing over 6,000 working men and women across the islands, strongly supports Bill 37 (2025) to rezone 7.292 acres for the Haleiwa Backyards workforce housing project.

This project answers a deep and urgent need in our communities: affordable, workforce-centered housing for the people who power the North Shore — carpenters, teachers, restaurant workers, first responders, and the small business employees who hold this region together.

We are especially encouraged by the inclusion of a lease-to-own housing option. This gives local families a realistic path to homeownership — a chance to lease today and, within a few years, convert that into owning a home. It’s a bridge for working residents who need more time to qualify for a mortgage but want to stay rooted in the community they serve. That kind of innovation — smart, balanced, and future-focused — is exactly what we need more of.

Some have argued this project contradicts the North Shore Sustainable Communities Plan, however, this project is entirely within the Community Growth Boundary and reflects the very principles of compact, town-core development the plan envisions. This project is housing on underutilized land surrounded by existing businesses, not a sprawl into farmland or wilderness.

To those raising agricultural preservation as a concern: this site has not been used for farming in decades. It has no irrigation, no active cultivation, and sits between highways and retail

STATE HEADQUARTERS & BUSINESS OFFICES
OAHU: 1311 Houghtailing Street, Honolulu Hawaii 96817-2712 • Ph. (808) 847-5761 Fax (808) 440-9188
HILO OFFICE: 525 Kilauea Avenue, Room 205, Hilo, Hawaii 96720-3050 • Ph. (808) 935-8575 Fax (808) 935-8576
KONA OFFICE: 75-126 Lunapule Road, Kailua-Kona, Hawaii 96740-2106 • Ph. (808) 329-7355 Fax (808) 326-9376
MAUI OFFICE: 330 Hookahi Street, Wailuku, Maui 96793-1449 • Ph. (808) 242-6891 Fax (808) 242-5961
KAUAI OFFICE: Kuhio Medical Ctr Bldg., 3-3295 Kuhio Hwy, Suite 201, Lihue, Kauai 96766-1040 • Ph. (808) 245-8511 Fax (808) 245-8911

shops. We should be asking: if not this 7-acre lot, in the heart of Haleiwa town, then where? How can we say we support housing and not allow it even here?

Bill 37 also ensures a high level of oversight. The applicant is required to complete an updated Traffic Impact Analysis Report (TIAR), including detailed plans for pedestrian and vehicle circulation. This will be reviewed by both the Department of Planning and Permitting and the State Department of Transportation *before* any zoning is finalized. That process will ensure safety and community compatibility.

This is not luxury housing. This is not a development for investors. These are homes for the people who already live and work on the North Shore — for families who want to stop renting and start building a future.

We respectfully urge the Committee to pass Bill 37 and move this critical project forward. It's time to turn local values into local housing.

I have also attached 122 letters of support for Bill 37 (2025) from our members who are unable to attend this Zoning Meeting to give individual testimony.

Mahalo,

Mark Anthony Clemente
Government Relations
Hawai'i Regional Council of Carpenters

To: The Honorable Esther Kia'āina, Chair
The Honorable Tyler Dos Santos-Tam, Vice Chair
Members of the Committee on Zoning

Re: Testimony in Strong Support of the Haleiwa Backyards Workforce Housing Project – Zoning and State Land Use Boundary Amendment

Aloha Chair Kia'āina, Vice Chair Dos Santos-Tam, and Members of the Committee on Zoning:

I am a member of the Hawaii Carpenters Union. As someone who has worked in construction on O'ahu for many years, I'm writing in strong support of Bill 37 (2025) to rezone land for the Haleiwa Backyards workforce housing project.

Too many of us in the trades spend hours on the road every day just to get to and from work. For those of us who live on the North Shore, affordable housing is hard to find—and nearly impossible if you want to live close to where you work. This project is different. It's not luxury condos for out-of-state investors—it's rental housing meant for people like us who build, serve, and support this community.

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Mahalo for your time and consideration.

Respectfully,

Signature: 

Name: JUAN PADASDAO JR

To: The Honorable Esther Kia'āina, Chair
The Honorable Tyler Dos Santos-Tam, Vice Chair
Members of the Committee on Zoning

Re: Testimony in Strong Support of the Haleiwa Backyards Workforce Housing Project – Zoning and State Land Use Boundary Amendment

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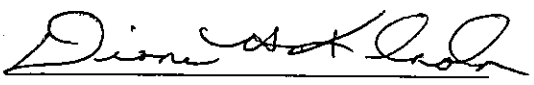
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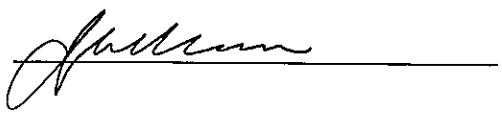
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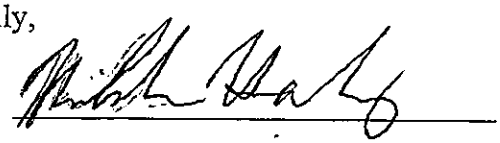
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Name: Michael Dyd

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Name: JOHN PRUDENTE

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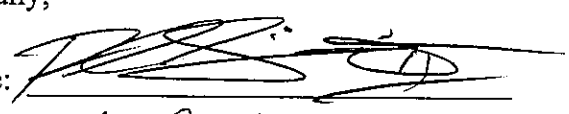
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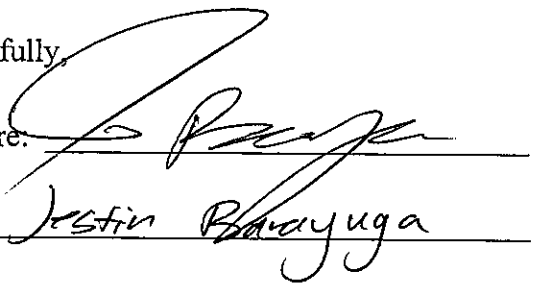
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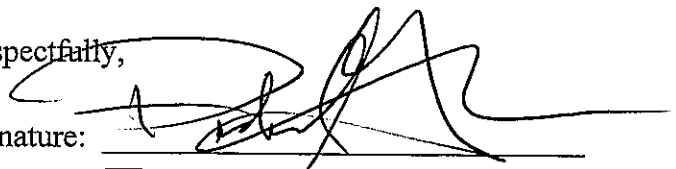
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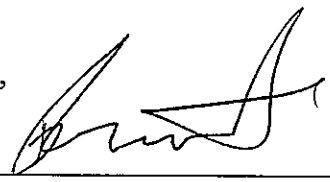
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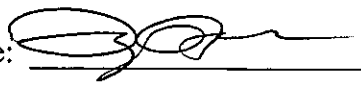
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Mahalo for your time and consideration.

Respectfully,

Signature: 

Name: Myles Honda

To: The Honorable Esther Kia'āina, Chair
The Honorable Tyler Dos Santos-Tam, Vice Chair
Members of the Committee on Zoning

Re: Testimony in Strong Support of the Haleiwa Backyards Workforce Housing Project – Zoning and State Land Use Boundary Amendment

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Signature: B D

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Signature: Austin B

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Signature: Tyson Akana

Name: TYSON AKANA

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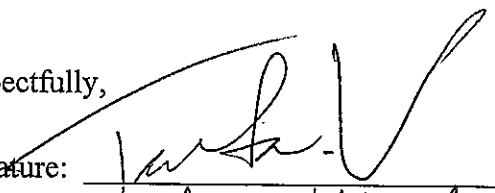
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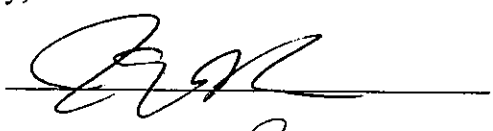
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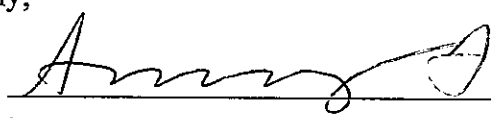
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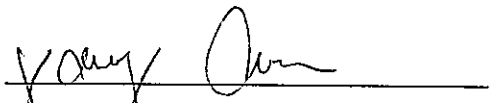
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Signature: Gabe Long

Name: Gabe A. Long

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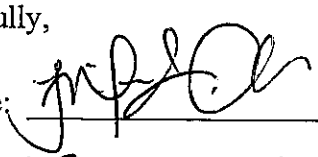
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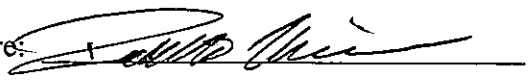
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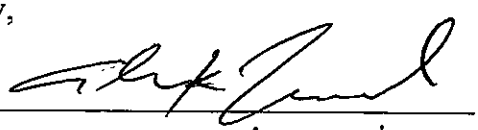
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Please pass Bill 37. Help working families live where they work.

Mahalo for your time and consideration.

Respectfully,

Signature: 

Name: Alvin Manala

To: The Honorable Esther Kia'āina, Chair
The Honorable Tyler Dos Santos-Tam, Vice Chair
Members of the Committee on Zoning

Re: Testimony in Strong Support of the Haleiwa Backyards Workforce Housing Project – Zoning and State Land Use Boundary Amendment

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Name: EMERSON CARLO

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Name: Joe Bulay

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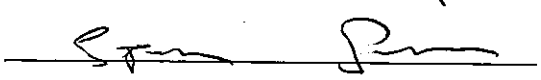
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Name: Jeizen Dugalan

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Name: Bryson Bruno

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Name: Jo Francis Cabulera

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Name: Paul Labiano

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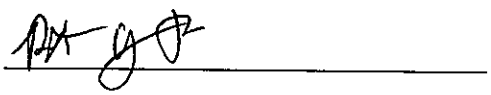
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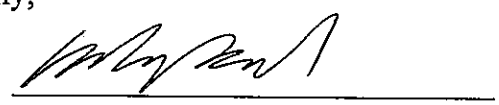
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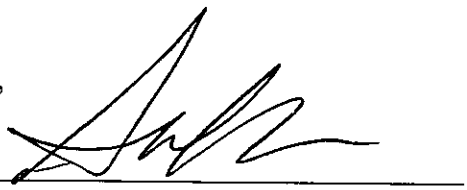
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Re: Testimony in Strong Support of the Haleiwa Backyards Workforce Housing Project – Zoning and State Land Use Boundary Amendment

Aloha Chair Kia'āina, Vice Chair Dos Santos-Tam, and Members of the Committee on Zoning:

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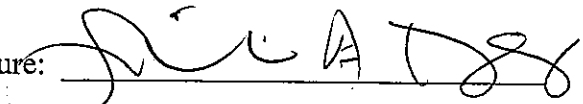
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Name: Jimmie Dodge

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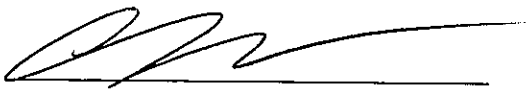
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Name: DOMINICK TADIARCA

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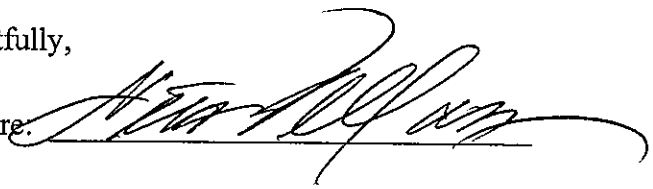
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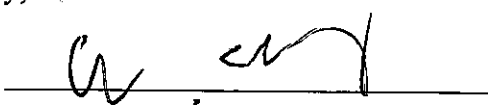
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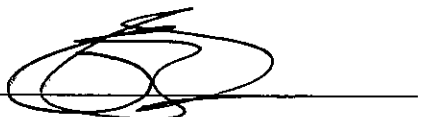
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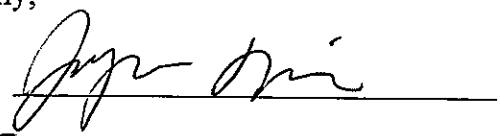
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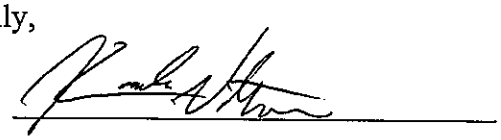
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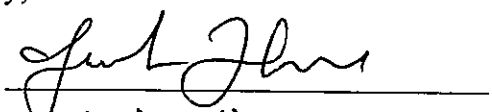
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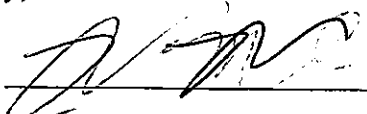
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Aloha Chair Kia'āina, Vice Chair Dos Santos-Tam, and Members of the Committee on Zoning:

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Please pass Bill 37. Help working families live where they work.

Mahalo for your time and consideration.

Respectfully,

Signature: _____

Name: EDGAR GAMIAD

To: The Honorable Esther Kia'āina, Chair
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Members of the Committee on Zoning

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Signature: Cherrie Manoi-Wong

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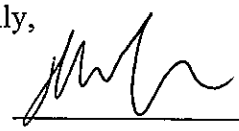
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Name: Jheyson Cruz

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Name: ELMER C. ESTEN

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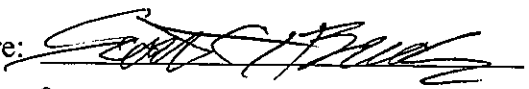
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Name: SCOTT C. BREDE

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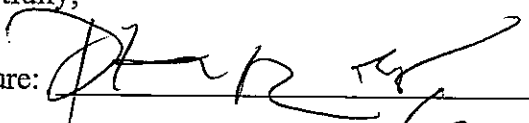
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Name: DARREN REYES (PUKA)

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Signature: Darin Lewis

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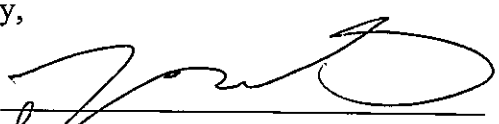
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Name: Howard Makaʻāinana

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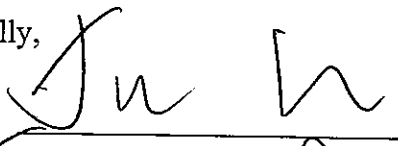
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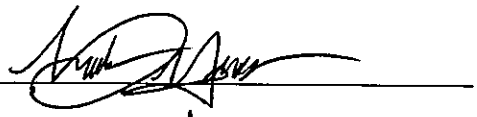
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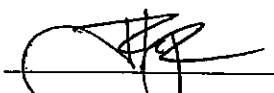
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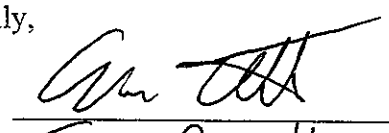
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Respectfully,

Signature: 

Name: TOBEY Buendia

To: The Honorable Esther Kia'āina, Chair
The Honorable Tyler Dos Santos-Tam, Vice Chair
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Name: Jon Wakuzaka

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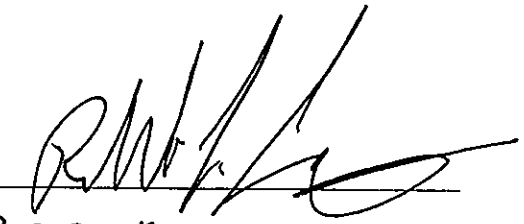
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Name: ROBERT L. LOCQUIAO

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Signature: Scott

Name: Scott Antonio

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Name: David Seyler

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Signature: Bronson Castro

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Signature: Eric A Reiny

Name: ERIC S. REINY

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Name: Shannon Custodio

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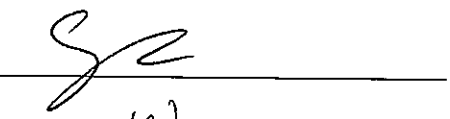
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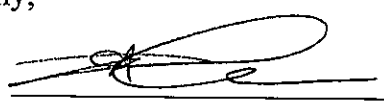
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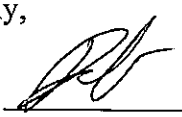
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Name: Richard Moreno

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Name: Dariell Muñoz

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Mahalo for your time and consideration.

Respectfully,

Signature: 

Name: JAKE RADCLIFF

To: The Honorable Esther Kia'āina, Chair
The Honorable Tyler Dos Santos-Tam, Vice Chair
Members of the Committee on Zoning

Re: Testimony in Strong Support of the Haleiwa Backyards Workforce Housing Project – Zoning and State Land Use Boundary Amendment

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Name: Max Germain

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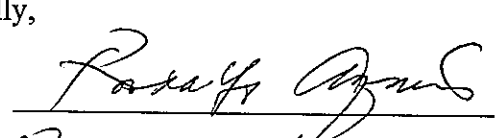
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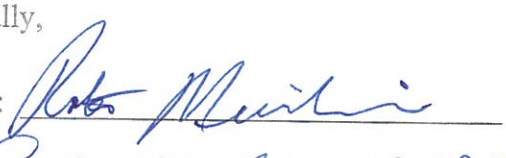
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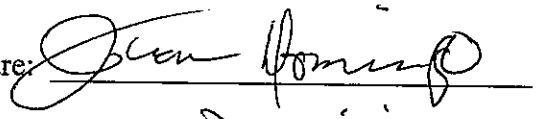
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The Senate
Ka ʻAha Kenekoa

STATE CAPITOL
HONOLULU, HAWAIʻI 96813

June 17, 2025

Councilmember Esther Kiaʻāina
Chair, Committee on Zoning
City Council of Honolulu
530 South King Street, Room 202
Honolulu, Hawaiʻi 96813

Re: Opposition to Bill 37 (2025) – Rezoning 7.292 Acres in Haleʻiwa from Agricultural to Urban

Aloha Chair Kia'aina and Members of the Honolulu City Council Committee on Zoning,

On behalf of Senate District 23, I write in strong opposition to Bill 37 (2025), which proposes to reclassify approximately 7.292 acres of land in Haleʻiwa from the State Agricultural District to the Urban District.

In our opinion this bill represents yet another attempt to rezone agricultural land for individual profit. Haleʻiwa stands as one of the last remaining communities on Oʻahu where agricultural lands actively sustain local food security, cultural heritage, and a rural way of life. Rezoning this land would not only undermine the identity and integrity of our community, but also set a deeply troubling precedent for land use policy across the island. This is a line we cannot afford to cross.

Furthermore, while this measure includes a provision for "affordable housing," my position is clear: Housing development on reclassified land must be 100% affordable for local residents—not a small portion, not half—all of it. We cannot continue to greenlight developments that use the term "affordable" loosely, while our local families continue to be priced out of their own communities.

For these reasons, I strongly urge the Council to reject this bill and uphold the protection of our agricultural lands for the benefit of current and future generations.

Mahalo for your time and consideration.

Senator Brenton Awa
Minority Leader
Senate District 23

Kāneʻohe, Kahaluʻu thru Lāʻie,
Kahuku to Mokulēʻia,
Schofield Barracks, Kunia Camp
Hawaiʻi State Capitol, Room 203

North Shore Chamber of Commerce

66-434B Kamehameha Hwy.
Haleiwa, HI 96712
(808) 637-4558
info@gonorthshore.org / www.gonorthshore.org

Mike Biechler
Chair
North Shore Law Offices

Carol Philips
Vice-Chair
North Shore Surf Girls

Marcia Murphy
Treasurer
Pacific One Mortgage

Michelle Maldonado
Secretary
Rajanee Thai

T.J Cuaresma
Historic Chair
Tita Ei Nei Productions

Bill Ward
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Corcoran Pacific Properties

Michael Sweetman
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Law Offices of Einwechter & Hyatt

Thomas Naylor
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Ke Nui Kitchen

Rob Walker
Director
Integral Consulting

Lamont Brown
Director
Maya's Tapas and Wine

Erica Lehmkuhl
Director
Seaside Realty

Dave Fuga
Director
KT Protection Systems

Darrel Whitaker
Director
Camp Mokulē'ia

Aloha Kākou Chair Kia'āina and members of the Zoning Committee,

The North Shore Chamber of Commerce hereby submits its testimony in STRONG OPPOSITION to BILL 37 (2025) and requests that the Committee members oppose the bill for the following reasons:

The North Shore Chamber of Commerce opposes the rezoning of agricultural land in the North Shore area, particularly historically productive land and prime ag land with A & B grade soils, such as the property in question. These lands should be used for agriculture. Development of these lands should be done only where necessary. Not only is this project not necessary, as Haleiwa does not need and the North Shore residents do not want another large commercial shopping center in Haleiwa, the proposed project for which the owner is requesting this reclassification, is likely to have serious negative effects on the community that have not been satisfactorily addressed and mitigated by the developer or the conditions contained in Bill 37.

Most notably, Haleiwa town does not have the infrastructure to support a new large residential development and large commercial shopping center. The small two-lane road through Haleiwa can already barely handle peak hour traffic. We currently have no sidewalks or walkways. There are very limited public parking and restroom facilities. And we have no municipal wastewater treatment facility and the highest density of septic tanks and cesspools on the island. Adding a new, large mixed-use development to Haleiwa town would only exacerbate these problems. The project, as proposed, and the Bill, do not appear to require any off-site improvements to address these impacts.

Past experience demonstrates that, although new developments are causing these impacts and/or exacerbating these pre-existing issues, for their own profit motive, the residents and City are often left to deal with mitigating the negative impacts of developments after-the-fact. In fact, there are two examples related to this developer – Sunset Beach Colony (Velzeyland) and the Haleiwa Beach House, which failed to provide the required beach access and park dedication rights to the City, and failed to comply with Special Management Area laws and wastewater regulations, respectively. The existing infrastructure inadequacies in the area should be resolved *before* another burden is heaped onto our already overburdened infrastructure, which was designed and built for the small rural town that Haleiwa was, not the popular tourist and lifestyle destination that it is now.

Additionally, the North Shore Chamber of Commerce is extremely concerned about the proposed layout and design of the project, which will significantly change the character of the town. Haleiwa is a historic, small town with mixed commercial and residential uses centered around a single main road, with predominantly commercial uses fronting Kamehameha Hwy. as it passes through Haleiwa and residential uses set back and behind those commercial uses. This historical development pattern is a significant part of the character of the town that is recognized and protected by the Haleiwa Special Design District. Despite the absence of sidewalks or walkways through much of Haleiwa, it is a very walkable town and its history, character, and charm are on display for everyone to see as they walk (or drive) through.

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However, the location of the proposed development, i.e. adjacent to the Haleiwa bypass road on a long narrow stretch of agricultural land behind the existing commercial and residential areas of Haleiwa town, will pull people off of the main street, away from the historic district and away from the established and longstanding businesses that are an essential part of the fabric of our community, and into a cookie cutter suburban-type development that is more befitting a master planned community like Mililani or Kapolei than a charming historic small beach town, like Haleiwa.

Finally, the North Shore Chamber of Commerce does not believe it is appropriate to amend the state land use district boundaries to convert this prime agricultural land into urban zoned land for the development of the proposed mixed use residential commercial development because there is simply no benefit to the community. The State land use classification system under HRS Chapter 205 is a primary tool used to protect our valuable agricultural land on the North Shore, prevent over-development and agricultural land speculation of these lands, and maintain the affordability of agricultural land for use for active and actual farming operations. The North Shore's character and history, and residents past and present, are deeply connected to and our identities interconnected with the agricultural land and lifestyle that the North Shore has been so well known for many generations. Even today, three decades after the closure of the Waialua Sugar mill, crop production, ranching, and other bona fide agricultural activity are still an important part of the economy of the North Shore.

These agricultural activities, which are essential to our community, are under constant pressure and existential threats from developers' speculative purchases of agricultural lands with the intention to hold it for future residential and/or commercial development. It is a well-known and well-reported fact that this is a major factor in the unaffordability of agricultural land. Approving the reclassification of this agricultural land, which was bought for the purposes of non-agricultural development and has never been used for agricultural purposes by this owner, would send the wrong signal. It would be an indication to every current and potential developer that our valuable agricultural lands can be purchased and stored at low agricultural tax rates for years or decades while producing nothing in the hopes of future development. These lands must be protected and one of the best ways to do so, is to ensure that agriculturally zoned land is only converted into these more intense residential and commercial uses when it is absolutely necessary. This development is not necessary. It does not benefit the community. It does not mitigate its impacts on areas outside the project or address longstanding issues that will be exacerbated by the intense urban use proposed. It is simply an additional burden on an already burdened system and a community that is already operating at peak tourist capacity. Without clearly defined benefits to the community and a clear demonstration of the necessity of the project, there is no reason to turn this valuable prime agricultural land behind Haleiwa town into a new suburban-type mixed use development.

Thank you for your time and thoughtful consideration of our position.

With Aloha,
Mike Biechler, Chair
North Shore Chamber of Commerce