BILL037(25)
Testimony

MISC. COMM. 359

COUNCIL

COUNCIL Meeting

Meeting Date: Jul 9, 2025 @ 10:00 AM

Support: 2

Oppose: 328

I wish to comment: 5

Name:	Email:	Zip:
Marina Praet	marinapraet26@gmail.com	96731
Representing:	Position:	Submitted:
Self	Oppose	Jul 4, 2025 @ 09:36 PM

Testimony:

Bill 37 threatens to pave over the heart of Haleiwa by turning precious agricultural land into residential housing, sacrificing it for short-term development gains. With so little open space left, we must protect what remains and honor the “Keep the Country Country” vision that makes the North Shore so special. The small portion of undeveloped land preserves culture, and provides a vital buffer against overdevelopment—once it’s gone, we can’t get it back.

Name:	Email:	Zip:
MAYA WOOD	AWMAYA15@GMAIL.COM	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 5, 2025 @ 09:09 AM

Testimony:

Aloha Chair and Members of the committee,

I am submitting this testimony in strong opposition to Bill 37(25). I have lived on this Aina for over 25 years. This area has become more than just place to live but it is my home here in Haleiwa.

The area, once zoned agricultural, holds history, memory, and deep spiritual connection not only me but for my children. Over the years, I have watched Haleiwa keep evolving. I have seen the creeping spread of development inch closer year by year. Development may bring buildings, but is also brings displacement. Our communities are being pushed aside in favor of profit.

Please do not trade our future for short term gains. Do not silence the voice of the land and the communities around it.

I respectfully urge you to vote NO on Bill 37 (25). Thank you

Name:	Email:	Zip:
CURTIS WOOD	BILBOBAGGIN15@YAHOO.COM	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 5, 2025 @ 09:18 AM

Testimony:

Aloha,

I am writing to strongly oppose bill 37 (25), which seeks to reclassify nearly 7.3 acres of valuable agricultural land into an Urban District.

This land is not just empty space-it is part of the cultural and natural fabric of our North Shore community. We are already facing growing pressure from overdevelopment, tourism, and traffic congestions. Turning precious agricultural land into land into housing and commercial space threatens our food security, rural identity, and quality of life.

We understand the need for affordable housing, but this bill does not guarantee true affordability or long term community benefit. It sets a dangerous precedent for urban creep into rural areas and weakens the protection of

farmland across Oahu.

I urge you to listen to the voice of the people who live here and vote NO on this bill. We must preserve Haleiwa Ag lands for future generations, not sacrifice them for short term development. Thank you.

Name:	Email:	Zip:
Scott Viloria	viloria.scott@gmail.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jul 5, 2025 @ 10:03 AM

Testimony:

Aloha,

My name is Scott Viloria and I am in opposition of BILL 37 (2025) TO AMEND PORTIONS (7.292 ACRES) OF THE STATE LAND USE DISTRICT BOUNDARY MAP (HALE'IWA QUADRANGLE) FROM THE AGRICULTURAL DISTRICT TO THE URBAN DISTRICT FOR CERTAIN LANDS SITUATED IN THE HALE'IWA SPECIAL DISTRICT, HALE'IWA, OAHU, HAWAI'I.

I am a resident of Waialua, and I have worked as a project architect for many years. Throughout my career, I have seen issues associated with growing cities/towns that are the direct cause of irresponsible developments, pushed by developers.

These issues pertain to:

- Housing Availability with respect to the "type" of housing that is "suitable" for the local populace.
- Resource scarcity pertaining to food, water and its effect on local economics & cost of living.
- Strain on existing infrastructure (utilities, wastewater, traffic congestion, and public transportation, etc.).
- Transparency with companies not acting in the resident's best interest. According to DCCA Hawaii, the fee holder of the property, BASIN PROJECT INC. is not in good standing with the department with several years of reports not filed. Nor is Haleiwa Backyards L.L.C. registered with the DCCA.
- Environmental concerns for additional runoff and wastewater management (leeching) into the adjacent wetlands and streams.

I won't elaborate on all of these points, but I will express my concern for the community and how developers take advantage of the C&C and the DPP to benefit themselves, at the expense of the local population.

Residents within the north shore community are not in search of high-density apartment buildings. Rather, the need for "affordable housing" is a statement that is directed to single-family dwellings that can be purchased on the median household income. All signs point to an increased housing demand driven by income inequality and low single-family housing stock. Adding high-density multi-family housing does not improve the situation in this context of Haleiwa.

With respect to Haleiwa Backyards L.L.C. providing "Affordable Housing" units, many north shore residents do not qualify to rent these units at that rate – this is due to the skewed financial requirements which eliminate many families that make close to the financial limits, but are not of the physical size or "lifestyle type" to benefit from a 2-bedroom apartment

(source: 2023 Census data Haleiwa corroborated with 2023 HHFDC Income Schedule by Family Size). Hence the prevalence of multi-generational homes.

Haleiwa Backyards L.L.C. is manipulating the needs of the neighborhood to profit from high-income-non-residents, high-turnover military with Military Housing Allowances, and tourists. As proposed, this new development would provide no benefit for the residents of Haleiwa and the greater North Shore community.

The urban core (and larger region) of Haleiwa is not structured to support the influx of population that would be brought by a 156-unit, high-density housing and mixed-use commercial development. Specifically in the proposed location, the development will heavily rely on Kamehameha Hwy's two access points at "weed junction" and Haleiwa Beach Park, which are already stressed in their current state. Those two locations are an infrastructure bottleneck which are not receiving any upgrades from the proposed development.

Lastly, the DPP's "Oahu General Plan (2021)" which steers policy for sustainable growth, states in "1.ObjectiveB.Policy3" that the objective of the DPP with regards to population shall, "Manage land use and development in the urban-fringe and rural areas so that: population densities in all areas remain consistent with the character, culture, and environmental qualities desired for each community." Haleiwa is designated as a "rural" area per the Oahu General Plan, and converting Agricultural zoning into a high-density residential and commercial mixed-use zone does not follow any of the objectives issued in this Plan derived by the DPP. Nor does the proposal accurately respond to the character, culture, and environmental qualities desired by our community.

Mahalo for your time.

Name:	Email:	Zip:
Chip Hartman	seachip@yahoo.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 5, 2025 @ 10:50 AM

Testimony:

Aloha Council Members,

I DO NOT support the State Land Use District Boundary Amendment being proposed for Haleiwa and ask that each of you vote against this change from AG to Urban use. The people who call Haleiwa their home town have expressed their opposition to this change because they do not want to see the development being talked about by the developer. Haleiwa's agricultural history is strong and is seen throughout the community as positive for the future.

Mahalo, Chip Hartman

Name:	Email:	Zip:
Ed Moya	earthling808@protonmail.com	96706
Representing:	Position:	Submitted:

Self	Oppose	Jul 5, 2025 @ 02:04 PM

Testimony:

I am against the conversion of agricultural land for the purpose of building a shopping center in Haleiwa.

Name:	Email:	Zip:
Caitlyn Carrillo	caitlyncarrillo96@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 5, 2025 @ 03:49 PM

Testimony:

Thank you to everyone who has voiced their dissent thus far regarding this ridiculous amendment. Please hear us when we say — we do not want this. The people who actually live in Haleiwa and on the North Shore do not want this. Our beautiful town is already so overwhelmed and at capacity as it is and it cannot take any more development, especially at the cost of dwindling agricultural lands. I urge the council members to consider all of this carefully and vote in agreement with us, the people they're meant to represent and serve.

Name:	Email:	Zip:
Pedro Quintino	pedromq88@gmail.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jul 5, 2025 @ 08:33 PM

Testimony:

It is very sad how far this bill has gone, despite the background of the developer, all the info provided, and also all the opposition... it is very clear that the community does not matter and we cannot count on 90% of the people that are supposed to represent us. Money money money... take take take.. never to give, they claim they give, thats all

Name:	Email:	Zip:
Charles Young	cwyiii@gmail.com	96712-1305
Representing:	Position:	Submitted:
Self	Oppose	Jul 6, 2025 @ 12:14 AM

Testimony:

1. I oppose rezoning and developing agricultural land on Oahu.

2. Within the current economy, the new tariff situation, and inflation, how would it be possible to build new construction - affordable housing? It's not.

3. The land should be purchased by the City and County for a community garden space and a parking lot for a new shuttle service to the North Shore that could reduce individual vehicle traffic and congestion on Kamehameha Hwy.

Name:	Email:	Zip:
Cynthia Shell	cshellhi@gmail.com	96791
Representing:	Position:	Submitted:

Self	Oppose	Jul 6, 2025 @ 08:00 AM

Testimony:

I respectfully submit my opposition to this proposal.

Haleiwa does not have the infrastructure to continue to support any changes to our community.

Name:	Email:	Zip:
Roselani Oga	Kapuahiwahiwa@gmail.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jul 6, 2025 @ 08:25 AM

Testimony:

Please reject this project! Haleiwa is already overcrowded with tourist and traffic. We residents can't even get in and out of Haleiwa with fighting the crowds and you want to add more businesses and homes that none of us locals could ever afford right in the middle of Haleiwa? A'OLE! Please reject this project. Roselani Oga

Name:	Email:	Zip:
Crystal Homcy	cravegreens@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 6, 2025 @ 09:40 AM

Testimony:

Aloha Chair and Members of the Planning Commission / City Council / Land

I am submitting this testimony in strong opposition to any proposal seeking to rezone or develop agricultural lands on the North Shore of O‘ahu into commercial or residential projects.

The North Shore is one of the last truly rural, culturally-rich, and environmentally sensitive regions of O‘ahu. For generations, this area has been known not only for its natural beauty but also for its agricultural productivity, ancestral heritage, and deep community values rooted in stewardship and sustainability. Allowing agricultural land to be rezoned or developed threatens the very character and future of our island.

1. Preserving Agricultural Land Is Critical to Food Security

With the increasing volatility of global food supply chains, it is more important than ever to maintain and restore local agriculture. Once farmland is lost to development, it is rarely — if ever — returned to production. We should be supporting local farmers, not replacing fertile soil with concrete. The North Shore plays a key role in our island’s ability to feed itself sustainably.

2. Cultural and Historical Significance

The land in question often holds deep cultural, spiritual, and historical value for Native Hawaiians and long-standing local families. From ancient loʻi systems to wahi pana (sacred sites), the conversion of agricultural land disregards our responsibility to honor and protect the history and traditions that define Hawaiʻi.

3. Environmental Sensitivity and Ecosystem Health

The North Shore is home to many endangered and threatened native species, delicate ecosystems, and coastal waters that are easily impacted by runoff and overdevelopment. Any increase in impervious surfaces, traffic, and urbanization poses a significant risk to our reefs, watersheds, and wildlife corridors — including honu (green sea turtles), pueo (Hawaiian owls), and monk seals.

4. Infrastructure Cannot Sustain Increased Development

The rural infrastructure on the North Shore is already under immense pressure. Roads are congested, water resources are strained, and wastewater systems are limited. Further development would exacerbate these issues, placing an unsustainable burden on local residents and emergency services.

5. Keeping the Country, Country

This is more than a slogan — it's a promise to preserve the identity of the North Shore. Residents and visitors alike come here for its open spaces, working farms, and quiet lifestyle. If we allow this land to be rezoned, we jeopardize the very things that make the North Shore special. Once developed, we cannot go back.

Conclusion

We urge decision-makers to reject any proposals that would pave over agricultural land in favor of commercial or residential development. Let us choose a future that honors the land, protects community values, and ensures resilience for generations to come.

Keep the North Shore country. Keep the land in agriculture. Protect what makes this place unique.

Mahalo for your time and consideration.

Kindest regards,
Crystal

Name:	Email:	Zip:
India Pyzel	indie@benoaswim.com	96712

Representing:	Position:	Submitted:
Self	Oppose	Jul 6, 2025 @ 10:33 AM

Testimony:

Hello,

I am writing again to testify to the importance that this zoning in haleiwa does not change. As a lifelong resident of haleiwa, we do not want this. It is another grab at money, especially by a developer who has a notorious record of doing things wrong and against the community. Please, do not change this zoning. We have enough in haleiwa. We need more ag, more fruit trees, more local hands, not foreigners buying up more space in an already extremely crowded small space.

The people of north shore are tired having to fight tooth and nail every year to protect this special place, but we will to ensure this special place be protected and kept well for our children.

Aloha,

India Pyzel - local business owner, lifelong resident and new mother.

Name:	Email:	Zip:
Izzy Walker	surfergirliw123@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 6, 2025 @ 10:42 AM

Testimony:

I oppose bill 37.

Name:	Email:	Zip:
Tahnei Roy	tahneiroy@yahoo.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 6, 2025 @ 10:42 AM

Testimony:

I oppose

Name:	Email:	Zip:
Makenna Beck	makennabeck808@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 6, 2025 @ 10:45 AM

Testimony:

I oppose

Name:	Email:	Zip:
Parris Ihaka	parrisihaka@gmail.com	96862

Representing:	Position:	Submitted:
Self	Oppose	Jul 6, 2025 @ 10:46 AM

Testimony:

I OPPOSE THIS BILL! Keep country country..

Name:	Email:	Zip:
Rayne Gourley	raynegourley@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 6, 2025 @ 10:49 AM

Testimony:

Before more development takes place the NS needs the infrastructure to handle more people. With all the road work and unorganized construction scheduling residents are struggling to accomplish simple daily tasks. This will only get worse for us if this bill passes!

Name:	Email:	Zip:
Caitlin Hodel	kikihodel@yahoo.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 6, 2025 @ 10:54 AM

Testimony:

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

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

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

Name:	Email:	Zip:
Rachel K	rachelkawakami@gmail.com	96730
Representing:	Position:	Submitted:
Self	Oppose	Jul 6, 2025 @ 10:56 AM

Testimony:

I oppose

Name:	Email:	Zip:

Lucita Harbowy	lucitaharbowy@aol.com	96731
Representing: Self	Position: Oppose	Submitted: Jul 6, 2025 @ 11:00 AM

Testimony:

Testimony Opposing Proposed Development on Mount Ka‘ala

To: Department of Planning and Permitting, City and County of Honolulu

Re: Opposition to Proposed Development on Mount Ka‘ala by Canadian DeveloperAloha,

I am writing to express my strong opposition to the proposed development on Mount Ka‘ala by a Canadian developer. This project — which includes a gondola, a café, and other commercial infrastructure — is inappropriate, harmful, and disrespectful to the ‘āina and to Native Hawaiian culture.

Mount Ka‘ala is O‘ahu’s tallest mountain and one of its most sacred places. It is a wahi pana — a site of deep cultural and spiritual significance. It is already burdened by military use, and further development would only increase the harm done to this sacred mountain.

Ka‘ala is also home to some of Hawai‘i’s rarest and most endangered endemic species. Introducing tourist infrastructure in such a sensitive ecosystem would cause irreversible damage. The construction, carbon footprint, and increased traffic would degrade the environment, all for a project that provides no real benefit to the local community.

This development does not serve the people of Hawai‘i. It serves private interests at the cost of our land, our history, and our future. Mount Ka‘ala should be protected, not commodified.

Please do what is right. Reject this proposal and stand for the protection of one of O‘ahu’s most important natural and cultural treasures.

Mahalo for your time and consideration.

Sincerely,

Lucita Harbowy

Kahuku / North Shore

Name: Brooke Balady	Email: brookerose04@gmail.com	Zip: 19365
Representing: Self	Position: Oppose	Submitted: Jul 6, 2025 @ 11:02 AM

Testimony:

I oppose Bill037(25).

Name:	Email:	Zip:
Kim Healey	kimhealey808@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 6, 2025 @ 11:02 AM

Testimony:

As a lifelong resident of Oahu and someone who is now raising my own child on the NS, I am in full opposition of this potential rezoning of very important agricultural land. Haleiwa town is already overcrowded as is, and can barely sustain the number of tourists visiting every day. The last thing we need is more apartments (to be illegally vacation-rented) and shops. Rezoning ag-land to commercial should never even be considered.

Name:	Email:	Zip:
Mary Romero	marym.romero90@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 6, 2025 @ 11:08 AM

Testimony:

I oppose this bill!!!

Name:	Email:	Zip:
Marcelle Ojeda	ojedamarcel808@yahoo.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 6, 2025 @ 11:09 AM

Testimony:

At this point its hard to take these proposals seriously. What the hell are these developers thinking, what are the people in favor of this thinking? its laughable. all i see is greed, no regard for the people of North Shore. We now live in a place that is completely controlled and dictated by whoever has the most money to develop. there simply isn't enough resources, infrastructure, and space to develop on land in an already crowded area. more traffic, more problems, more people, lets please not do this to Haleiwa. its AG land for a reason, keep the country COUNTRY!!!!!!

Name:	Email:	Zip:
Sarah Tatley	s.tatley123@gmail.com	95129
Representing:	Position:	Submitted:
Self	Oppose	Jul 6, 2025 @ 11:11 AM

Testimony:

The North Shore does not need more apartments and parking lots. Leave the nature to be enjoyed and appreciated. Once it’s taken away it’s gone forever. This is greedy and unnecessary.

Name:	Email:	Zip:

Gerry Costa	costains@yahoo.com	96712
Representing: Self	Position: Oppose	Submitted: Jul 6, 2025 @ 11:43 AM

Testimony:

The North Shore doesn't need this. This will not inly change the character of our community but will also destroy precious land and bring hundreds if not thousands of cars to an already congested area. Please vote no

Name: Breanna Tidball	Email: azrarose@yahoo.com	Zip: 96712
Representing: Self	Position: Oppose	Submitted: Jul 6, 2025 @ 11:58 AM

Testimony:

I oppose!!

Name: Joanne Pettigrew	Email: laniakea1@gmail.com	Zip: 96712
Representing: Self	Position: Oppose	Submitted: Jul 6, 2025 @ 12:02 PM

Testimony:

Aloha,

I am in strong opposition to the rezoning of the Haleiwa Backyards

proposal.

As a Haleiwa resident for 50+ years, I do not want to see more development in the proposed area.

Please vote for No Change to the zoning.

Sincerely,

Joanne Pettigrew

Laniakea1@gmail.com

Name: Brooke Roy	Email: brookeroy10@gmail.com	Zip: 96712
Representing: Self	Position: Oppose	Submitted: Jul 6, 2025 @ 12:41 PM

Testimony:

My name is Brooke Roy and I'm a long-time resident of Hale'iwa. I strongly oppose BILL037(25), which would reclassify agricultural land in our community to urban use.

Our roads are already overwhelmed. We deal with constant traffic and the daily impacts of overtourism. More development will only make things worse for those of us who live here.

This bill also undermines Hawai'i's goal of food security. We import nearly 90% of our food—preserving ag land is essential to becoming more self-sufficient and resilient.

And most importantly, the community doesn't want this. Residents have been clear: this project is not welcome. Why move forward with something that goes against the will of the people?

Please stand with our community and reject BILL037(25).

Thank you for your time.

Name:	Email:	Zip:
Peyton Pennock	pennock.peyton@gmail.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jul 6, 2025 @ 12:42 PM

Testimony:

I oppose!!

Name:	Email:	Zip:
Joe Wilson	qwavesjoe@yahoo.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 6, 2025 @ 12:59 PM

Testimony:

I strongly oppose moving forward with any consideration of zoning changes, reclassification of lands from the state's land use agricultural district to the state land use urban district, or development project approvals until the updated North Shore Sustainable Communities Plan is approved by the City Council and disseminated and digested by local residents.

Name:	Email:	Zip:
Nick Jones	jonesnick206@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 6, 2025 @ 01:03 PM

Testimony:

Oppose

Name:	Email:	Zip:
Charlie Walker	tw@hawaii.rr.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 6, 2025 @ 01:14 PM

Testimony: I strongly OPPOSE Bill037(25). I do not want more development on the North Shore and do not want any zoning changes made to allow for an urban development.		
Name: Eva Asiskovich	Email: easiskovich808@gmail.com	Zip: 96712
Representing: Self	Position: Oppose	Submitted: Jul 6, 2025 @ 01:17 PM
Testimony: I oppose.		
Name: Tracy Walker	Email: tw@hawaii.rr.com	Zip: 96712
Representing: Self	Position: Oppose	Submitted: Jul 6, 2025 @ 01:19 PM
Testimony: I strongly OPPOSE B037(25). I oppose any zoning change from agriculture lands to urban. Haleiwa is already over saturated with traffic and tourism. I see no benefit this project would have on our local community.		
Name: Judy Fomin	Email: tw@hawaii.rr.com	Zip: 96712
Representing: Self	Position: Oppose	Submitted: Jul 6, 2025 @ 01:25 PM
Testimony: I strongly oppose Bill037(25). I do not want a zoning change from an agricultural district to an urban district. This project will have a negative impact on an already congested area.		
Name: Margaret Steinmeier	Email: keikiklothesline@gmail.com	Zip: 96734
Representing: Self	Position: Oppose	Submitted: Jul 6, 2025 @ 01:25 PM
Testimony: No one wants this. Stop building on every inch of land on this island. You’re ruining the entire feel of Hawaii. Leave open space!		
Name: Amber Sharp	Email: amberthelyon@gmail.com	Zip: 96712
Representing: Self	Position: Oppose	Submitted: Jul 6, 2025 @ 01:49 PM

Testimony: I oppose		
Name: Rebekah White	Email: rebexowen@gmail.com	Zip: 96712
Representing: Self	Position: Oppose	Submitted: Jul 6, 2025 @ 02:17 PM
Testimony: Strongly oppose		
Name: Layne Gailitis	Email: laynegailitis@yahoo.com	Zip: 96796
Representing: Self	Position: Oppose	Submitted: Jul 6, 2025 @ 02:33 PM
Testimony: We NEED to keep the country country! The true locals of Hawaii do not support this and never will. It will affect not only the natural land but also the wildlife. We do not need another activity to feed into the tourism on this side of the island. Hawaii will not be Hawaii if developments like these continue to grow. This should have never been proposed in the first place. NO TO THIS DEVELOPMENT		
Name: Andrea Woods	Email: andreaswimsunset@yahoo.com	Zip: 96712
Representing: Self	Position: Oppose	Submitted: Jul 6, 2025 @ 02:44 PM
Testimony: This zoning change request goes against the State's efforts to retain Ag zoning and focus development in existing urban zoned areas. Testimony from the North Shore Chamber of Commerce was thoughtful and complete, and especially significant in that if even the Chamber, which is pro-business, is against this project, there must be very good reason. Opposition to this project is overwhelming, and it is baffling to me that something this unpopular would be voted for, since our City Council members represent the 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: Gabrielle Sedore	Email: kkahaulelio@gmail.com	Zip: 96791
Representing:	Position:	Submitted:

Self	Oppose	Jul 6, 2025 @ 03:20 PM

Testimony:
I oppose this bill. As a resident of this community we consistently struggle with the overpopulation of our community and how new buildings and structures no longer cater to the residents but for tourists.

Name:	Email:	Zip:
K Breen	breenkt@gmail.com	96731
Representing:	Position:	Submitted:
Self	Oppose	Jul 6, 2025 @ 03:23 PM

Testimony:
I strongly oppose. Agricultural lands need to stay as such. 7 acres in sun a delicate area does NOT belong heckling 150 - 2 bedroom - squooshed apartments. The area is already under immense traffic pressure. There are major infrastructure changes that would be have to be made + THE LOCALs - the ones MOST affected by this prospect - WANTS THIS PLACE TO STAY RURAL/COUNTRY - as do the COPIOUS amount of visitors who come to THIS area looking for the desolate/country Hawaii of their visions. Keep Ag AG!

Name:	Email:	Zip:
Terry Albores	terryalbores@gmail.com	96713
Representing:	Position:	Submitted:
Self	I wish to comment	Jul 6, 2025 @ 03:26 PM

Testimony:
As a community member and homeowner I absolutely OPPOSE this bill. It will continue to increase stress in our beautiful area that already must contend with heavy traffic congestion and limited resources to support those of us who live in the community as well as those who vacation here, PLEASE do not allow this bill to pass. Land use, such as a Community Garden, or just allowing the land to remain natural matter more than $$ in the developers pocket! Mahalo

Name:	Email:	Zip:
Carol Oliva	carol@carololiva.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jul 6, 2025 @ 03:27 PM

Testimony:
This is not just a bad "converting Ag to Urban" project for NS residents, it’s bad for anyone who loves Hale‘iwa.
The beauty of Haleiwa is that is historic and small, people don't come to the north shore for more malls or fast food. Visitor come to see that difference. Traffic is already crazy on daily bases , haleiwa have one main road the is already overflowing of cars , specially in the summer but really all year around. We do not need more business and people , we do need the farm areas to be productive and in the hands of those who want and can farm. Keep the country country. we do not want the development on the north shore !!!!

Name:	Email:	Zip:

lea Albert	leaalbert64@hotmail.com	96712-9737
Representing: Self	Position: Oppose	Submitted: Jul 6, 2025 @ 03:29 PM

Testimony:

I am absolutely opposed to any use of ag land for commercial purposes and to Andy Anderson's plan to build condos for folks in order to make more money. This man is not a service provider by any means. He states that some of these condos will be for less fiscally endowed folk but I think not. This development will not be available to anyone I know (mostly educators), but the rich mainland types will come in and add to the blight created by tourists and more automobiles in Haleiwa and on the North Shore. This truly is a blight. I would oppose anything Andy Anderson puts his name on, from past experiences with his developments. Isn't Anderson rich enough yet? Why can't ag land stay ag land until a farmer wants to grow food on it?

Thank you,

Lea Albert

Name: sonora lazar	Email: sonora.lazar@yahoo.com	Zip: 96712
Representing: Self	Position: Oppose	Submitted: Jul 6, 2025 @ 04:25 PM

Testimony:

i oppose

Name: ali ross	Email: scruzali5@yahoo.com	Zip: 96712
Representing: Self	Position: Oppose	Submitted: Jul 6, 2025 @ 04:27 PM

Testimony:

Haleiwa is as big as she can get.

our community is full

along with all that has already come and changed Haleiwa’s

Local Life.

The North Shore is Country

stop these developments

no more shops please

keep the Country Country

Name: Hali’a Jardine	Email: haliatj4@gmail.com	Zip: 96744
Representing:	Position:	Submitted:

Self	Oppose	Jul 6, 2025 @ 04:30 PM
Testimony: In opposition of bill. KEEP HAWAIIAN LANDS IN HAWAIIAN HANDS		
Name: MICHAEL TAKAHASHI	Email: mikesurfsunset@yahoo.com	Zip: 96712
Representing: Keep the North Shore Country	Position: Oppose	Submitted: Jul 6, 2025 @ 04:57 PM
Testimony: This project is totally out of character for Haleiwa, is outside the designated zoning and will become a permanent detriment to the community. It will aggravate an already terrible traffic situation, and set a bad precedent for other zoning exceptions. It is shocking that it has gotten this far.		
Name: Dax McGill	Email: daxmcgill1@mac.com	Zip: 96712
Representing: Self	Position: Oppose	Submitted: Jul 6, 2025 @ 05:19 PM
Testimony: We need to protect our aina		
Name: Tiare Pickard	Email: tpickard12@gmail.com	Zip: 96731
Representing: Self	Position: Oppose	Submitted: Jul 6, 2025 @ 05:26 PM
Testimony: I oppose		
Name: Joseph Vitek	Email: joevitek1@hotmail.com	Zip: 96791
Representing: Self	Position: Oppose	Submitted: Jul 6, 2025 @ 05:38 PM
Testimony: Two lane highways can’t handle anymore housing.		
Name: Shannon Hillis	Email: shannonhillis1@msn.com	Zip: 96712
Representing: Self	Position: Oppose	Submitted: Jul 6, 2025 @ 05:38 PM

Testimony: I oppose bill 037(25) no need to build in or develop in Haleiwa town!		
Name: judith fraser	Email: jwf667@gmail.com	Zip: 96712
Representing: Self	Position: Oppose	Submitted: Jul 6, 2025 @ 06:06 PM
Testimony: Keep the N. Shore COUNTRY!		
Name: Megan Godinez	Email: gmegan09@gmail.com	Zip: 96712
Representing: Self	Position: Oppose	Submitted: Jul 6, 2025 @ 06:07 PM
Testimony: I oppose this bill! It doesn’t help our community in any way. This is how we are getting priced out of our home. This is greed in the highest form. Enough building already!!		
Name: Tammy Becker	Email: LiveAloha808@gmail.com	Zip: 96712
Representing: Self	Position: Oppose	Submitted: Jul 6, 2025 @ 06:12 PM
Testimony: I strongly oppose the proposed construction of this large residential development in our small town of Haleiwa. Our small "rural country lifestyle" has been oversold and rezoned with little regard to the quality of life for our community. 150 homes behind our NS Marketplace is absurd! What are the plans for the entrance and exit of this development? Will the developer be required to put in another lane(s) of highway on Joseph P. Leong bypass and Kamehameha Highway? There will easily be an additional 400 - 500 cars from this area flowing into our already clogged two lane highway. One bad accident shuts down the highway for 3 -4 hours, do not forget the "Waimea Bay Rockslide which forced us to go around the island! We do not have alternative routes in or out. This is not a viable development for our community. I ask that you vote NO! Respectfully, Tammy Becker		
Name: Kendra Morgan	Email: mamaflumphi@gmail.com	Zip: 96712

Representing:	Position:	Submitted:
Self	Oppose	Jul 6, 2025 @ 06:13 PM

Testimony:

I oppose Bill 37. I am very doubtful that the proposed construction benefits the town of Haleiwa in any way. We do not need more traffic on our already strained roadways, more rental units that are outside the price range of local families, thereby being marketed to people who do not live here for rent to tourists. We do not need more businesses with rents higher than locals can afford and geared solely to tourists.

Haleiwa DOES need affordable grocery stores, rents well within the limits of average north shore families, businesses that include locals and not geared to tourists, with overhead costs that locals can afford..

Name:	Email:	Zip:
Devan Rae	devanrae14@gmail.com	96817
Representing:	Position:	Submitted:
Self	Oppose	Jul 6, 2025 @ 06:17 PM

Testimony:

Keep the country country.

Name:	Email:	Zip:
Cayle Krikorian	lovecayle@hotmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 6, 2025 @ 06:58 PM

Testimony:

I strongly oppose

Name:	Email:	Zip:
G Garner	gazellegarner@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 6, 2025 @ 07:12 PM

Testimony:

I strongly oppose. Don't put profits over people.

Name:	Email:	Zip:
Susan Cortes	jblattau@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 6, 2025 @ 07:39 PM

Testimony:

Aloha Council Members,

I respectfully ask you to oppose this project that would allow a high density development on agricultural land in our

historic and small community. Ag land is precious and should not be developed for housing and businesses that won't serve our community. The infrastructure of Haleiwa barely supports the current dwellings and businesses there now and I believe this project will turn the town into a virtual parking lot. Currently north shore residents have a hard time reaching basic services of the pharmacy, hardware store, medical clinics and grocery store due to traffic congestion caused by visitors. Please help retain the current agricultural zoning of this land and prevent the urbanization of Haleiwa.
Mahalo,
Sue Cortés

Name:	Email:	Zip:
Jeff Albritton	jralbritton2001@yahoo.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jul 6, 2025 @ 08:04 PM

Testimony:
Aloha,

As a concerned Hale'iwa resident, I oppose the proposed zoning change and development next to North Shore Marketplace. Adding 150+ units and 30,000 sq ft of commercial space will severely worsen traffic, overburden our limited infrastructure, and threaten sensitive wetlands and agricultural land that feed and sustain our community.

Developers using "affordable housing" to justify this project is misleading. The current bill has stripped away key affordability requirements, leaving no guarantees these units will truly serve local families. What's being proposed isn't thoughtful growth—it's urban sprawl that puts developer profit over community well-being.

Hale'iwa has one road, one fragile ecosystem, and one chance to protect its rural character. We need housing solutions that respect the land, the infrastructure, and the people who live here—not empty promises wrapped in concrete.

Please say no to this bill. Let's keep Hale'iwa country—pono, sustainable, and truly for the people.

Mahalo

Name:	Email:	Zip:
Todd Sells	tdsells@gmail.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jul 6, 2025 @ 08:05 PM

Testimony:
I oppose bill 037. Changing the zoning of this land would only serve to line the pockets of developers and make life on the North Shore worse for those of us who live here.

Name:	Email:	Zip:

Kevin White	kainoawhite@gmail.com	96791
Representing: Self	Position: Oppose	Submitted: Jul 6, 2025 @ 08:07 PM

Testimony:

As someone who is from Haleiwa I feel this will not help or do any good for our community. Just more traffic and push out more local families and farmers. Watching emergency response vehicles struggle to get through our over crowded roads littered with traffic. There are some many more reasons we need to protect our Aina and steward it.

Name: Jenna Settell	Email: jenna.settell22@yahoo.com	Zip: 96791
Representing: Self	Position: Oppose	Submitted: Jul 6, 2025 @ 08:14 PM

Testimony:

I think the land should be left alone. I don’t see how building a bunch of apartments in that area would benefit the Haleiwa community and to also consider how much traffic there already is on a one way road through Haleiwa town.

Name: Lindsay Mochkatel	Email: cultivate.thought@gmail.com	Zip: 96712
Representing: Self	Position: Oppose	Submitted: Jul 6, 2025 @ 08:27 PM

Testimony:

Aloha Council Members,

I am writing in strong opposition to Bill 37 (25). The request to amend the state boundary line from Ag to Urban would have direct negative effects on the welfare and prosperity of the people of Hale'iwa, Waialua and beyond, and while the justification for the project is real, the proposed development does not serve the community's needs.

Please listen to the voices and concerns of the local community and how this project would have detrimental impacts to everyday life, safety and the rural character of our community.

Per Honolulu, HI Code of Ordinances, Section 23 1.6, the standards and criteria of this petition do NOT "contribute to the general welfare and prosperity of the people of the county". In the last zoning meeting over 300 community members testified in strong opposition to this bill with the overall sentiment that Bill 37 would have overwhelmingly negative impacts.

While there is a state-wide need for affordable housing, this project isn't it. Loosely proposing only 16 units out of 156 and claiming this as the basis for the boundary change as it meets the need of "affordable housing" is misleading. Only 16 units accessible to 80% AMI and 30,000 sq ft of retail space is not meeting the needs of our community, nor does it contribute to the welfare and prosperity of the people.

I respectfully request that you consider the impact this proposed boundary change would have on a fragile community, with limited infrastructure, and peoples' everyday lives. Simply put, the project does not adequately meet the standards and criteria set forth by the city ordinances for such a change. The proposed development's intent is not to ease the need for affordable housing and serve the community. Therefore, the petition for the boundary amendment is unjustified. Please protect our community.

Name:	Email:	Zip:
Erin Hardin	hardin.mele@gmail.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jul 6, 2025 @ 08:29 PM

Testimony:

I strongly oppose BILL037(25).

Name:	Email:	Zip:
Logan Colby	logantcolby@gmail.com	96717
Representing:	Position:	Submitted:
Self	Oppose	Jul 6, 2025 @ 08:38 PM

Testimony:

I oppose

Name:	Email:	Zip:
Hailey Colman	colmanh0811@gmail.com	96734
Representing:	Position:	Submitted:
Self	Oppose	Jul 6, 2025 @ 08:40 PM

Testimony:

I oppose this bill because I believe that the agricultural lands of Oahu desperately need to be preserved. As this island becomes increasingly urbanized, the natural beauty, ecosystems, and cultural significance of the land is deteriorated. It is valuable to myself, and many others, that the āina is respected and left at rest.

Name:	Email:	Zip:
Nadya Shorokhova	nvshorokhova@gmail.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jul 6, 2025 @ 08:52 PM

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:
Ashley Albores	aalbores1@my.hpu.edu	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 6, 2025 @ 08:52 PM

Testimony:
As a resident and community member of Hale‘iwa, I strongly oppose the amendment of state land use from the agricultural district to the urban district. This is because the intent would lead to a massive commercial affordable housing project that would further usher overcrowding in a small rural town that is already at capacity.

Name:	Email:	Zip:
Corey Brown	coreybrown808@aol.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 6, 2025 @ 08:53 PM

Testimony:
As a resident and community member of Hale‘iwa, I strongly oppose the amendment of state land use from the agricultural district to the urban district. This is because the intent would lead to a massive commercial affordable housing project that would further usher overcrowding in a small rural town that is already at capacity.

Name:	Email:	Zip:
Linda Molina	lindamolina99@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 6, 2025 @ 09:18 PM

Testimony:

Hello Council,

I will like to state my complete opposition to transform our rich and rare agricultural lands on residential lands.This are lands that feed our community and will feed our future generations.

Covering this agricultural lands with residential buildings can be very detrimental for the survival of our community in the future. It is other lands in the island that are not agricultural and more appropriate for developers to profit from. Please think on the future of our keikis when you made your decision. This lands are agricultural for a reason.

Thank you for your time.

Linda Molina

Agronomist Engineer.

Name:	Email:	Zip:
JAMES BERLIN	JIMIBERLIN1@AOL.COM	96791
Representing:	Position:	Submitted:
Self	Oppose	Jul 6, 2025 @ 09:34 PM

Testimony:

I AM STRONGLY OPPOSED TO REZONING ANY AGRICULTURAL LAND IN THE HALEIWA DISTRICT FOR ANY OTHER USE. REZONING AGRICULTURAL LAND MAKES ALL THE OTHER FARM LANDS MORE EXPENSIVE AND INHIBITS OUR ISLAND'S GOALS OF SELF SUFFICIENCY AND SUSTAINABILITY. TRAFFIC AND CONGESTION ARE ALSO HUGE PROBLEMS, HERE. PLEASE VOTE NO ON BILL 37.

THANK YOU. SIGNED, JAMES BERLIN, WAIALUA.

Name:	Email:	Zip:
Bethany Murray	bethkoshinsky@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 6, 2025 @ 09:34 PM

Testimony:

This space needs to be kept as an area for agriculture and sustainable living on the north shore. To truly help our community, we should plant a mango, avocado, lemon and lime tree and feed the community. We could also add another bigger natural playground to keep our children active and healthy in a digital age where so many children are struggling. Instead of adding more cars through this project, we should create a bike trail as a healthier more environmental friendly form of transportation.

Name:	Email:	Zip:
Sara McGuigan	sara@kokuahawaiifoundation.org	96791
Representing:	Position:	Submitted:
Self	Oppose	Jul 6, 2025 @ 09:34 PM

Testimony:

Oppose! This is not affordable and will clearly be for tourists to continue to crowd out places to live for our community. It will probably also raise the cost for all surrounding rents and businesses! Also, does the developer need an easement thru KS lands?

Name:	Email:	Zip:
John Murray	jpm357@georgetown.edu	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 6, 2025 @ 09:42 PM

Testimony:

Green space is very valuable to Haleiwa and the use of this land for a community garden, playground, walking path, picnic area would serve the community better than to offer more shops.

Name:	Email:	Zip:
ELLEN BALSLEY	EBALSLEY@AOL.COM	96791
Representing:	Position:	Submitted:
Self	Oppose	Jul 6, 2025 @ 09:47 PM

Testimony:

Please vote NO on Bill 37. I am opposed to the rezoning of any Haleiwa agricultural land for any use other than agriculture. Our traffic is already at a critical level and our farm land needs to remain available for its intended use. This project falsely and hypocritically purports to conform with the North Shore Sustainability Plan but in reality is in direct conflict with the goals set forth in that document.

Signed, Ellen A. Balsley, Waialua Hawaii

Name:	Email:	Zip:
James Sterling	sterling638@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 6, 2025 @ 10:02 PM

Testimony:

Keep the country country. No more development!

Name:	Email:	Zip:
Kristian Pennock	kristianpennock95@gmail.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jul 6, 2025 @ 10:07 PM

Testimony:

I oppose. Keep agricultural land as is.

Name:	Email:	Zip:
Joshua Sumait	joshuasumait@hotmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 6, 2025 @ 10:15 PM
Testimony:		
No more development!		

Name:	Email:	Zip:
Nohea Kahaulelio	noheakahaulelio@gmail.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jul 6, 2025 @ 10:36 PM
Testimony:		
Northshore is already and has been affected by this similar matter. As a community member down in Waialua, I hope we don’t need to continue the exploitation of our beautiful AINA!		

Name:	Email:	Zip:
Anthony Calimlim	uluadreamer@gmail.com	96731
Representing:	Position:	Submitted:
Self	Oppose	Jul 6, 2025 @ 10:57 PM
Testimony:		
This change in our community will not help our housing situation. The homes that are likely to be built will not benefit our community, rather open thr door way for more STVR, and businesses that hurt our community. Traffic and infrastructure will also be highly affected. I oppose this change!!		

Name:	Email:	Zip:
Anthony Calimlim	uluadreamer@gmail.com	96731
Representing:	Position:	Submitted:
Self	Oppose	Jul 6, 2025 @ 10:58 PM
Testimony:		
Keep the country country. I oppose this change!!		

Name:	Email:	Zip:
Brisha Teo	brisha.teo@gmail.com	96766
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 01:00 AM
Testimony:		
I oppose bill 37		

Name:	Email:	Zip:
Makayla S	makaylaksmith@gmail.com	83333
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 03:07 AM

Testimony:

This area needs to remain as is and should not be used for development.

Name:	Email:	Zip:
Veronica Leicht	veronicamleicht@icloud.com	96786
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 03:13 AM

Testimony:

Aloha, I oppose the bill to preserve the existing already over crowded Haleiwa town and North shore. The residents and Bussiness don't need more traffic or increased population for the present or future . We need more ways to make life easier, so a back road might be the best use if not continue as ag land. Mahalo

Name:	Email:	Zip:
Maila Gonzalez gantous	mgantous@hawaii.edu	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 03:41 AM

Testimony:

I oppose amending the zoning of this area. The area should remain as agricultural zoning. Continue to change zoning in Haleiwa will continue to destroy the country, farming, and add additional traffic to an already congested small town.

Name:	Email:	Zip:
Thomas Cashman	tcashman@hawaii.edu	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 04:51 AM

Testimony:

I oppose the further development of Haleiwa, there are enough shops and restaurants (food trucks). Traffic is herrendous as it is.. Haleiwa is losing its charm as it is with the development that has occurred. We must preserve our green space and ag land. If we continue to unbanize our country we will become a California beach town and polluted our environment and destroy our Hawai'i!

Name:	Email:	Zip:
Philip Kitamura	philipki@hawaii.edu	96782
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 05:12 AM

Testimony:

Quit wasting peoples time.

No means no.

Name:	Email:	Zip:
Vanessa Olsen	olsenvanessa@hotmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 06:29 AM

Testimony:

More farming is needed not more commercial land.

Name:	Email:	Zip:
Alexander Racoma	flyinghawaiian826@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 06:30 AM

Testimony:

I was born and raised on the North Shore of Oahu. I am 37 years old and run a business here. I, and the majority of the North Shore residents view the planned housing development and associated infrastructure as a poor idea. We should not be adding additional residents to the small town of Haleiwa. The additional apartments will change the natural flow of the water on the land and drastically change the flood plane which will lead to severe flooding in areas that cannot sustain this doing floods like we experienced a few years ago. The traffic is already very inconvenient with the current state of our roads and the planning of projects that are currently underway on the bypass and Laniakea beach area. My commute time has almost doubled at times due to the traffic and visitors crossing the roads constantly. We should aim to make the current infrastructure more efficient for current residents before adding additional strain to it. This is a poor idea and as a resident of the state of Hawaii and the North Shore of Oahu, I do not support this.

Name:	Email:	Zip:
Justin Baluch	jdbaluch@gmail.com	96713
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 06:57 AM

Testimony:

Our family opposes any modifications to the state land use map at this time. Please do not make any changes to Haleiwa property zoning.

Name:	Email:	Zip:
Piilani Schneider	piischneider@me.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 07:16 AM

Testimony: Buying AG, (less expense in cost and taxes)with zero intentions of using it for AG ONLY to then attempt to profit from development is HEWA.		
Name: Christine Mayo	Email: kingloyola143@gmail.com	Zip: 85258
Representing: Self	Position: Oppose	Submitted: Jul 7, 2025 @ 07:33 AM
Testimony: I strongly opposed! Please respect to our farmers! The way of life. Please protect the people whose already cultivating day by day the aina.		
Name: Nancy Ravelo	Email: kynobliss@yahoo.com	Zip: 96712
Representing: Self	Position: Oppose	Submitted: Jul 7, 2025 @ 07:43 AM
Testimony: I oppose this development. . We need to keep the. Country Country. This project goes against the will of the community. Please respect our needs and efforts to continue building a healthy lifestyle. We want more farmers not greedy opportunist designing our future		
Name: Lorraine Gonzalez	Email: punahele13@yahoo.com	Zip: 96791
Representing: Self	Position: Oppose	Submitted: Jul 7, 2025 @ 07:44 AM
Testimony: Haleiwa is too crowded we don’t need more homes or businesses, please keep as ag land for our younger generation to have as self sustaining.		
Name: Mahealani Kamau	Email: puresmood@yahoo.com	Zip: 96744
Representing: Self	Position: Oppose	Submitted: Jul 7, 2025 @ 07:45 AM
Testimony: As a Kanaka Maoli I oppose this bill. Keep agricultural lands for agriculture! We need food sovereignty! Mahalo.		
Name: Chris Hagan	Email: chrishaganj@gmail.com	Zip: 96712
Representing:	Position:	Submitted:

Self	Oppose	Jul 7, 2025 @ 07:47 AM

Testimony:

I oppose this rezoning of our precious ag land. This development does not benefit the community, it brings nothing that we need or want but it will bring a lot more congestion to a small city already overrun with traffic. The infrastructure required to support this, the water waste and sewage produced by this “development” right about a river is an unnecessary and dangerous risk. This is about making money for the developers and has nothing to do with community needs. Please vote no on this, it will destroy Haleiwa...

Name:	Email:	Zip:
Daniela Garrigos	danielacreel@gmail.com	96826
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 07:54 AM

Testimony:

I oppose bill 37 in accordance with local residents who wish to conserve and preserve the land.

Name:	Email:	Zip:
William Howes	bhmahiai@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 07:59 AM

Testimony:

I Oppose the development in Haleiwa.

Name:	Email:	Zip:
MARK ANTHONY Clemente	mclemente@hrcc-hawaii.com	96817
Representing:	Position:	Submitted:
Hawaii Regional Council of Carpenters	Support	Jul 7, 2025 @ 07:59 AM

Name:	Email:	Zip:
Baley Van Wagoner	baleyvw@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 08:06 AM

Testimony:

I strongly and vehemently oppose this bill. As a resident of Haleiwa, we DO NOT WANT THIS!!! We are the ones who will have to deal with the outcomes so please listen to us when we beg of you to shoot this bill DOWN! We want to keep the country country. We already have aggressive tourism and traffic out here. Please do not add to that problem by approving this selfish and self serving ask for rezoning. Pono is doing what is right for the land and the people, not what will line the pockets of the land developer. Keep Hawaii pono! Allow pono to prevail by opposing this bill and preserving the natural land and beauty of Haleiwa. OPPOSE, OPPOSE, OPPOSE!

Name:	Email:	Zip:
danielle zelinger	daniellezelinger@gmail.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 08:10 AM

Testimony:

We would like to keep the north shore with minimum development, no need more ppl.

Name:	Email:	Zip:
Sarah Bruner	wendybird29@hotmail.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 08:12 AM

Testimony:

Haleiwa does not need this. We have too many people and traffic. This is a terrible idea. Stop over developing our town.

Name:	Email:	Zip:
Sally Eveland	sal.eveland@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 08:21 AM

Testimony:

This is not a good choice for Haleiwa community.

Name:	Email:	Zip:
Cara Ballard	caraleilani@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 08:30 AM

Testimony:

This would absolutely have no benefit for our community.

Name:	Email:	Zip:
Sue Arakawa	arakawasue@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 08:33 AM

Testimony:

I wish to comment & oppose the bill037 (25). Our small country city of Haleiwa can not support more agriculture land changes. Our infrastructure needs improving & we do not have the support from the community for more urban development . Please stop this amending of previous ag land to urban . I OPPOSE on behalf of the whole Arakawa family here in Haleiwa .

Name:	Email:	Zip:
Sophia Nascimento	sophlovee@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 08:35 AM

Testimony:

Until our roads and traffic issues are fixed, we do NOT need more of a reason for people to come through our small town. The amount of standstill traffic we are forced to sit through daily should be illegal. Plus, the beauty of the north shore exists because of the green and empty land we still have, making us feel like we still live in the country.

Name:	Email:	Zip:
Nia Miyashiro	nm3913@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 08:37 AM

Testimony:

I oppose this bill as it will not prove to be a solution to housing. More development is not the answer we ned better management of the resources that are already available. Building more is not the solution the solution lies in fixing the broken system and current laws that are making housing a problem for local residents

Name:	Email:	Zip:
William Ballard	bgppnw@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 08:37 AM

Testimony:

I am against this development as it will not benefit our community at all. We need real affordable housing, not places that start in the 900's. And we've had enough development in the North Shore community, we need more parks, update our existing schools and continue to fix the roads and bike paths.

Name:	Email:	Zip:
Jennifer Homcy	jennhomcy@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 08:44 AM

Testimony:

I strongly oppose this land use change. Haleiwa does not have enough infrastructure to support the addition of this type of development project. As was the case with the proposed Haleiwa plantation villages several years ago across the street from this project - traffic, a deep injection well and waste treatment with potential to contaminate our drinking water source is inappropriate. The increased traffic is inappropriate and none of this housing is going to be affordable enough to support the existing residents and workers of Haleiwa. .Traffic management is already a major problem, especially for first responders and can create backups of up to 30 to 40 minutes just within the town itself, not including the outlying

areas. I strongly and vehemently oppose this project. It comes from a place of greed, not from a place of wanting to support improve annd enhance our rural community. I am confident that you will heed the voices of this community and do what's right for those of us who live and work here.

With aloha

Jennifer Homcy

Name:	Email:	Zip:
Callie Stephenson	callies@hawaii.edu	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 08:47 AM

Testimony:

I oppose this land change. While I understand the North Shore Sustainable Communities Plan (NSSCP) is not a 'no-growth' plan, I do not feel this development has the ability to meet community needs. This is evidenced by the extreme amount of community opposition and distrust of the current landowner, as well as the lack of appropriate plans for waste management and traffic control.

Further, the NSSCP is currently being updated. Rushing this development through on an outdated plan, that it does not meet the standards for, is inappropriate and clearly opposed by the community on the North Shore.

Thank you for your time and consideration,

Callie Stephenson,

Hale'iwa Resident

Name:	Email:	Zip:
Sue Alana	ynilady@yahoo.com	96707
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 09:11 AM

Testimony:

I'm opposed to changing agriculture land to any other. We need to keep all agricultural land that we can for sustainable purposes.

Mahalo,

Sue Alana

Name:	Email:	Zip:
GE Wong Wagner	ge.keoni@gmail.com	96612
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 09:16 AM

Testimony:

No more building on NS. Traffic is already a nightmare and current infrastructure cannot handle the amount of people visiting Oahu/ NS.

Name:	Email:	Zip:
sophie Seymour	snophie08@gmail.com	96816
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 09:16 AM

Testimony:

I oppose

Name:	Email:	Zip:
Kimberly Oshiro	Kkoshiro@aol.com	96815
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 09:22 AM

Testimony:

I oppose the rezoning of the AG land for development! NO

Name:	Email:	Zip:
John Thielst	john.thielst@coffman.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 09:24 AM

Testimony:

Please do not rezone this Ag land, too much of that has happened already to date. Let save it for future generations. Haleiwa is not Honolulu or an urban area. It's country and we have enough retail there already. We do not need this development at all.

This development would add unneeded traffic to an already taxed infrastructure. Not to mention the increase waste and threat to our state water aquifers that have already been taxed greatly in the recent past.

Thank you for voting no on this rezoning and to this project.

Regards

John Thielst

39-year resident of the North Shore and Haleiwa

808 479 4481

Name:	Email:	Zip:
Laa Paleka	h.o.p.e.movement333@gmail.com	96814

Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 09:27 AM

Testimony:

I oppose. Stop development on Oahu and all lands on the North shore. Mahalo

Name:	Email:	Zip:
Marsha Taylor	waialuaculinary@gmail.com	96712
Representing:	Position:	Submitted:
Self	I wish to comment	Jul 7, 2025 @ 09:41 AM

Testimony:

I am firmly opposed to this development for many reasons:

1. When our state brings in almost 85% of our food supply, why would we give up ANY prime agricultural land for more development? The only development for this land that would be acceptable is a community garden to help maintain local food production and reduce reliance on imports.
2. The North Shore has some of the best remaining AG land in Hawaii. Once this land is developed, it's nearly impossible to restore it to its original farming state.
3. Development can increase runoff and pollution, contaminating streams and coastal waters, harming the reefs and marine life, as well as disturbing native species and habitats.
4. Much of the North Shore is already vulnerable to erosion and flooding. This development could amplify the risks.
5. Kamehameha is not a highway; it is a two-lane road through a small town. It is narrow, congested, and not designed for large increases in population. The addition of this proposed development will bring this road to complete gridlock. It will be a traffic nightmare.
6. Before any construction and development in Haleiwa is considered, the current infrastructure must already be taxed. A new development may not be supported without costly upgrades at the taxpayers' expense.
7. The North Shore is one of the last natural areas on O'ahu. A development this size can fundamentally change its identity and push out long-time residents through rising property values (gentrification).
8. The North Shore Sustainable Communities Plan discourages suburban-style development and emphasizes preservation of open space and rural land use.

Name:	Email:	Zip:
Tia Marie M.E.	tm.hawaiipeaceandjustice@gmail.com	96822
Representing:	Position:	Submitted:
Hawai‘i Peace & Justice, E Ola Kakou Hawai‘i	Oppose	Jul 7, 2025 @ 09:41 AM

Testimony:

Submitted by: Tia Marie Namahana Masaniai-Estrera of Hawai‘i Peace & Justice, and E Ola Kakou Hawai‘i

I complete opposition to BILL037(25), which proposes to reclassify certain lands within the Hale‘iwa Special District from the Agricultural District to the Urban District. This bill raises serious legal, constitutional, and fiduciary concerns that

threaten the integrity of land stewardship in Hawai'i. This written testimony serves as a lawful notice:

I. VIOLATION OF THE HAWAI'I STATE CONSTITUTION

Article XI, Section 3 of the Hawai'i State Constitution**mandates that:

- "The State shall conserve and protect agricultural lands, promote diversified agriculture, increase agricultural self-sufficiency and assure the availability of agriculturally suitable lands."

-By converting agricultural lands to urban use, the bill undermines this constitutional directive. The State has a constitutional obligation to preserve agricultural zones, not diminish them for speculative urban development. This proposed change compromises long-term food security and violates the public trust.

II. BREACH OF FIDUCIARY DUTY UNDER THE PUBLIC TRUST DOCTRINE

-As reaffirmed in Article XI, Section 1 of the Hawai'i Constitution, the State and its subdivisions hold lands and natural resources in trust for the benefit of the people. This includes a fiduciary obligation to manage public lands and ceded lands responsibly.

-Allowing urban expansion into these lands, particularly without clear public benefit, may constitute a breach of fiduciary duty. The proposed reclassification caters to private development interests over public welfare and ecological stewardship, violating the government's trust responsibilities to present and future generations.

III. HAWAI'I REVISED STATUTES (HRS) AND STATE LAND USE LAW

-Under HRS Chapter 205, agricultural lands are to be protected and prioritized for agricultural uses. This reclassification would contradict the legislative intent of Chapter 205 by facilitating non-agricultural development without compelling necessity or justification.

-Additionally, this bill may conflict with the Hale'iwa Special District Guidelines, which emphasize cultural, historical, and environmental preservation. Any reclassification that undermines these principles would be both legally and ethically improper.

IV. VIOLATION OF HAWAIIAN KINGDOM LAW & INTERNATIONAL LEGAL FRAMEWORKS

-The continued occupation of Hawaiian Kingdom lands raises serious concerns under international law, particularly under the 1907 Hague Regulations and the 1949 Geneva Conventions. Lands in Hale'iwa fall within the jurisdiction of the Hawaiian Kingdom, a state under prolonged occupation.

-Under Hawaiian Kingdom law, the Crown and Government lands are held in trust for the lāhui (people), and cannot be alienated or sold for private use. Any reclassification or sale of such lands without lawful authority under Hawaiian Kingdom governance could be deemed NULL AND VOID, and may constitute a violation of the rights of the indigenous Hawaiian people under the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP).

V. UNITED STATES CONSTITUTIONAL CONCERNS

-The Fifth Amendment of the U.S. Constitution provides protections against unlawful takings without just compensation. If these lands are held in trust for Native Hawaiians or the public, facilitating private development without proper due

process could trigger constitutional challenges.

-Furthermore, the Equal Protection Clause under the Fourteenth Amendment is implicated when government decisions disproportionately impact Native Hawaiians or rural communities. Any act that prioritizes private urban developers over Native communities may raise equal protection concerns.

BILL037(25) represents a significant breach of multiple legal standards:

- It violates the Hawai'i State Constitution by undermining agricultural protection and the public trust.
- It breaches the fiduciary duty of government under the public trust doctrine.
- It ignores Hawaiian Kingdom law, potentially rendering the bill illegal under international occupation law.
-It risks violating provisions of the United States Constitution protecting indigenous rights, land use, and due process.

I call on the City Council to reject BILL037(25) in defense of legal integrity, cultural preservation, and environmental sustainability.

Name:	Email:	Zip:
Christopher Bruns	sledge77@hotmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 09:47 AM

Testimony:

Inadequate infrastructure for existing traffic (hard to imagine anyone considering building anything additional let alone a housing development).

Concerned because there's unlimited worldwide interest in moving to Oahu's North Shore- only thing limiting growth in residents is lack of housing.

$$ census household income is based on multiple units within single-family home so any market rate rent based on a percent of household median income or whatever, is twice what it should be- based on a housing "UNTI" rather than a single-family home's total income. That's how census data is collected -tenants renting the spare bedroom income, names, ages, etc all goes on the same home as the owner-occupant. Most tenants have income higher than the long-time owner-occupants. Lots of $$ in rent. Better to have DHHL or actual low-income housing/public housing- great demand and ethical to build that to support the local community. Anything else, like this proposed project, hurts everyone except the new rich people who can now live on the north shore with the new housing, and the developer. We need to split up Honolulu County to have self-determination- it's crazy the things you force on us without a care for how it hurts us.

Name:	Email:	Zip:
Jessica dos Santos	nrtshrlv@gmail.com	96731
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 09:56 AM

Testimony:

Aloha Chair Waters, Vice Chair Tupola, and Members of the Honolulu City Council,

My name is Jessica dos Santos, and I am a lifelong resident of Kahuku with ʻohana in Waialua, Sunset Beach, and Haleʻiwa. I drive through Haleʻiwa regularly and witness firsthand the traffic, strain on infrastructure, and threats to our rural lifestyle that this community already faces daily.

I am writing in strong opposition to Bill 37, which proposes a State Land Use Boundary District Amendment to convert important agricultural land in Haleʻiwa, a rural, coastal town that is already stretched beyond capacity, to urban use.

This project does not represent the values or priorities of the North Shore community. It would fundamentally alter the rural character of Haleʻiwa, worsen traffic, increase the burden on our limited wastewater and infrastructure systems, and pave the way for further urban sprawl.

This is not just about one development. Rezoning agricultural land to urban sets a dangerous precedent. If you approve this, what stops the next developer from proposing another rezone in Waialua? Kahuku? Pūpūkea? We cannot afford to chip away at our agricultural lands — lands that should be preserved for growing food, sustaining our communities, and buffering us against climate change and food insecurity.

Despite the developer's claims, there are no clear, enforceable commitments to affordable housing in this project. Promises of "affordability" are meaningless without concrete, binding guarantees — and we've seen time and again how "workforce housing" becomes out of reach for local families. This project is being pushed under the guise of serving the community, but it is designed to serve investors.

Please understand: this is not NIMBYism. This is kuleana, a responsibility to protect one of the last rural communities on Oʻahu from the irreversible impacts of overdevelopment.

I urge you to listen to the voices of the people because we care deeply about our land, our future, and the legacy we leave behind. Please vote NO on Bill 37. Uphold your duty to protect agricultural lands, respect community input, and stand against the slow erasure of rural Oʻahu.

Mahalo nui loa for your time and consideration.

With deep aloha,

Jessica dos Santos

Lifelong Kahuku Resident

Name:	Email:	Zip:
Aida Salehi	aidasalehi3@gmail.com	96712

Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 10:05 AM

Testimony:

If there was no money involved in this for the supporters, then would this logically make sense to do? I'm in need of housing but I would never support more building when there are so many empty houses. Why not establish rent control for landlords instead so rent can't go from $900 to $2000 in one month?

Name:	Email:	Zip:
Dawn Bruns	dawnbbruns@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 10:19 AM

Testimony:

Please oppose

Name:	Email:	Zip:
Chris Byers	byers.christopher97@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 10:22 AM

Testimony:

I oppose

Name:	Email:	Zip:
Avi Salvio	aviannasalvio@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 10:24 AM

Testimony:

Keep the country country. We're already overwhelmed by tourists over here. We don't need any more things happening!!

Name:	Email:	Zip:
Constance Durant	cdurant808@gmail.com	96791-9438
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 10:29 AM

Testimony:

More development in our little Haleiwa town will mean more traffic, more pedestrians walking on the roadside (we have no sidewalks), and less feeling of country/rural. Our town can not handle more cars and more people as our infrastructure is not designed for that. Please consider the voices of those of us who live here. All development is not good development. Our land and our town need a break. Thank you.

Name:	Email:	Zip:

Karolynn Cevidanes	kcevi001@gmail.com	96822
Representing: Self	Position: Oppose	Submitted: Jul 7, 2025 @ 10:33 AM

Testimony:

I strongly oppose this bill as it will have detrimental impact on the aina, community and economy. All for lining the pockets of the corrupt and greedy.

Name: Cheryl Burghardt	Email: burgharc@gmail.com	Zip: 96817
Representing: Self	Position: Oppose	Submitted: Jul 7, 2025 @ 10:58 AM

Testimony:

Aloha Council Members,

The never ending attacks on the aina throughout our islands continues daily. I OPPOSE this bill. Here is another case of land zoned one way and then a request to change the zoning appears. Our island, Oahu, whether on the North Shore, Kakaako, West side or Maunalua (examples) is being asked to sustain more growth so that a few can profit. Our infrastructure, water availability, roads, schools are currently unable to be maintained for what we have. I OPPOSE this bill 37.

Name: Emily Summers	Email: emilyxsummers@gmail.com	Zip: 96791
Representing: Self	Position: Oppose	Submitted: Jul 7, 2025 @ 10:58 AM

Testimony:

I oppose.

Name: Ronnie Inagaki	Email: rinagaki69@gmail.com	Zip: 96795
Representing: Self	Position: Oppose	Submitted: Jul 7, 2025 @ 11:06 AM

Testimony:

From: Ronnie Inagaki

Date: Monday, July 07, 2025

Subject: Opposition to BILL037(25) – Proposed Amendment to State Land Use District Boundary Map (Hale‘iwa Quadrangle)

Aloha Chairperson and Members of the Committee,

Thank you for the opportunity to submit testimony regarding BILL037(25), which seeks to amend portions of the State Land Use District Boundary Map from the Agricultural District to the Urban District for certain lands in the Hale‘iwa Special District, O‘ahu. As a concerned resident deeply invested in the sustainable future of our island and the preservation of its unique rural character, I respectfully submit this testimony in strong opposition to the proposed bill.

Key Concerns

1. Loss of Agricultural Lands

The lands in question are currently zoned for agricultural use, playing a vital role in supporting local food security, economic diversity, and cultural practices. Reclassifying these lands to Urban would result in the permanent loss of precious agricultural space, undermining ongoing efforts to promote local farming and reduce our dependence on imported food.

2. Threat to Hale‘iwa’s Rural Character

Hale‘iwa is renowned for its historical charm and rural ambiance, attracting residents and visitors alike. Urbanization threatens the unique identity of this community, risking overdevelopment, increased traffic congestion, and strain on local infrastructure and resources.

3. Environmental and Cultural Impact

Converting agricultural lands to urban use can have significant environmental consequences, including loss of open space, increased stormwater runoff, and negative impacts on native species and habitats. Furthermore, these lands may have cultural and historical significance to Native Hawaiian communities, and urbanization could irreversibly disrupt these connections.

4. Precedent for Further Urban Encroachment

Approving this amendment could set a dangerous precedent for similar conversions across O‘ahu and the state, accelerating the loss of agricultural and conservation lands island-wide.

Conclusion

For the reasons outlined above, I respectfully urge you to oppose BILL037(25). Preservation of agricultural lands within the

Hale‘iwa Special District is crucial for protecting our environment, supporting sustainable agriculture, and maintaining the unique character of our North Shore communities.

Mahalo for your consideration,

Ronnie Inagaki

Name:	Email:	Zip:
Jacob Summers	jakesummersx@gmail.com	97691
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 11:07 AM

Testimony:

We love Haleiwa the way it is. Natural quaint space is what makes the NS so charming for tourists. We don't need another Waikiki

Name:	Email:	Zip:
Ashley Van Horn	ashley214@gmail.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 11:17 AM

Testimony:

Aloha,

I am again submitting in opposition to this bill. I think it is a bad idea to change usage from agriculture to urban. If anything, that land should be used for agriculture. There are already currently plenty more people than Haleiwa can handle. This project would just make it even busier. Please consider voting against this project and also maybe supporting sustainable agriculture projects that can feed the people of North Shore, we have great conditions for growing food, and food sovereignty is more important now than ever. Thank you for your time.

Name:	Email:	Zip:
Jayna Hirayasu	kehauhirayasu@gmail.com	96734
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 11:17 AM

Testimony:

Ag land should be used to feed our people, not to build more homes for foreigners.

Name:	Email:	Zip:
Cynthia Chun	cidchun@gmail.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 11:17 AM

Testimony:

I oppose this bill. The North Shore does not need homes. It needs community gardens. Anything that would add to the horrible traffic and congestion would be a disaster for people who live and/ or work on the North Shore.

We need our elected and appointed officials to think of sustainable living first and foremost. No more caving to big money, luxury homes development, and developers who do not envision cohesive and sustainable growth.

Everything we do should support a better living environment for our families and descendants.

Name:	Email:	Zip:
Ryan Bruner	tragedy_scorch.0c@icloud.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 11:32 AM

Testimony:

I oppose this because it will overload our infrastructure and fragile surrounding ecosystems

Name:	Email:	Zip:
Finley Konold	finley.konold@gmail.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 11:33 AM

Testimony:

Aloha Councilmembers,

I do NOT support the proposed State Land Use District Boundary Amendment and strongly urge all councilmembers to vote NO on this rezoning. Our community has been clear and united: We do not want this development. We do not want the traffic. We do not want the loss of agricultural land and green spaces in our community. Please listen to the people who will deal with the consequences of this rezoning. This proposal threatens the rural character, cultural heritage, and environmental balance that makes Hale'iwa special.

There is no North Shore support for this proposal. Vote NO, kill this bill, and protect what little country character this town holds on to. Mahalo.

Name:	Email:	Zip:
Amanda Grassman	manda115@yahoo.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 11:45 AM

Testimony:

I oppose bill 037(25) as a local resident, state educator and home owner on the north shore. This change in zoning would load stress onto our already over crowded community. First our infrastructure cannot support anymore residents in

Haleiwa. Secondly, most of our community cannot afford escalating housing costs. New homes will not be affordable for anyone who actually lives and works here, locally. So we will have a huge problem with vacant home owners and more issues will illegal short term rentals. This is a terrible idea to change the zoning from agricultural land to urban development. Keep the country country!

Name:	Email:	Zip:
Kait Hearle	kaithearle@gmail.com	96791
Representing:	Position:	Submitted:
Self	I wish to comment	Jul 7, 2025 @ 11:48 AM

Testimony:

Haleiwa is so crowded as is you can't even drive through town anymore. And it's this crowded with tourism way down, I work in the tourism industry and we're suffering if tourism actually comes back to our normal numbers and all those apartments are added in Haleiwa it will be impossible to actually access and support local businesses and for locals to get where they need to go. There's a bad enough land grab happening on ag land already where people aren't actually working the land. As someone who lives here and wants a piece of ag land one day to actually work and develop a tropical flower business with respect for the land I hate this plan for more apartments so close to an already over crowded area.

Name:	Email:	Zip:
Brian Cork	dudebase877@yahoo.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 11:52 AM

Testimony:

Aloha, I feel that it would be a major mistake to switch designated Ag land to commercial, as the area is already over crowded with traffic and congestion. Adding more business or residential space in Haleiwa will have a heavy impact on the already overburdened environment, and traffic on the small Kam Highway is already bad, this seems like it will make it worse.

Our island has so much more potential to build up agricultural practices and enhance food security while supporting local farmers to make a living and helping to make local fresh produce more affordable for the community. Parcelling out more ag land to profit seems like not the direction to go. Many of us would like to see government subsidies and enhancement of existing local agriculture, not more business catering to tourism.

Mahalo for your time and energy

Name:	Email:	Zip:
Andrea Ventim	andrea@andreaventim.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 12:09 PM

Testimony:

Absolutely oppose this development of this land. It is not necessary, some of the only open space left on the North Shore.

Traffic is already congested in this area all day every day, we do not need more attractions in this small town. We live here because we like it small and mellow, this will turn the north shore into a strip mall. I drive past here everyday to drop off and pickup my son at preschool, and this could easily add an additional 15 minutes each way for me... and that's after dealing with sitting in traffic from Laniakea. Please do not let this happen.

Name:	Email:	Zip:
Jaclyn Johnson	jaclynjjohnson94@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 12:11 PM

Testimony:

Aloha,

I'm writing again in STRONG OPPOSITION to the proposed bill to amend the Land Use District Boundary Map in Hale'iwa. Like so many of my peers, community members, and fellow born-and-raised Hale'iwa residents have already expressed—this rezoning does not serve the people who actually live here.

As elected officials, I truly hope you'll listen to the voices of the community—the ones who will be impacted daily by this decision. Please vote with our future keiki in mind, and with the well-being of the people you represent at the center.

We don't need more unnecessary development or the rezoning of our remaining agricultural lands. What we need is support for local food systems and investment in farmers and open space to grow food, by and for the people of Hawai'i.

Mahalo for your time.

Jaclyn Johnson

8083978870

Name:	Email:	Zip:
Ashley Moffat	moffat949@gmail.com	96762
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 12:19 PM

Testimony:

I oppose the development and this bill. Keep the Country Country! Mahalo

Name:	Email:	Zip:
Kevin Armstrong	kevinarmstrong107@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 12:20 PM

Testimony:

As an entomologist, I strongly oppose the proposed rezoning of agricultural lands in Haleʻiwa. These lands are vital for maintaining native insect biodiversity, including pollinators that support local food systems and healthy ecosystems.

Urban expansion into agricultural areas increases habitat disturbance and the spread of invasive species—something Hawaiʻi is already battling with the coconut rhinoceros beetle and other destructive pests. Rezoning would only make containment and biosecurity efforts more difficult.

Protecting agricultural land is essential not just for food production, but for safeguarding ecological balance in the face of an invasive species epidemic. Please vote NO on this bill.

Name:	Email:	Zip:
Kolja Rotzoll	kolja@hawaii.edu	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 12:45 PM

Testimony:
I strictly oppose this bill. Haleiwa and the North Shore is overrun by tourists, visitors, and locals. There is simply not enough space to accommodate the masses with the existing infrastructure (single-lane road in each direction). Respect the residents and do not expand urbanization on prime agricultural land with questionable housing developments that will certainly not be affordable & commercial activity that only benefits a few and not the rest of us residents. The developer will make a profit, while we have to put up with the negative consequences. KEEP THE COUNTRY COUNTRY!

Name:	Email:	Zip:
Marissa Eveland	hellomarymerna@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 12:45 PM

Testimony:
I strongly oppose the proposed rezoning of agricultural land to commercial use for the construction of a mall, so-called “affordable” housing, and a parking lot. This proposal directly threatens the integrity and sustainability of our small town, which is already struggling with traffic congestion, overburdened infrastructure, and the escalating impact of unchecked tourism.

First, converting agricultural land into commercial development undermines our community’s rural character and food security. Once farmland is paved over, it is lost forever — along with its value to local ecosystems, water quality, and long-term environmental resilience.

Second, the claim of “affordable” housing often masks high-density developments that fail to serve the local workforce or long-term residents. Without clear guarantees and enforceable affordability metrics, this element of the proposal risks becoming another profit-driven expansion that prices out locals while attracting more transient populations and short-

term rentals.

Third, our town's infrastructure is already operating beyond its limits. The influx of visitors has strained our roads, emergency services, and public spaces. Adding a mall and parking lot — both of which prioritize vehicle access — will only worsen traffic, air pollution, and noise, with no credible plan for mitigation.

This rezoning serves developers, not residents. It sacrifices our agricultural heritage, exacerbates current problems, and offers no realistic solutions to the challenges we already face. I urge the planning commission and local decision-makers to reject this proposal and prioritize sustainable, community-based growth that respects the limits and values of our town.

Name:	Email:	Zip:
Kayla Nelson	kayla.a.nelson@gmail.com	96789
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 12:57 PM

Testimony:

Oppose Bill037.

Name:	Email:	Zip:
Matt Bass	mattcbass@icloud.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 01:33 PM

Testimony:

As someone who's lived in Hale'iwa for many years, I'm writing with a heavy heart. I've read through the proposed zoning changes, and I'm honestly alarmed by what I see. Our neighborhood is special, not just because of the scenery, but because of the people, the sense of community, and the slower pace of life that makes the North Shore feel like home. These changes threaten that.

What worries me most is the traffic. Our roads are already packed, and it's not uncommon to sit in gridlock trying to get from Weed Circle to Mālama Market. That kind of congestion doesn't just cause frustration, it puts our keiki and kūpuna at risk every day. More development means more cars, and our infrastructure just isn't built for it. We don't even have proper sidewalks in many areas for people to walk safely. Keiki are walking on the shoulder just feet from speeding traffic. That's not a small-town future, that's a disaster waiting to happen.

And while affordable housing is something we all agree is needed, I haven't seen anything in this proposal that truly guarantees these units will go to local families. Without strong protections, we risk seeing these homes bought up by investors instead of the people who actually live and work here.

Our ag lands are irreplaceable. Once they're paved over, that's it, gone for good. We're not just talking about losing farms,

we're talking about losing food security for the next generation. Changing land use designations like this is permanent. We won't get that soil back.

What's most frustrating is that 318 people submitted testimony opposing this, while only 4 supported it, and yet it still passed through committee. That's not how community input is supposed to work. It makes people feel like their voices don't matter.

What concerns me even more is the track record of the developer behind this project. This is the same individual who built the Beach House restaurant in Hale'iwa, a business that was shut down by the Department of Health after it was found to be improperly disposing of bathroom sewage. That's not just an oversight, that's a serious breach of community and environmental trust. If we couldn't rely on responsible practices with a restaurant, how can we be expected to trust this developer with something as permanent and impactful as a zoning change and condo development?

I'm asking the Council to reject this proposal. Let the people who live here help shape the future of this place, not developers with questionable track records. Please protect what makes the country, country.

Name:	Email:	Zip:
Nicole Luther	nicoleluther3@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 01:39 PM

Testimony:
No high density housing in Haleiwa. The infrastructure lacks capacity to support and it will destroy the country historic charm.

Name:	Email:	Zip:
Diane woodring	woodringdc@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 01:49 PM

Testimony:
I strongly oppose Bill 03(25). This proposal threatens the character and integrity of our community by encouraging over development without proper infrastructural or environmental safeguards. The potential increase in traffic, strain on public services, and loss of green space are serious concerns that have not been adequately addressed. Our neighborhood should not be sacrificed for projects that benefit developers at the expense of residence quality of life. I urge to cancel to prioritize, long-term community well-being, sustainability, and responsible planning. Please vote no on Bill 03(25) and protect the interest of those who live, work, and raise families here. Thank you.

Name:	Email:	Zip:
Ilona Hemperly	hemperlym001@hawaii.rr.com	96712
Representing:	Position:	Submitted:

Self	Oppose	Jul 7, 2025 @ 01:55 PM

Testimony:

No, no, no! This development does not serve our community's needs and will only have negative impacts.

Name:	Email:	Zip:
Mike Biechler	mike@northshorelawhawaii.com	96712
Representing:	Position:	Submitted:
North Shore Chamber of Commerce	Oppose	Jul 7, 2025 @ 02:33 PM

Name:	Email:	Zip:
Monique Mironesco	mironesco@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 02:47 PM

Testimony:

Dear Councilmembers,

Thank you for taking the time to read and listen to the community members' testimony on this important issue. I am writing to OPPOSE the rezoning from agricultural to commercial/residential in the Haleiwa Quadrangle. This land should remain in agricultural zoning in perpetuity and be used to grow food for the surrounding community. This particular developer has an abysmal track record of keeping his promises. We are still waiting, 20 or more years later, for the bathroom and beach access at Velzyland/Waile'e which he said he would build after the lots were sold. He said he was going to fix the septic system for the Haleiwa Beach House restaurant to match occupancy, but he didn't, with disastrous consequences for Loko 'Ea fishpond. This proposed development is just going to be more of the same. Even if it wasn't, the infrastructure on the North Shore cannot sustain this much additional housing and commercial development due to increased traffic and people. Already our quality of life has been drastically reduced due to the sheer number of humans coming to the North Shore, with unrestricted tourism. While some change is normal over the several decades I have been a resident, a development of this scale will just increase the numbers of people, even though our infrastructure (roads, electricity grid, obviously septic systems etc) cannot sustain them. Please vote NO on the rezoning and any further proposed development in this area. Mahalo.

Name:	Email:	Zip:
Melissa Chandler	Kealohalanichun@gmail.com	96734
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 02:58 PM

Testimony:

I oppose any change to the zoning of Agricultural land just so that a former Government official can sell or do anything else on it! All zoned Agricultural land in Hawaii should remain Agricultural use only! We already have this problem with ppl doing this in Hawaii time to stop this and protect our Agricultural land!

Name:	Email:	Zip:
Jeffrey Dorr	dorrtoparadise@aol.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 03:00 PM

Testimony:

I have lived on the North Shore 55years and have seen many changes. Basically more homes & people.

In 2011, the North Shore Sustainable Communities plan was developed to keep the area rural.

I'm am against this proposed development on land zoned for Agriculture because the proposed housing density is urban not rural. We don't need another 30,000 square feet of retail space or the housing density being proposed that has no guarantee of being affordable. I'm afraid it will lead to more traffic congestion. Perhaps a less dense development might serve the community better?

Name:	Email:	Zip:
Harry Miram	banzaijedi252@gmail.com	96786
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 03:03 PM

Testimony:

This testimony is being submitted in Direct & Vehement Opposition to proposal #37--Opposition to Haleiwa Backyards Development.

First off.... it makes No Logical sense to build another housing development in the middle of Haleiwa town. Affiliated infrastructure associated with such development will overwhelm area residents & businesses in the immediate area(REMEMBER recent 2018/2020/2021 flooding when Killer Taco's/Kawamata Garage lot(YES...I Am That OLD!) & surrounding property's looking like Lake Haleiwa, if only for >7-10 days. Area residents had to take it upon themselves to Kokua their neighbors & did out from all the debris & detritus that washed down from the surrounding mountain & valleys.

Although I am no longer living in the Waialua/Haleiwa/Kahuku area, my blood, sweat & tears run Deep in/around the North Shore.

IF proposal 37 should come to pass, and that's a Huge I-F...WHERE would the residents & businesses find the necessary acreage to feed this new "proposed" development because it would be occupying some of that prime agricultural land. As if food & housing prices aren't HIGH enough as it is already! The same argument can be said of "Project Kamananui!"....WHERE are these developers going to find the agricultural spaces to feed their "pet projects?!"

Rather than showing up to the public hearing & ranting, raving & gesticulating like some firschnickered idiot, I prefer to calmly & cool-headedly submit my viewpoint...In STRONG Opposition to proposal #37!

Name:	Email:	Zip:
Janice Giles	giles.janice@gmail.com	96789

Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 03:34 PM

Testimony:
Please do not build huge structures on agricultural land. Our island is filled with too many structures and our natural resources are diminishing fast.

Name:	Email:	Zip:
Leane Horton	LeaneDarling@Gmail.com	96712

Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 03:51 PM

Testimony:
Please consider opposing this zoning change. This is not necessary. This will change the face of the community. This land should remain how it is.

Name:	Email:	Zip:
Sunshine Eckstrom	silvercanyonequine@gmail.com	96712

Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 03:53 PM

Testimony:
Please support Oahu's land and people by opposing the rezoning of this agricultural land. We need to support a healthy, sustainable future for Oahu and its residents. We absolutely should not support harmful development like this.

Name:	Email:	Zip:
Jennifer Hernando	jennifer.hernando@gmail.com	96712-1485

Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 04:02 PM

Testimony:
As a consulting hydrogeolgoist who lives and works in the Haleiwa community, I strongly oppose this project due to its potential impact on our infrastructure. This parcel of land is zoned agricultural and should stay in agricultural usage because our community does not have the infrastructure to support urban usage. 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. This project will also add to the already excessive traffic in Haleiwa.

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

Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 04:45 PM

Testimony:

The fact that the developers want to "rezone" this agricultural area in Haleiwa in order to fulfill their own personal agenda is outrageous to say the least. I am insulted that although their ulterior motive is clearly obvious they continue to paint a rosy picture that would more than likely not meet any of the needs of our community.

Name:	Email:	Zip:
Jason Senn	info@casanalu.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 04:55 PM

Testimony:

I am writing in your 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. as a property owner and business owner in Haleiwa I feel that the current infrastructure can’t handle anymore development. Traffic is at an all time high in the area. Parking is almost non existent. If anything the questionable ag land should be turned into public parking not more commercial property or residential property that will bring more traffic. We need to focus on ways to eliminate traffic and congestion to help the existing businesses of Haleiwa .

Name:	Email:	Zip:
Eliana Fierro	elliefierro3174@gmail.com	96734
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 05:04 PM

Testimony:

I Eliana oppose Bill037.

Name:	Email:	Zip:
Karen Stangel	sup.karen808@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 05:27 PM

Testimony:

I oppose this bill. Keep the country county! Aloha.

Name:	Email:	Zip:
Aezyah Duncan	aezyahduncan@gmail.com	96786
Representing:	Position:	Submitted:

Self	Oppose	Jul 7, 2025 @ 05:46 PM

Testimony:

I oppose further development in Hale‘iwa.

Name:	Email:	Zip:
Aaron Gold	gold777@mail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 06:12 PM

Testimony:

Aloha

My name is Aaron Gold, I am writing on behalf of myself and 6 family members. As longtime residents of the Haleiwa/Waialua area we strongly oppose the proposed zoning change of agriculture land to urban use in order to allow for apartments building in the center of haleiwa town. We feel that this will have detrimental effects on the already overburdened and insufficient infrastructure of the town and roadways.

We understand that change will inevitably continue, however, this is not a change that will help our community and housing situations in a positive way.

We humbly ask that you vote "No" and help to preserve our rapidly deteriorating country style community from those who wish to exploit it for their own financial gain.

Mahalo for your consideration

The Gold Ohana

Name:	Email:	Zip:
Leif Robinson	vlandleif@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 06:27 PM

Testimony:

I respectfully submit this statement in strong opposition to the proposed bill that seeks to reclassify certain portions of state land in Haleiwa from the Agricultural District to the Urban District.

This proposal threatens the integrity of one of O‘ahu’s last remaining productive agricultural regions. Haleiwa and the greater North Shore are valued not only for their rich agricultural heritage but also for their contribution to local food security, cultural practices, and environmental sustainability. Reclassifying these lands for urban development undermines our long-standing commitment to preserving agricultural lands and promoting responsible land stewardship.

The North Shore community has consistently voiced its desire to maintain the rural and agricultural character of the region. Urbanization in this area will place increased pressure on local infrastructure, strain limited water resources, and compromise the scenic and cultural landscapes that define Haleiwa. Furthermore, such a change risks displacing local

farmers and reducing the availability of land for future generations engaged in food production and sustainable agriculture.

At a time when Hawai'i is striving to become more self-sufficient and resilient, especially in the face of climate change and supply chain vulnerabilities, converting agricultural lands into urban zones is counterproductive. It sends the wrong message about our priorities and values.

I urge lawmakers to reject this bill and instead invest in the preservation, enhancement, and support of agricultural activities in Haleiwa. Let us uphold our responsibility to protect these lands for the benefit of our keiki and future generations.

Respectfully,
Leif Robinson
Robinson Ranch
8087295294

Name:	Email:	Zip:
Katrina Lente	Oceanluv808@yahoo.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 06:44 PM

Testimony:
This will not benefit Haleiwa at all . And will only cause more problems.

Name:	Email:	Zip:
Joy Silver	joyofpilates@mac.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 06:59 PM

Testimony:
I strongly oppose bill 37. It is not in alignment with the north shore community's vision. Those of us that live here do so because of the rural community. It is true that housing all over the island is a problem, but we can't go turning our agricultural land into housing. We need agricultural land so we are not so dependent on imports. If we go changing zoning on agricultural land there will soon be none left for the next generations. The north shore community does not want to loose what little agricultural land we have left. Mahalo and please do what is Pono for our community.

Name:	Email:	Zip:
Anne Zellinger	azmole@yahoo.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 07:32 PM

Testimony:

Thank you all for your service.

I oppose this bill. Hawaii should not be reasoning away from Ag land when the state goal is to become food sufficient. This area should be used as a community garden for the people of waialua and Haleiwa. Housing in this area is not feasible due to the already congested traffic in Haleiwa danger of a fire trap.

Name:	Email:	Zip:
William Mahoni	mahoniw@icloud.com	96762
Representing:	**Position:**	**Submitted:**
Self	Oppose	Jul 7, 2025 @ 07:36 PM

Testimony:

The North Shore is already inundated with tourists and locals that live in the area that the roads can't even sustain the current flow of traffic. Adding to it by passing Bill 37 is ludicrous. This is the Country. The infrastructure is not in place to sustain such projects. For goodness sake we are forever trying to fix the roads so they aren't falling into the ocean and dealing with turtle traffic. You want to throw more into the current circus. Leave AG as AG.

Name:	Email:	Zip:
Michelle Thompson	tunaluna88@yahoo.com	96712
Representing:	**Position:**	**Submitted:**
Self	Oppose	Jul 7, 2025 @ 07:57 PM

Testimony:

I'm in strong opposition to changing the district boundary map from Agricultural to Urban as stated in Bill 37. Agricultural lands should remain agricultural in perpetuity. Stop allowing developers to change map boundaries to suit their greedy interests. Agricultural lands should be growing food not housing. Developing this parcel of land into urban housing will further diminish the quality of life for Haleiwa residents who have to constantly deal with the mass influx of visitors to Haleiwa every day. Please consider how this development will negatively impact our small town. We as a society need to be thinking of growing more food on the lands here instead of heavily relying on imported food.

Name:	Email:	Zip:
Cydney Chu	cydneychu@me.com	96712
Representing:	**Position:**	**Submitted:**
Self	Oppose	Jul 7, 2025 @ 08:02 PM

Testimony:

I oppose this measure as it threatens to fundamentally alter the character, culture, and environmental health of Hale'iwa. Our community has long stood as a symbol of rural charm, agricultural roots, and environmental stewardship. The proposed reclassification would open the door to increased development, traffic, and displacement—at the expense of our aina and way of life.

These lands are currently designated agricultural for a reason. They serve not just as open space, but as a critical buffer that protects our native ecosystems, allows for local food production, and preserves the rural aesthetic that draws both residents and respectful visitors. Shifting these lands to Urban District is not just a bureaucratic move—it's a signal that development will be prioritized over preservation.

Hale'iwa does not need more concrete. It needs protection, intentional stewardship, and policies that reflect the will of its residents, not developers. The infrastructure in place is already strained, and the impacts of climate change—sea level rise, flooding, and environmental degradation—require us to scale back urban expansion, not accelerate it.

Please listen to the voices of the people who live here, who love this place, and who are asking you to uphold its integrity.

I urge you to reject this measure and keep Hale'iwa's agricultural lands protected.

Name:	Email:	Zip:
Matthew Lutey	mattlutey@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 08:19 PM

Testimony:
Haleiwa is overcrowded as is. The town can't handle more people and the environmental impact that would come with it. Please keep the country country.

Name:	Email:	Zip:
Geramey Melanson	gmelanson1@yahoo.com	96707
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 08:30 PM

Testimony:
I am writing to formally express my opposition to the proposed bill for the construction of apartments in Haleiwa Town.

Haleiwa is a cherished community known for its unique character, cultural heritage, and scenic beauty. The proposed development poses several significant concerns:

1. **Environmental Impact**: Building apartments may lead to a detrimental impact on local ecosystems, including the potential disruption of wildlife habitats and increased pollution in our waterways.

2. **Overcrowding and Infrastructure Strain**: The influx of new residents could strain existing infrastructure, including roads, public services, and utilities, which may not be equipped to handle the increased capacity.

3. **Community Character**: This proposed construction threatens to alter the distinctive, small-town charm that Haleiwa

residents value and cherish. It could lead to a loss of local businesses that contribute to our community's unique identity.

4. **Affordable Housing**: While the bill may be presented as a means to increase housing availability, we must consider whether these apartments will truly address the issue of affordable housing for local residents.

I urge you to consider the long-term implications of this development on our community and its environment. I implore you to prioritize the interests of Haleiwa's residents and to seek alternative solutions that align with the values of our beloved town.

Thank you for your attention to this important matter. I hope my concerns will be taken into serious consideration.

Name:	Email:	Zip:
Emily Crawford	ecrawford819@gmail.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 08:50 PM

Testimony:

There is already enough traffic and people on the north shore, we do not need more congestion

Name:	Email:	Zip:
Michael Sanborn	msanborn994@yahoo.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 08:50 PM

Testimony:

Born and raised on the North shore, the last thing we need is more development! Used to be only weekends we would expect traffic on the north shore, now it’s every single day of the week! Building more housing and stores will just make it much worse. Also I can guarantee that the percentage of local people living in the proposed housing will be much less than the percentage of foreigners that will move in! Keep the country country

Name:	Email:	Zip:
Tomasz Stryjewski	71skalaheo@gmail.com	96734
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 09:07 PM

Testimony:

This is a ridiculous attempt to circumvent law and gentrify the area

Name:	Email:	Zip:
Elisa Hagan	elisahaganhair@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 09:37 PM

Testimony:

I am writing this to voice my strong opposition to the backyards project currently being considered in Haleiwa behind the marketplace. Building 150-156 apartments and 33,000sqft of retail space would greatly and negatively impact the town. It would put more stress on already limited resources. Traffic is already a problem and can be at a standstill at any point in the day and this would cause even worse gridlock. Wastewater and sewer is an also a major concern. Please vote against this

Name:	Email:	Zip:
Kiron Jabour	kiron_jabour@hotmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 09:59 PM

Testimony:

As a resident born and raised in Haleiwa, I am deeply opposed to this proposed development that would sacrifice the integrity of our small town. Not only is it an obvious demonstration of a developer placing personal greed over community sentiment - it also threatens to set a harmful precedent in which future developers could purchase AG lots and consider they can be reformed to Urban development. Please do not let this heinous development pass.

Name:	Email:	Zip:
Brett Thomas	brett@surfingohana.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 10:02 PM

Testimony:

This proposed development is not suitable for Haleiwa town. The land that Andy and his team seeks to develop and profit on is zoned as Ag, should stay Ag and can be used for Agriculture.

Name:	Email:	Zip:
Dee Thomas	dee@surfingohana.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 10:04 PM

Testimony:

I do not support this development. Ag land MUST remain Ag and should be used for Agriculture. Our community deserves more than being sold out to a deep pocketed developer. This development in no way, shape or form suits our community and we do not want it.

Name:	Email:	Zip:
Leila Jabour	leiladthomas@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 10:22 PM

Testimony:

Please, shut this proposed development down.

Haleiwa is one the last remaining small towns on our island.

Tourists visit the north shore to feel "country." Keep the country, country has been the backbone of this community. This development is not just a slap in the face but also a stab in the back to our tight community as we care about preserving our undeveloped land. Furthermore this land could and should be used, for Agriculture.

This land has fallen into the wrong hands - but in the right hands it could be a thriving farm which would feed our community, schools and entice further tourism. Kokua Foundation across the street has done an incredible job taking unused Ag land and turning it into a thriving business and community meeting grounds.

There are countless reasons why this project is unfit for the north shore. For me, the most concerning is precedent this would set for all other Ag lots. Haleiwa town still has huge pieces of Ag land. If you begin to allow one greedy developer to urbanize his ag lot it would be detrimental for the rest of our rural town. There are other solutions for Andy to profit from his land without jeopardizing the moral, soul and future of our town.

I am in my early thirties and my peers, although VERY passionate about keeping the north shore country, are disheartened to engage in this process. We have seen time and time again the community taking a strong stance to protect our community and agriculture and our elected officials, the committees and DPP continue to prioritize the developers over our community. I cannot emphasize this enough, please take into consideration community sentiment. In the long run, a strong community who supports each other and believes in our elected officials and committees will be one that flourishes.

Name:	Email:	Zip:
Denise Antolini	antolinid@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 11:25 PM

Testimony:

Aloha Chair Waters and Councilmembers,

I strongly oppose the Bill 37 SLUDBA for the Backyards project and ask that Councilmembers vote NO on this Second Reading and reject this petition now.

1. The applicant is NOT entitled to this boundary amendment. The criteria for a SLUDBA are discretionary and policy-based - not ministerial.

This is not a "check the box" exercise (as DPP seems to have suggested) but rather involves the Council's careful weighing of important policy choices under the City Charter, the Oahu General Plan, and the North Shore Sustainable Communities

Plan (NSSCP) and related laws.

In this case, DPP has unfortunately put a thumb on the scale in favor of the developer's illusory promise of a few units (less than 20? the number seems to change with every presentation) of supposedly "affordable" (to whom?) housing and has given short shrift to the strong policies that favor agriculture, preservation of the rural character of Haleiwa, and the urgent need to stop jamming more traffic into a heavily congested Hale'iwa.

The applicant's offer of "gap" housing at "market" rates and even "senior" housing - and assertion that rental and commercial occupants and visitors to these units will not add to the traffic problems -- is simply unrealistic. These are only paper promises and should not be credited given the reality of life TODAY in Hale'iwa and the ravenous market that drives developer's economic decisions.

100% likely the developer will change its mind -- after getting the Council's votes -- about offering anything below what the market will bear or doing anything more than what is absolutely required for the affordable housing exaction (10%?). There is nothing binding the applicant to these promises in the SLUDBA now - how can DPP and the Council give credence to those promises as the reasonable basis for granting the SLUDBA? Either made these critical assumptions real conditions to the SLUDBA or reject the application.

Keep Ag Ag - don't pave *Prime* *A-rated* Ag land!

The applicant and DPP acknowledge that the majority of the parcel has an Agricultural Lands of Importance to Hawai'i (ALISH) rating of "Prime" ("Land is best suited for production of food, feed, forage, and fiber crops") - and a Land Study Bureau rating of "A" - "the highest productivity rating" for agricultural land. (PC/DPP Findings of Fact Jan 2025, page 5). Wow! Top ratings for Ag and we are better off having it paved over and urbanized?

The applicant tries to justify its pitch for urbanization by stating that the land is not "attractive" for Ag - that does not mean it cannot be used for Ag. The fact that the old irrigation system has "severed" does not mean that water cannot be made available for Ag on that parcel. The fact that some (how much?) of the property was used for fill and gravel deposit due to the bypass construction does not mean it cannot be used for Ag. These are just assertions that obviously favor the developer's narrative.

And the presence of sand on the property was due to the owner's own actions - he put the sand there, without a permit, from another ill-conceived development project in Hale'iwa - and DPP fined him for that violation.

There is plenty of active Ag in Halei'wa - very close by - it is simply not credible to say that this land cannot be used for Ag.

Clean up the land, care for it, and use it for Ag. - which is what it was zoned when purchased (after the bypass - the landowner had full knowledge of what he was buying). This is classic land speculation that the Council should not support.

The Council would, in my view, be abusing its discretion by accepting the incomplete, outdated, and misleading application and DPP's skewed pro-development and anti-Ag presentation of the facts and law.

2. The irreversible path ahead.

If the Council grants this SLUDBA, the applicant will argue that the Council must grant the subsequent county zoning change request. DPP will also say that the Urban Growth Boundary in the NSSCP cannot be changed once the SLUDBA is granted. It is inevitable that the dominoes will fall and will be almost impossible to reverse - even if there may be design changes, the fundamental nature of the land will change from Ag to Urban. That's the heart of the issue. Zoning and NSSCP will follow like a mouse.

There is almost no chance of a reversed course once this SLUDBA is granted. So, be up front with the community - do not accept statements like "we can modify the project later to mitigate impacts" - that is lipstick on a pig. We don't want this project in Hale'iwa, period.

The true nature of the project and the true nature of the impacts - especially traffic and congestion -- should be updated, accurately and provided to the Council and the public NOW, not later. It is unfair to the community to say "wait, we will provide that later," when in fact later is almost certainly TOO late to make a real difference.

Surely the TIAR could be udpated now - in fact, the applicant says it is in process - what's the hold up - why wait?

A review of the SLUDBA application TIAR analysis indicates many flaws: (a) the applicant admits the TIAR is "somewhat dated" (yes indeed now over 10 years old!) (b) asserts that no significant changes have occurred since 2015 that would affect traffic (which is simply not true - have you been to Hale'iwa?); (c) admits that the population growth rate and the traffic rate are not directly related (agree, think tourism!) yet the TIAR uses the growth rate projection and under-estimates traffic (wait, think explosion in tourism!), and (d) states that some TIAR study areas were too congested to even count all the vehicles properly - auwe! (Application pages 13-16). The Level of Service (LOS) in the 2015 TIAR was projected to be D - that means bad, not acceptable to residents. If the correct assumptions were made and data were properly gathered, it surely would have been or should now be F, which is the grade that residents of the North Shore give to traffic in Hale'iwa DAILY based on real life experience, today, not ten years ago of just trying to get errands done in "our country town."

Please read the public testimony - traffic is an extremely serious public health and safety issue on the North Shore now, dramatically affecting our daily quality of life and our relationships with families, friends, school, medical appointments, and resident access to coastal resources.

Yet, the Council and community are told "wait for later, we will do the TIAR later, don't worry." The Council and the community deserve to have a proper traffic analysis done, and vetted publicly, before the SLUDBA decision is made, not after.

3. The Council must pass the SLUDBA by a two-thirds vote - which is unusual - for a reason: why? because state policy is that conversion of Ag to Urban is DISFAVORED and petitions to do so should be subjected to high vote requirements - higher scrutiny.

§ 23-1.8 Council action.
The council shall enact all boundary amendments made pursuant to this chapter by ordinance after holding a public hearing. No boundary amendment petition which would redesignate agricultural lands to urban use shall be approved, unless the council indicates its approval of such amendment by *two-thirds vote of the entire council.*

The Council has a higher than usual duty to scrutinize this application. SLUDBA applications are not normal, not frequent, and should really be vetted with diligence and a critical lens given what is at stake - not just passed through.

4. Community sentiment is overwhelmingly opposed to this project and that should weigh heavily in the Council's evaluation of the legal criteria.

Under ROH 23-1.6(1), "All petitions for boundary amendments shall be reviewed from the perspective of:
(1) Contribution to the general welfare and prosperity of the people of the county;"

Who best to know their general welfare and prosperity but the residents of the area?

Here, the Council must consider the strongly opposed testimony from: the North Shore Neighborhood Board, the North Shore Chamber of Commerce, the Sunset Beach Community Association, and over 318+ individuals who submitted written testimony in opposition at the last Zoning Committee meeting - many of whom are from all over O'ahu, not just the North Shore.

In fact, I have not met anyone in our community who supports this project and a remarkably high number of testifiers have expressed to you in writing their very strong views about this particular developer's shameful track record on the North Shore. Doesn't that give you pause?

Who favors this project? The applicant, one union and a few of its members, and - it seems -- DPP staff who have not seemed to question anything about this project's promises, assumptions, or analyses - and incredibly have twisted the facts to suggest this major commercial and housing project will "keep the country country" !! - a statement that is truly offensive to our rural community and contrary to the spirit and intent of the NSSCP.

In short please vote NO and reject this SLUDBA now.

Mahalo,

Denise Antolini

Pūpūkea resident, CD2

Name:	Email:	Zip:
Louise Fa	arizonaluika@yahoo.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 7, 2025 @ 11:43 PM

Testimony:

We do not want this we do not need this. Please do not build this. We need to keep what is left of the country country.

Name:	Email:	Zip:
Ana Baldinger	ana.baldinger@gmail.com	96731
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 12:16 AM

Testimony:

I strongly oppose the destruction of the land and our community. The DPP should do better and listen to constituents. Who are you working for? The communities of the north shore do not need or want this development.

Mahalo,

Ana

Name:	Email:	Zip:
Bwv Smith	beverlillies@msn.com	96722
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 12:50 AM

Testimony:

We need to keep the land pono. There are literally not enough roads for the tourists and locals on the Northshore already. We don't need more Commercial Properties bringing Vast Quantites of more Visitors to their sites. We need to Honor the Land & People already here. There is enough Commercial Tourism properties on the Island of Oahu. Let's Stop the Madness. Help us Keep our Home Home, Keep the Country Country. It is Unsustainable, and Entirely Unbearable for Residents trying to share our one road on the Northshore. Mahalo Nui Loa, Bev Smith Haleiwa Resident

Name:	Email:	Zip:
John Camidge	johnnycamidge@gmail.com	96791
Representing:	Position:	Submitted:

Self	Oppose	Jul 8, 2025 @ 02:01 AM

Testimony:

I John Camidge, oppose Bill037. This bill would change our environment and community.

Name:	Email:	Zip:
Simone Weber	simonethesiren@gmail.com	96734
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 03:12 AM

Testimony:

With the costs of living already exorbitant, our priorities should be on investing in sustainable agriculture and reducing the cost of existing housing instead of deepening the pockets of developers and wasting years/increasing traffic/compromising the environment by building more.

Name:	Email:	Zip:
Cameron Higgins	cameronhiggins808@gmail.com	96825
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 06:22 AM

Testimony:

Oppose the bill, proposed rezoning will cause undue traffic and congestion to an already overcrowded area. The area lacks the infrastructure to support proposed development. Finally the proposed rezoning and planned development doesn't align with the areas SCP or character of the area.

Name:	Email:	Zip:
Sandie Hale	svhale3@yahoo.com	96789
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 06:26 AM

Testimony:

We live on an island which means our land is limited. We can NOT afford to lose agricultural lands. Agriculture lands means food security for our community and island families.

There are plenty other lands not zoned for agriculture that can be built on.

Name:	Email:	Zip:
Jesse Yonover	yonover@hawaii.edu	96825
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 06:28 AM

Testimony:

We do not need an apartment building here, this will create more traffic than we already have which deteriorates the quality of existing residents life.

Name:	Email:	Zip:
Luann Casey	luann@tinroofranch.org	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 06:29 AM

Testimony:

I strongly oppose a zoning change from agriculture to urban. This is not feasible, sustainable, or desirable for our community. Mahalo for voting with the community.

Name:	Email:	Zip:
Taylor Campbell	taylorpc@hawaii.edu	96795
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 06:40 AM

Testimony:

Aloha my name is Taylor Pi'ikea Campbell and I am a second generation farmer from Waimanalo. I am writing to STRONGLY oppose changing any lands dedicated for agriculture use into one that can be used for development. A decision to do so would be favoring the monetary benefit of a select few over the mass majority, as keeping agriculture lands as such is in the best interest of all who reside here. Independent food production, not relying on outside imports, is of the utmost importance and we must protect the land to do so.

Name:	Email:	Zip:
Vilai Creekmur	Vilai9632@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 06:43 AM

Testimony:

Oppose this bill

Name:	Email:	Zip:
Kris Kosa-Correia	kkosacor@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 06:47 AM

Testimony:

Oppose this action!!! Apartment buildings behind Cholos restaurant in Haleiwa will gridlock the town even more than it is already.

Name:	Email:	Zip:
Edwin Correia	epkcorreia@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 06:52 AM

Testimony: Oppose this agenda item!!! Apartment buildings in the middle of Haleiwa will further lead to the gridlock and congestion we experience now! Absolutely NOT!!!		
Name: Zachery Higgins	Email: Zachiggins36@gmail.com	Zip: 96822
Representing: Self	Position: Oppose	Submitted: Jul 8, 2025 @ 06:56 AM
Testimony: This area should remain ag land		
Name: Luke Untermann	Email: luke@bananbowls.com	Zip: 96712
Representing: Self	Position: Oppose	Submitted: Jul 8, 2025 @ 06:57 AM
Testimony: I strongly oppose this change of zoning. If the bill is passed and apartment buildings or other are built then the congestion through Haleiwa will be even worse than it is now. Please do not let this pass		
Name: Leif Andersen	Email: leif.andersen66@yahoo.com	Zip: 96712
Representing: Self	Position: Oppose	Submitted: Jul 8, 2025 @ 06:58 AM
Testimony: this is not a good fit for the community we need the ag land to provide food we need to preserve our ag land		
Name: Kellie Luke	Email: kelluke@gmail.com	Zip: 96713
Representing: Self	Position: Oppose	Submitted: Jul 8, 2025 @ 07:03 AM
Testimony: For someone who has been born and raised in Haleiwa, we locals already have a hard enough time with traffic. Our beaten up roads can’t handle more traffic. By allowing this agricultural land to be rezoned, not only does that take away from our community having a chance to be self-sustainable and grown our own crops and food, it will add strain to the already over populated small community that is stretched thin and only has one small grocery store, pharmacy and one fire station.		
Name:	Email:	Zip:

Euta Lightsy	euta37@gmail.com	96753
Representing: Self	Position: Oppose	Submitted: Jul 8, 2025 @ 07:20 AM
Testimony: I am opposed to this.		

Name: stacie Higgins	Email: shiggins@hawaii.edu	Zip: 96712
Representing: Self	Position: Oppose	Submitted: Jul 8, 2025 @ 07:23 AM
Testimony: I oppose this bill. This will crush the Haleiwa infrastructure.		

Name: John Higgins	Email: aigahiggins@gmail.com	Zip: 96712
Representing: Self	Position: Oppose	Submitted: Jul 8, 2025 @ 07:25 AM
Testimony: I vehemently oppose BILL 037. The proposed land rezoning is in a section of Haleiwa that cannot sustain high density developments. Traffic and infrastructure are already past its limit currently. High density housing will worsen an already struggling infrastructure and increase traffic exponentially.		

Name: Roselyn Jaffurs	Email: jaffurs@gmail.com	Zip: 96712
Representing: Self	Position: Oppose	Submitted: Jul 8, 2025 @ 07:27 AM
Testimony: Oppose because the infrastructure of the town simply cannot hold the proposed project. Multiple reasons why this should not be approved besides no one In the community is for this. The man proposing, sold his property out here and left because he is sick of sitting in traffic to go anywhere in this town.		

Name: SharLyn Foo	Email: bpacker@maui.net	Zip: 96712
Representing: Self	Position: Oppose	Submitted: Jul 8, 2025 @ 07:32 AM
Testimony: Aloha , Still opposed to bill 37 Too many unanswered questions		

Need to wait for new masterplan coming out

Mahalo

Name:	Email:	Zip:
Venessa Sumpter	venessajoy@gmail.com	96789
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 07:40 AM

Testimony:

I strongly oppose this bill. I grew up across the street from the North Shore Marketplace, and my parents still live in that neighborhood. We visit them weekly, and even now, the traffic in Hale'iwa is overwhelming.

If this bill passes, I can only imagine how much worse it will become. It will truly be a hardship for the current residents—families who have lived in the community for generations and cherish the unique character of Hale'iwa.

Please do not pass this Bill.

Name:	Email:	Zip:
Corey Apo	50thstatefools.corey@gmail.com	96734
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 07:49 AM

Testimony:

I oppose this effort to change zoning.

Name:	Email:	Zip:
Lindsey Ilagan	lindseyilagan@gmail.com	96707
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 08:01 AM

Testimony:

Aloha,

I am writing in strong opposition to Bill 37, which proposes to amend portions of the State Land Use District Boundary Map in the Hale'iwa Quadrangle—from Agricultural to Urban designation—for certain lands within the Hale'iwa Special District. From a public health and community-first perspective, this bill raises significant concerns.

1. Public Health Implications of Urban Expansion

The conversion of agricultural lands to urban development disrupts the natural environment, increasing impervious surfaces that lead to stormwater runoff, contaminated water sources, and coastal pollution. This is especially harmful in a region like Hale'iwa, where water quality can impact fishing, recreation, and ecosystem and human health. Urbanization also increases vehicle traffic and air pollution, which correlates with higher rates of respiratory illnesses, especially in

children and kūpuna.

Moreover, climate change intensifies these effects. Urban heat islands—caused by replacing vegetation with concrete—contribute to heat-related illnesses, especially in underserved communities who may lack access to adequate cooling or healthcare.

2. Displacement and Community Disruption
Approving Bill 37 risks displacing long-standing residents, many of whom are Kanaka ʻŌiwi or part of multigenerational families who have stewarded the land for decades. Development often brings rising property taxes and a shift in community demographics that can erode the cultural and social fabric of Haleʻiwa. This kind of gentrification fragments social cohesion and harms community wellbeing, which cannot be separated from the stability and sustainability of place. Forcing change without community buy-in potentially exacerbates inequities and erodes trust in our system.

3. Loss of Agricultural Land and Food Security
Haleʻiwa's agricultural lands are critical to local food production and resilience. Converting these lands to urban use directly undermines our ability to grow food locally and respond to emergencies or supply chain disruptions. This shift is especially dangerous for Hawaiʻi, where we already import about 90% of our food. Continued development erodes our path toward food sovereignty and capacity to prevent, withstand, and recover from disruptions to our food system—which harms our vulnerable communities first.

Ultimately, this bill prioritizes short-term economic interests over long-term community health, sustainability, and environmental justice. I urge you to reject Bill 37. Protecting Haleʻiwa's agricultural lands is not only about zoning, it's about protecting public health, honoring community voices, preserving local food systems, and ensuring a livable future for our keiki.
Mahalo nui.

Name:	Email:	Zip:
Nigel Nally	nigelnally@gmail.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 08:02 AM

Testimony:
Haleiwa does not need more commercial and residential areas..traffic is already a huge problem at this point.
Why can't that land be farmed and provide food for the community

Name:	Email:	Zip:
Kehau Plemer	kehaumahealani@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 08:16 AM

Testimony:

Aloha Chair and Councilmembers,

I am writing in strong opposition to Bill 037(25), which proposes to reclassify land in the Hale‘iwa Special District from Agricultural to Urban.

This bill threatens to undermine the rural character, agricultural viability, and cultural integrity of Hale‘iwa. Reclassifying agricultural land for urban development directly contradicts our community’s long-standing values and vision for a rural North Shore. Once land is urbanized, it is lost to agriculture forever—a resource we cannot afford to sacrifice in the face of food insecurity, climate change, and generational displacement.

Additionally, this proposal ignores the cumulative impacts of urban sprawl and sets a dangerous precedent for further development along the North Shore. Residents have consistently expressed a desire to preserve open space, support local farming, and protect culturally significant landscapes.

I urge the Council to reject Bill 037(25) and stand with the community in protecting agricultural lands and preserving the rural integrity of Hale‘iwa.

Mahalo for your time and consideration.

Respectfully,

Kehau Plemer

Name:	Email:	Zip:
Larry McElheny	lkmcelheny@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 08:17 AM

Testimony:

Aloha Council Members

I strongly oppose Bill 37

In order to remain as “an essential haven and respite from the more urbanized areas of Oahu,” as envisioned in the North Shore Sustainable Communities Plan and many other official planning policy documents, the North Shore needs help.

The district’s rural, agricultural character is being assailed from all sides.

Now comes DPP's disturbing support for Bill 37.

Bill 37 (2025), seeks to amend 7.292 acres of the State Land Use District Boundary Map (Hale'iwa Quadrangle) from Agricultural (Rural) to Urban District. This amendment would pave the way for commercial rezoning in the Hale'iwa Special District.

As a participant in the development of the 2011 North Shore Sustainable Communities Plan, I have first hand knowledge of my communities goals and objectives.

The developer's (and DPP's) justification reflects a selective reading of the planning documents, relying on decontextualized excerpts that fail to reflect the overarching policy objectives.

The proposal misrepresents the spirit of the plans by isolating statements that, when stripped of the proper context, appear to support a position contrary to the communities vision and values.

The City Council must not succumb to the developer's lobbying, propaganda and misrepresentations / misinterpretations.

Adding 150 residential units and the accompanying 30,000 square feet of commercial operations (25-30 new businesses) on potentially productive agricultural land in an already overcrowded Haleiwa would do nothing to "Keep the Country, Country."

Such a proposal for urbanization fails to meet any reasonable criteria for the amendment.

Please stand with the community and vote no on Bill 37

References :

1. From the North Shore Sustainable Communities Plan:

"As Honolulu and its suburban areas continue to grow and become increasingly urbanized, it has become more important to maintain the North Shore as an essential haven and respite from the urbanized areas of Oahu."

2. And from North Shore Sustainable Communities Plan-Technical Report:

"Retention of the rural character is the single most important issue for the North Shore community."

Mahalo,

Larry McElheny

(808) 237-9354

Name:	Email:	Zip:
cynthia thompson	cthi808@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 08:19 AM

Testimony:

I oppose this as it will contribute to already limited infrastructure along with the precedence it will set.

Keep Haleiwa a small town.

Aloha,

Cynthia

Name:	Email:	Zip:
Scott Mochkatel	sdmochkatel@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 08:27 AM

Testimony:

I oppose this project

Name:	Email:	Zip:
Jacqueline Camit	jlei.camit@gmail.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 09:03 AM

Testimony:

Testimony Opposing Bill 037 (25)– Conversion of Agricultural Zoned Land to Urban Zoning

Date: July 8, 2025

From: Jacqueline Camit

Subject: Strong Opposition to Bill 037 (25) and its Impact on Agricultural Land

I write to express my firm opposition to Bill 037 (25) which proposes the conversion of agricultural-zoned land into urban-zoned land. This bill threatens the long-term sustainability of our agricultural resources, undermines food security, and jeopardizes the health of our environment. I urge you to reconsider this bill in light of the grave consequences it could have on our community and future generations.

1. Protection of Agricultural Land is Crucial for Food Security

Agricultural land is not just another real estate asset—it is the backbone of our local and national food supply. As the

global population continues to grow, it is more critical than ever to preserve our farmland. Turning agricultural-zoned land into urban zones would eliminate essential resources needed for farming, potentially leading to increased dependence on imported food and an erosion of local food production capabilities. We are already facing supply chain disruptions, climate-related disasters, and rising food prices. Converting productive farmland into urban areas exacerbates these issues, leaving us more vulnerable to future crises.

2. Environmental Impacts and Loss of Biodiversity

Agricultural land plays an essential role in maintaining local ecosystems. It provides habitat for wildlife, supports healthy soil, and contributes to the overall environmental balance. Urban development typically leads to increased pollution, greater runoff, and loss of valuable open space. Converting this land to urban zoning would result in the destruction of ecosystems that we cannot afford to lose. The land is a finite resource, and once it is developed for urban purposes, it is permanently removed from agricultural production.

3. The Importance of Agricultural Land for Future Generations

We must consider the legacy we leave for future generations. By allowing the urbanization of agricultural land, we may create short-term benefits in terms of development, but we risk compromising the land's ability to provide for future generations. Farmland is not just for today—it is an investment in tomorrow’s food security, job creation in the agricultural sector, and the preservation of our natural resources.

4. Economic Impact on Local Farmers and Rural Communities

The proposed zoning change would also have significant economic consequences. Farmers and ranchers depend on the stability of agricultural zoning to plan long-term investments and strategies. Allowing development on agricultural land undermines their livelihood and creates uncertainty. Furthermore, it is essential to recognize the contribution of agriculture to the rural economy. The loss of farmland could result in the displacement of rural communities and the decimation of agricultural jobs, which are often some of the only stable employment opportunities in certain areas.

5. Potential for Urban Sprawl

Urban sprawl is a growing concern across many regions, and converting agricultural land to urban-zoned land could encourage unregulated development that spreads beyond planned urban centers. This expansion places strain on infrastructure, public services, and transportation systems. Over time, this could result in inefficient urban planning and increased costs for taxpayers to fund new infrastructure projects.

Conclusion

For these reasons, I respectfully urge the committee to reject Bill 037 (25) and take a firm stand in support of preserving our agricultural land. Converting agricultural zones into urban ones is not a sustainable or forward-thinking decision. Instead, we should work to protect and promote the growth of our agricultural sector, ensuring that we have a stable, secure, and sustainable food system for generations to come.

I ask that you please consider the long-term implications of this bill and make the responsible choice to safeguard our valuable agricultural land. Thank you for your time and attention to this important issue.

Sincerely,
Jacqueline Camit
67-229 Kaliuna St
Waialua HI 96791

Name:	Email:	Zip:
Tanoai Reed	samoanstuntman@yahoo.com	96762
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 09:09 AM

Testimony:
This area isn't suitable for residential development. The main road through Haleiwa is alreedy over burdened and will not support additional residential traffic. It will create hazardous gridlock incase of an emergency. Keep this zoned as is

Name:	Email:	Zip:
Andrew Pereira	apereira@prp-hawaii.com	96813
Representing:	Position:	Submitted:
Pacific Resource Partnership (PRP)	Support	Jul 8, 2025 @ 09:30 AM

Name:	Email:	Zip:
Kona Au	konaau@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 09:46 AM

Testimony:
I oppose this rezoning bill.

Name:	Email:	Zip:
Chris Love	beastwpc@gmail.com	96723
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 09:47 AM

Testimony:
I oppose rezoning this ag land.

Name:	Email:	Zip:
Sabrinna Baker	sbaker08@live.com	98223
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 09:59 AM

Testimony:

Aloha Councilmembers,

My name is Sabrinna Baker. While I don't currently live in Hawai'i, I have deep family ties to the islands. My grandma, who is now 95, was raised on O'ahu, and much of her family still lives there. Because of that connection, Hawai'i has always held a special place in my heart, and I care deeply about its future.

I'm writing in strong opposition to Bill 37, which would rezone agricultural land for urban development. I've seen firsthand what happens when agricultural communities are sacrificed for short-term development. Although I live in Washington state, I was raised in both Arlington, a rural farming town, and Chelan—an even smaller agricultural and tourist town surrounded by apple orchards and Lake Chelan, which was one of the largest apple exporters in the world. Over the years, I've watched those orchards disappear, replaced by subdivisions and short-term rentals. Friends whose families have grown apples for generations are being priced out and pushed off their land, no longer able to sustain their way of life. The town is losing its culture, economy, and the rural charm that once made it thrive - and what made it special in the first place.

I fear Hawai'i is at risk of the same fate. Bill 37 puts local families at risk—families who have called these places home for generations. Turning agricultural land into urban zones drives up housing costs, invites outside investors, and accelerates gentrification. This pushes out long-standing, working-class residents in favor of wealthier newcomers, leaving many locals with fewer options, longer commutes, or no choice but to leave altogether.

Agricultural lands are not just vacant space. They are the foundation of local food security, cultural identity, and environmental resilience. Once that land is rezoned and developed, it's gone forever. Hawai'i already imports the majority of its food—sacrificing farmland for more urban sprawl only deepens that dangerous dependency.

Development like this also brings more traffic, strains infrastructure, destroys ecosystems, and threatens the biodiversity and beauty that makes Hawai'i unique. We cannot afford to keep repeating this pattern.

I urge you to pursue smart, community-centered growth instead—development that works within existing urban areas, supports affordable housing for locals, strengthens public transit, and preserves the lands that feed us, root us, and define us. Honor the people who live there now, not just the ones who can afford to move in later.

Please vote NO on Bill 37. Protect the land. Protect the culture. Protect the people.

Mahalo for your time and consideration.

Sincerely,

Sabrinna Baker

Name:	Email:	Zip:
Matthew Wong	saxmatty@yahoo.com	96816
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 10:09 AM

Testimony:

Aloha to whom this may concern,

I'm hawaii only professional bass fisherman who is now recognized on the national level, the reason why I share this is because the land that is proposed to development helped shaped the angler that Im today. With adding residential dwelling this would disrupt the balance of nature in the area. Artificial light illuminating the coast, run off from foundation work, noise pollution and countless other invasive actions. Not to mention destroying land this has been developed. I urge that this does not pass not just for me but for the surrounding communities, the future generations and the Aina. Why add more money into developers pockets at the expense of the locals and the people who grew up fishing and enjoying these coast lines. Mahalo.

Name:	Email:	Zip:
Jessica Horin	jessie_horin@hotmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 10:30 AM

Testimony:

I strongly oppose this bill. Once Ag land changes to urban we will never get it back and this is a vital resource for the sustainability of our community. Hawaii is in a food crisis and can not afford to lose valuable ag land and food growing potential for urban purposes.

Haleiwa town center can barely handle current traffic and strain on resources. And increasing this population without any infrastructure improvements - road, sewerage, trash, schools, hospitals is not viable. This will NOT benefit our community.

I strongly oppose this bill.

Name:	Email:	Zip:
Ava Countryman	avacountryman33@outlook.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 11:08 AM

Testimony:

Too much traffic all ready!!!! Not enough infrastructure to support the residents who live in Haleiwa all ready!!! No more malls!!!

Name:	Email:	Zip:
Ian Liebling	ian.liebling@gmail.com	96734

Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 11:10 AM

Testimony:

Keep the country, country. No more overdevelopment of native lands.

Name:	Email:	Zip:
Alexandra Thompson	aleethompson@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 11:14 AM

Testimony:

Haleiwa Town and the surrounding areas are extremely congested. The highway infrastructure most notably, cannot support any rezoning as proposed. Anyone in support of this rezoning has not been on the North Shore between 9am and 6pm on any given day of the week/ weekend. The ecosystem of the NS is in jeopardy if we allow developments like these to happen.

Name:	Email:	Zip:
April Smith	aprilmaysmith808@yahoo.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 11:43 AM

Testimony:

Stop building on our aina

Name:	Email:	Zip:
April Woolley	woolleyape@gmail.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 11:52 AM

Testimony:

The developer in this case has tried (and failed) to acquire land years ago north of Haleiwa town, wanting to make a boutique-style hotel. It was denied, the main reason being Haleiwa lacks the infrastructure to support anything like this. Our AG lands are few and precious, and we need to set a precedent that we can’t sell them to become these condos etc. STOP THIS NONSENSE NOW!

Name:	Email:	Zip:
harry bernstein	harrybeee@me.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 11:53 AM

Testimony:

keep agriculture land for agriculture

Name:	Email:	Zip:
Jennifer Turner	jenannturner@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 11:55 AM

Testimony:

I oppose turning ag land into urban zone land.

Name:	Email:	Zip:
Emma Erickson	emmamcc14@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 12:18 PM

Testimony:

Aloha,

As a resident raising my family in Haleiwa, I strongly oppose the proposed amendment to rezone agricultural land on the North Shore from Agricultural to Urban District. This change threatens the rural character, natural beauty, and food security of our community. The North Shore's ag lands are not only vital for local farming and sustainability-they are part of our cultural heritage and way of life.

Urban development in this area would increase traffic, strain limited infrastructure, and jeopardize ecosystems that residents and visitors cherish. Once agricultural land is lost to urbanization, it is nearly impossible to recover. I urge decision-makers to prioritize long-term community resilience, local food production, and the preservation of open space over short-term development interests.

Mahalo for your time & action.

Name:	Email:	Zip:
Larissa P	itsladisa@gmail.com	96760
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 12:25 PM

Testimony:

we the people, don’t need more urban districts to further congest our homelands- The people need more farms, sanctuaries and native community spaces to strengthen food security and independence within the islands. We need to prioritize the local people in a sustainable way- which is not by building more outrageously priced commercial spaces that local people can’t even afford. The selling out needs to end before it ends us.

Name:	Email:	Zip:
Logan Fornes	loganfornes@gmail.com	96734

Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 12:26 PM

Testimony:

I oppose Bill 37. Keep Hawaii in the hands of local land stewards.

Name:	Email:	Zip:
Lawrence Agee	lcagee@aol.com	05477
Representing:	Position:	Submitted:
Self	I wish to comment	Jul 8, 2025 @ 01:34 PM

Testimony:

The biggest mistake i have seen from countless cities is changing zoning laws to allow more and more development. If we dont start prioritizing nature, every beautiful place and beautiful view will be destroyed, and that makes no sense.

Name:	Email:	Zip:
Kalimakuhilani Southard	kuhilani@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 01:54 PM

Testimony:

I oppose this bill. Ag land should Not be re zoned to Urban land.

Name:	Email:	Zip:
Jessica Munson	jessicatomasco@gmail.com	97068
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 01:54 PM

Testimony:

Keep it rural

Name:	Email:	Zip:
Jason Bellaconis	jasonbellaconis@gmail.com	96706
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 02:11 PM

Testimony:

Seriously?

Stop selling off the islands to developers. Council is supposed to represent the people, not corporate interests. Do your job.

Name:	Email:	Zip:
david jay	drjsurfs@gmail.com	96712

Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 02:15 PM

Testimony:

Aloha Chair and Members of the Commission,

As a long-time resident of the North Shore, I strongly oppose the proposed "Haleiwa Backyards" development. This project does not reflect the values or needs of our community. It represents yet another attempt by outside interests — people who do not live here (north shore), raise families here, or bear the daily impacts of overdevelopment — to profit off our ʻāina at the expense of those who do.

Our infrastructure is already strained, our roads are clogged, and our open spaces are shrinking. The last thing we need is another subdivision pushed through by developers who will never have to live with the long-term consequences of their actions. Projects like this chip away at the rural character of Haleʻiwa and ignore the wishes of those who call this place home.

I urge you to reject this proposal and stand with the people who live here, who care for this land every day, and who will be here long after the developers have moved on.

Mahalo for your time and consideration.

David Jay
59-605 Kawoa Place
Hale'iwa, HI
96712

Name:	Email:	Zip:
Becky Benson Jay	bbjsurfs@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 02:32 PM

Testimony:

Aloha Chair and Members of the Commission,

My name is Becky Benson Jay, I'm 67 years old, and I was raised in Haleʻiwa. I've lived through decades of change on the North Shore, but what's being proposed with "Haleiwa Backyards" crosses a line.

This kind of development is not for the people who live here. It's for people looking to make money — people who don't live in this North Shore community, don't raise their kids here, and won't be here when the roads are more backed up, when the land is more stressed, and when the lifestyle we grew up with is gone.

Hale‘iwa has always been a small, rural town with deep roots and a tight-knit community. Projects like this don’t honor that. They chip away at what makes this place special. I’ve seen what happens when we let profiteers reshape our neighborhoods for their benefit, and I can tell you — we don’t get those places back.

Please listen to the people who live here, not the ones just passing through. Reject this proposal. Keep Hale‘iwa country.

Mahalo for your time,

Becky Benson Jay

Lifelong Hale‘iwa Resident

Name:	Email:	Zip:
Nainoa Basdavanos	arrg808@icloud.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 02:32 PM

Testimony:

protect all our AG land. prohibit developers from buying AG with zero intention of using aina for AG.

Name:	Email:	Zip:
Jakob Dewald	jakobdewald@gmail.com	96789
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 02:56 PM

Testimony:

As a local born farmer who farms very nearby to this property keeping these lands in agricultural provide future opportunities for farmers like myself and others for future generations to come. I don’t oppose businesses but I do oppose making agricultural lands into residential neighborhoods. My suggestion is that the property owner uses the land as it is currently zoned for agricultural activities rather than spending time in courts to make a boat load of cash. If everyone on Oahu did this we would no longer have any agricultural lands. This is a very slippery slope.

Name:	Email:	Zip:
Curt Ai	ai_curt@yahoo.com	96821
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 03:03 PM

Testimony:

As a “townie”, I strongly support the idea of “Keep the country, country!” This profit-motivated proposal will only add to the North Shore’s traffic misery and take important ag land away in order to “grow” more homes...Auwe! I respectfully ask that the Council vote “NO” on passing Bill 37.

Name:	Email:	Zip:
Andrea Woods	sbca1959@gmail.com	96712
Representing:	Position:	Submitted:
Sunset Beach Community Association	Oppose	Jul 8, 2025 @ 03:17 PM

Name:	Email:	Zip:
Ida Bluhm	kawailani2@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 03:34 PM

Testimony:

Aloha nui kākou,

Mahalo nui for taking the time to look at and consider our testimonies.

My name is Ida Bluhm. I was born and raised in Kahuku and currently live in Haleʻiwa where my husband and I are raising our family. This is my 4th time testifying in opposition to Bill 37.

To me it's plain and simple — we need to protect our agricultural lands as best as we can. This is why I am strongly opposed to Bill 37. We need to stop allowing our precious agricultural lands to be rezoned for urban use. Hawaiʻi is in a crisis, and every year the situation grows more urgent. We all know that if something happens and ships are unable to bring in what we need, we will be in bad shape. That's why we must promote and protect local food production — now more than ever.

In fact, the state of Hawaiʻi recently passed the Sustainable Food Systems Act (SB1186) as part of a larger vision for climate resilience and food security. This Act recognizes that in order to truly sustain our communities, we need strong systems that prioritize growing food locally — not paving over farmland for developments that our communities continue to oppose.

Over the past two months, hundreds of testimonies have been submitted by community members opposing this bill. That should speak volumes. People are showing up again and again because we care deeply about protecting what little agricultural land we have left.

Once we rezone ag land to urban, we know it's basically gone forever. The 7-acre parcel in question could provide so much food for our community and our island. We need to stop normalizing the idea that growing food on building rooftops is enough — and instead start prioritizing the rich, productive land we still have.

I am pleading with the Council: please put our ag lands and the wishes of the community first. Do not turn your backs on the people who live here, farm here, and raise families here. Please reject Bill 37.

Mahalo nui loa for your time and consideration.

Ida Bluhm

Name:	Email:	Zip:
Jimmy Leonardi	oldsugarmil@yahoo.com	96731
Representing:	**Position:**	**Submitted:**
Self	Oppose	Jul 8, 2025 @ 03:37 PM

Testimony:

Aloha Chair and Council members,

Mahalo for the opportunity to submit testimony.

My name is Jimmy Leonardi. I'm testifying today in strong opposition to Bill 37 — this is not the first time, and it likely won't be the last, because I truly believe this bill is a direct threat to the future of our agricultural lands and way of life.

We have to stop treating ag land like it's just waiting to be developed. Once we rezone agricultural land to urban, we lose it — plain and simple. And we don't get it back. These lands are critical for food security, for climate resilience, and for the health of our communities.

Over the last two months, hundreds of people from across our community have submitted testimony opposing this bill. That should matter. It's not just a handful of voices — it's an overwhelming message from local families who are asking you to protect our land, not give it away to developers.

Earlier this year, the State passed the Sustainable Food Systems Act (SB1186) to strengthen local food production and improve food security in Hawai'i. This kind of leadership is exactly what we need — bold steps that prioritize sustainability, not more urban sprawl on land that should be feeding our people.

I am pleading with the Council — please put the needs of the community and the protection of ag land first. Please do not ignore the voices of so many who have spoken out. We don't need more development. We need land to grow food and to build a future that honors the place we live.

Please vote no on Bill 37.

Mahalo for your time and consideration.

Name:	Email:	Zip:
Rebecca Scanlan	rscanlan@gmail.com	96712

Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 03:38 PM

Testimony:

Thank you for your fair consideration and community feedback of this rezoning request. Like the vast majority of my fellow Haleiwa neighbors, I vehemently oppose amending this land from ag to commercial for development by Andy Anderson who has proven in many instances that he is not a good steward to this community.

However, it's much more than Andy pulling a bait and switch and seeking your support for it under the guise that it will bring more affordable housing to the area. This is about the current state and future of Haleiwa, a small country town that is bursting at its seams with traffic and sewage, and that embraces ag over development. Our quality of life is already hurting and this will ensure it will only be compounded in the long term.

The community is banding together and speaking loud and clear -- we do not want nor can we handle this type of major development. What's more, it sets a very scary precedent for others who buy ag land surreptitiously with the end-goal of having it rezoned and then developing it for their profit.

I kindly ask you to listen to your constituents, consider the aina that will suffer and vote no on this bill.

Name:	Email:	Zip:
Norma Leonardi	oldsugarmil@yahoo.com	96731
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 03:38 PM

Testimony:

Aloha Chair and Council members,

Thank you for the opportunity to share my testimony.

My name is Norma Leonardi. I was born and raised in Kahuku and I’ve seen first-hand how much things have changed — especially when it comes to our land and how it’s used.

I’m testifying in strong opposition to Bill 37 because I believe it goes against the values and needs of our community. Our agricultural lands are not just empty lots waiting to be built on — they are vital resources that can feed us, support future generations, and help us become more self-sufficient as a state.

For the past two months, hundreds of community members have submitted testimony opposing this bill. We’ve come back again and again to ask you to listen. This isn’t just about one development or one parcel of land — it’s about the future of how we treat the ‘āina and the choices we make as a community.

The State has recognized this urgency with the recent passage of the Sustainable Food Systems Act (SB1186), which calls for stronger food security and support for local farming. That's the direction we should be moving in — not rezoning farmland for urban use.

I am asking you from the bottom of my heart: please put the voices of the community and the protection of agricultural lands first. Let's not let short-term profits erase long-term potential. Once this land is rezoned, we know it's gone. And with it, another chance to feed our own people disappears.

Please do what's right for Hawai'i's future. Please vote no on Bill 37.

Mahalo nui loa for your time and consideration.

Name:	Email:	Zip:
Rudy Acosta	rireacosta@hotmail.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 03:47 PM

Testimony:
Today 7/8/25 at 1045 am traffic was already backed up past Weed Circle as it is daily. I vote no to rezoning this parcel of land.

Name:	Email:	Zip:
Parker Beck	pbeck3008@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 03:55 PM

Testimony:
Strongly oppose! Haleiwa does not need new apartments built by this developer. I suggest the board have a look at the previous violations filed against Haleiwa Beach house as an example of what you can expect from this group. On top of that there is no infrastructure to support any added traffic this would cause.

Name:	Email:	Zip:
Keiki Worthington	keikilv808@gmail.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 04:01 PM

Testimony:
I strongly oppose the rezoning of ag land to urban. This is a slippery slope and once it happens, there is no going back. Keep our agricultural lands as they are. As a resident of Waialua, I can testify that our roads and infrastructure cannot handle much more pressure on it. We need to utilize the land for what it was intended for- farming! A'ole to more development!

Name:	Email:	Zip:
Jake Kilfoyle	jakekilfoyle@mac.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 04:18 PM

Testimony:

This is a Bad idea. Haleiwa is already to over crowded. Not the place for it..

Name:	Email:	Zip:
Christopher Bluhm	christopher.bluhm@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 04:19 PM

Testimony:

Aloha Chair and Councilmembers,

My name is Christopher Bluhm, and I live in Hale'iwa with my wife and our children. I'm writing today in strong opposition to Bill 37 because I believe this bill would take us in the wrong direction when it comes to protecting our land, our food security, and our community values.

We've heard it again and again: once agricultural land is rezoned for urban use, it's gone. There's no turning back. And for what? Another development our community doesn't want or need? We're not just talking about land — we're talking about potential. The potential to grow food, support local farmers, and reduce our dependence on imported goods.

In recent months, hundreds of testimonies have been submitted opposing Bill 37. These are not outside voices. These are your neighbors — people who live here, raise families here, and care deeply about the future of this island. I hope that counts for something.

The State recently passed the Sustainable Food Systems Act (SB1186) to strengthen local food production and build a more resilient Hawai'i. That's the kind of thinking we need right now — proactive, grounded in long-term sustainability, and focused on protecting the resources that matter most.

I'm asking you as a father, a husband, and a lifelong resident — please stand with the community and protect our ag lands. Once they're paved over, we don't get them back. Please put the land and the people before profit. Vote no on Bill 37.

Mahalo for taking the time to listen.

Name:	Email:	Zip:
Trevor Howard	thowar23@gmail.com	96717

Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 04:45 PM

Testimony:

This is the wrong use for this land. It's the definition of greed. I strongly oppose this bill.

Name:	Email:	Zip:
Sarah Rackleff	sarahrackleff065@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 05:22 PM

Testimony:

This development is not sustainable for the chosen area, both for sewage, and for traffic. With only one road going through Haleiwa town, the traffic jams will be far worse than it is now. This project will NOT help keep the country country. If you are leaning towards supporting this, PLEASE seek input from hydrogeologists experienced in this area FIRST. Please do not support this abomination to the aina. The residents of Haleiwa do not want this.

Name:	Email:	Zip:
Natalie McKinney	natalie@kokuahawaiifoundation.org	96712
Representing:	Position:	Submitted:
Kōkua Hawai'i Foundation	Oppose	Jul 8, 2025 @ 05:25 PM

Testimony:

Aloha Chair Waters, Vice-Chair Tupola, Zoning Chair Kia'āina and

Council members Weyer, Nishimoto, Dos Santos Tam, Cordero, Okimoto and Tulba,

Mahalo for the opportunity to submit testimony in opposition of Bill 37(25).

My name is Natalie Mihana McKinney. I am a life long resident of Hale'iwa, a proud graduate of Waialua High School (go Bulldogs!) and the University of Hawai'i at Mānoa.

I am the Chief Operating Officer at Kōkua Hawai'i Foundation, a 501c3 non-profit organization founded in 2003 by Kim & Jack Johnson that supports environmental education in Hawai'i schools and communities. I have worked at Kokua Hawai'i Foundation for 15 years.

In 2010, a developer bought 7 acres of agricultural land in Haleiwa. The land sits along Achiu Lane, just off Kamehameha Highway makai of the North Shore Marketplace, less than 1/4 mile from the Haleiwa Backyards LLC proposed project. This developer intended to build 35 homes on that 7 acres. In 2017 his rezoning request from agricultural to urban was brought to Honolulu City Council. Council members voted on Bill 55 and Bill 56 to rezone the land. The community opposition in 2017 pales in comparison to the community opposition today to this current request to rezone from agricultural to urban by this new developer, in 2025, to build a 156 unit apartment complex and 30,000 square feet of

retail space.

Opposition to the 2017 bills stated that it would set a dangerous precedent for rezoning agricultural land for housing. There also were concerns about Haleiwa's already heavy traffic, which one decade later has only gotten worse. That year, the Honolulu Planning Commission also opposed the proposal and recommended the council reject it.

In 2017 council members Anderson and Elefante supported committee Chair Kymberly Pine's call to defer the bill. Councilman Ron Menor said the decision demonstrated the council's consideration of public interests. He said, "I hope that tonight's recommendation from the chair and this committee's support for her recommendation demonstrates that as council members we do listen to the public, we do listen to the community,"

In 2019 Kōkua Hawai'i Foundation purchased these 7 acres on Achiu Lane. Since 2020 over 7,124 volunteers have spent 16,857 volunteer hours clearing, restoring, and maintaining the 7 acres that make up the Kōkua Learning Farm, for agricultural use, in Haleiwa. Since 2023 over 40,000 pounds of produce have been harvested from the Kōkua Learning Farm, including kalo! That's 1/4 a mile from the Haleiwa Backyards, LLC property where Bill 37 would approve a zoning change from agriculture to urban. Kōkua Hawai'i Foundation's efforts are proof that land deemed "unfit for farming" by developers is 'āina (that which feeds), and a perfect example of agricultural land being properly used. I welcome you to come and visit us at the Kōkua Learning Farm and see for yourself.

Mahalo!

Name:	Email:	Zip:
Jim Blattau	jimblattau@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 06:15 PM

Testimony:

Please oppose the rezoning of this land from agricultural to urban. This high density project has no place in our small historic town and I believe it will turn our small community into a virtual parking lot. So few of the proposed units will be "affordable" rentals, and this development will become an investors' target for purchasing potential short term rentals, as is seen in so many other dwellings here (even though unsanctioned). Please help retain the historic, rural nature of our town and let it continue to serve local residents. This agricultural land should remain agricultural!

Mahalo nui, Jim Blattau

Name:	Email:	Zip:
David Homcy	davehomcy@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 06:45 PM

Testimony:

Keep the country, country!!

Name:	Email:	Zip:
Yvonne Alexander	yalexander@hawaii.rr.com	96712
Representing:	**Position:**	**Submitted:**
Self	Oppose	Jul 8, 2025 @ 06:49 PM

Testimony:

My name is Yvonne Alexander and I have lived in Sunset Beach for 60 years. I am the current president of the Sunset Beach Community Association (SBCA).

Our community is familiar with Andy Anderson.

Andy Anderson was the developer of The Sunset Beach Colony, a gated community in Sunset Beach. Part of the permitting agreement with C&C of Honolulu during the development of The Colony was that he would provide a park for the community. The infrastructure was completed but the “park” still remains chained off, unused and occupied by the homeless.

Andy Anderson will not be an asset to Haleiwa. His track record in our area is very shotty.
His restaurant, The Haleiwa Beach House is another example of what was permitted and what was built. The cesspool was not properly constructed and completed, it spilled into the bordering Loko Ea, a fish pond which is over 100 years old. He then went on to expand the restaurant to a second story that was shut down after a couple months because of permitting. The second story still remains closed. The restaurant does not have adequate parking, employees and patrons park on City & County land that is part of Haleiwa Beach Park.

It is scary what havoc he could cause on the 7 acres he proposes to rezone. Does he have the permits for the ingress and egress for this project? Will these roads be able to handle the cars that will be part of this project? Our roads are already clogged not just with traffic, but also parking which makes the main thoroughfare of Kamehameha Highway dangerous for for residents and tourists alike.

I am appalled that DPP would endorse this project knowing all the permitting violations he has had through the years in our community and our continuing problems with parking and traffic.

In 2015 when his grandson, Ikaika Anderson, was on the City Counsel he voted against the zoning change then as he felt it was not a good fit for Haleiwa and that was 10 years ago. Over crowding and traffic has only gotten worse. 30,000 square feet of commercial space and 156 apartments will only add to the problems of our very small, old town.

Please refer to the letter sent by the Sunset Beach Community Association to Franz Kraintz, DPP Branch Chief on

September 19,2024, submitted by Andrea Woods, SBCA Vice-President, which unanimously opposes the rezoning of agricultural land for urban use, specific to this project by Backyards, LLC.

Thank you for your time.

Name:	Email:	Zip:
Kimberly Kahahawai Farrant	kimberlyfarrant4@gmail.com	96712-8604
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 06:49 PM

Testimony:

I grew up in Kailua where we lost the small farm that was in my father's family since the Great Māhele to residential development in the 1980's. Over the 33 years I've lived in Haleiwa there has been some similarly alarming gentrification, and it is vital that we do not allow profit-driven developers and their enablers to rob our community of the rural character we and those from other parts of the island so cherish. Please maintain this land's status as an Agricultural District.

Name:	Email:	Zip:
Stephanie Real	stephaniereal@outlook.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 06:50 PM

Testimony:

I strongly oppose the zoning conversion from AG to Urban in Haleiwa

Name:	Email:	Zip:
Michael Lindo	klhaleiwa@aol.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 07:08 PM

Testimony:

I'm against the rezoning of Agriculture land to Urban Development it should be farmed so we can be more self sustainable in our small community.

Name:	Email:	Zip:
Kaimana Plemer	ksplemer@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 07:14 PM

Testimony:

Aloha Chair and Councilmembers,

My name is Kaimana Plemer, lifelong resident of the North Shore where my family has been for many generations, and I

respectfully submit my strong opposition to the proposed rezoning of agricultural land to urban zoning in the heart of Hale'iwa.

This land represents more than just open space—it is a vital part of our rural identity, our food security, and our cultural heritage. Hale'iwa has long been valued for its small-town charm, agricultural roots, and deep connection to place. Allowing large-scale development here risks forever changing the fabric of our community and sets precedence for unwanted future development.

Many of us are concerned about the lasting impacts—on traffic, infrastructure, affordability, and the character of the town itself. While we understand the need for housing and economic opportunity, this proposal feels out of step with the needs and values of the people who actually live here.

Please consider the long-term implications of this decision and choose to protect the unique spirit of Hale'iwa. I urge you to reject the rezoning request.

Mahalo for your time and consideration.

Name:	Email:	Zip:
Regina Acosta	Islandkeiki3@hotmail.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 07:15 PM

Testimony:

Approving this bill will negatively affect Hale‘iwa's rural nature and cultural identity, threaten agricultural lands, and set a precedent for further development in an area already dealing with increased traffic, infrastructure strain, and loss of open space. Plain and simple - this development is for profit and favors short-term commercial interests over the community's long-term well-being and environmental responsibility.

Name:	Email:	Zip:
Wendy Kalani	wknakasone@gmail.com	96786
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 07:29 PM

Testimony:

Please do not approve this - Keep the country country!

Name:	Email:	Zip:
Kelsey Tanabe	kelsey.tanabe@yahoo.com	96816
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 07:37 PM

Testimony:

Keep the country, country! This would only burden residents and tourists but be eye sore to old Haleiwa town!

Name:	Email:	Zip:
Brianna Acosta Badel	bdnacosta@gmail.com	96791
Representing:	**Position:**	**Submitted:**
Self	Oppose	Jul 8, 2025 @ 07:41 PM

Testimony:

Aloha Council,

Thank you for your time and consideration in reading my opposition testimony to Bill037(25).

First and foremost, I have to express how disheartening it is to be submitting testimony once more in order to fight for the integrity and preservation of my hometown.

The over-development of ahupuaʻa Waialua, specifically Haleʻiwa Town, completely disregards its rich sustainable history, its people, and the ʻāina itself.

Though it has never been ideal, we have learned to preserve the "country" way of life despite the impacts of tourism which include increased traffic and strained resources. This re-zoning and subsequent development would not only take away from that way of life but it would also invite more foreign settling/investment and drive away local families, despite the empty promises of this developer. In reviewing the proposed project, only 10% (16 units!) would be deemed "affordable housing" at $2,500 for a 2 bedroom, 20% (31 units) at $3,800 for a 2 bedroom, and the remaining 70% (109) at "market." Let's be clear - with such a small portion dedicated to "affordable housing", who is this development really looking to attract? It surely isn't North Shore locals.

I would also like to remind the Council that this project was originally proposed in February of 2015 and the North Shore Neighborhood Board voted 13-0 to oppose any zoning changes not keeping with Haleiwa town's country character. Ten years later and their position remains the same - unanimous opposition.

Please also be reminded that they heard a presentation on October 22,2024, but stated that basic questions concerning affordability, management of rentals, business types, parking, and access were not answered. A project 10 years in the making and no clear answers to community concerns? AUWE!

Allowing this project may seem like a small re-zone now but history has shown that it will only open the floodgates for further development. It seems the only ones in support of this bill are those that stand to earn a profit rather than those who were born and raised in this community and wish to provide that same upbringing for our keiki.

I would like to personally call upon the Council members; I know many of you either have a connection to the North Shore or were brought up in similar small town living. I humbly ask that all you truly reflect on what a special and historic place Hale'iwa is and do what is right. For you this may be just another vote, but your vote has the power to change our community forever. OPPOSE!

Mahalo nui loa

Name:	Email:	Zip:
Nicolas Badel	Nbadel12@gmail.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 07:43 PM

Testimony:

I oppose this bill in support of the North Shore community and the best interests of its residents. Keep the country country and keep Haleiwa historic.

Name:	Email:	Zip:
Natasha Wills	natashatravis@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 08:07 PM

Testimony:

As a native Hawaiian from the lovely town of Haleiwa I strongly OPPOSE this bill!

This project does not align with our way of living which is to preserve our land, its resources, and our culture.

Haleiwa town does NOT need, nor want further development; not just in Haleiwa but also in its surrounding areas.

Mahalo for your time!

Name:	Email:	Zip:
Alicia Hill	thehillshouse4@icloud.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 08:30 PM

Testimony:

Absolutely not!! Where's the master plan??? It's absolutely dated! Infrastructure, parking, too many people buses cars.

Name:	Email:	Zip:
Kanoa Dahlin	kanoad@gmail.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 08:36 PM

Testimony:

I oppose rezoning ag land to urban. Keep the country country.

Name:	Email:	Zip:
Mihana Alden	galden18@students.kgi.edu	96821
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 09:07 PM

Testimony:

I strongly oppose this bill.

It is deeply disappointing — and frankly shameful — that a project like this is being supported by individuals from Hawai'i and by those entrusted to represent the interests of kama'āina. If you truly cared for this land, its history, and its people, you would end this conversation now. Our iwi kūpuna rest on this land — or did. To desecrate these grounds for the sake of profit is not progress; it is erasure.

This bill does nothing to meaningfully serve the local community. It continues a harmful and tired pattern we've seen time and again, once which puts commercial and outside interests above those of the people who work hard every day just to afford to live in the place they were born and raised.

Consider instead, if we invested in sustainable development that centers local voices, protects sacred spaces, and strengthens our communities, rather than displacing them. Hawai'i would be a better place for visitors, and those who call it home.

Please vote against this bill — not just for its impact today, but for all that will come. Mahalo nui.

Name:	Email:	Zip:
Jamie-Lyn Rezentes-Ah Quin	jamielyn.leonardi@gmail.com	96731
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 09:14 PM

Testimony:

I oppose the change from ag land to an urban district. If the developer wanted to help grow the community, the land could be used to allow families to have small farming lots. More development in an already congested area will do more harm.

Name:	Email:	Zip:
Grace Blevins	808agent4u@gmail.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 09:16 PM

Testimony:

These lands that are being sold are being sold of land that should never been sold. This place is ground zero of a genocide and people need to sold buying land in Waialua. No more crimes against the people. Stop the rezoning!!!!

Name:	Email:	Zip:
Roxzi Bokoals	roxzi.zaggy@gmail.com	96712
Representing:	Position:	Submitted:
Self	I wish to comment	Jul 8, 2025 @ 09:22 PM

Testimony:

I write today in opposition to this bill. As a long time resident, and student I already plan my days around traffic here on the northshore. We do not need another development that will bring more tourism and push locals out. I fear this development would only cause more strain on the community and cater to tourism. The so called seven mile miracle is turning into a seven mile hell. Residents cannot move freely within a seven mile radius without having to plan around hour long traffic that is only a 10-20 minute drive normally.

Name:	Email:	Zip:
Jason Timm	jahgumby80@gmail.com	96734
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 09:26 PM

Testimony:

This project would be very disruptive to small Haleiwa town. We must keep agriculture land available only as agricultural. Once it’s bulldozed and built ups on, that land can never be used for agriculture ever again. It’s sad to see another project that is trying to take away more agricultural land. Enough is enough and we need to keep the country, COUNTY!

Name:	Email:	Zip:
Karen Gallagher	karengallagher222@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 09:29 PM

Testimony:

Aloha Councilmembers,

I vehemently oppose the change of zoning from ag to a disgusting strip mall. Haleiwa is supposedly an historical town and this development is not historical nor does it add any desirable ambiance to the town. We have all of the stores that we need; we have a grocery store, a pharmacy and a hardware store. We have over a dozen surf shops and half a dozen each of acai bowl places and coffee shops and shops selling trinkets along with a plethora of food trucks representing food from almost every corner of the planet. And guess what? NONE OF THESE ESTABLISHMENTS HAVE ENOUGH WORKERS!!!!!!

I beg of you to respect our community and our wishes; we are overwhelmingly opposed to this monstrosity. We have no use for it and it will destroy the rural area of O'ahu that has been deemed to be the place where all can come to refresh their souls...Speaking of which, please do not sell yours! Do the right thing; say NO! Love, Karen Gallagher

Name:	Email:	Zip:
April Plackett	april.figueroa7@gmail.com	96712
Representing:	Position:	Submitted:

Self	Oppose	Jul 8, 2025 @ 09:30 PM

Testimony:

Let's just stop in the realistic about this entire project. If This is being sold as a solution to the housing problem on the North Shore but what will end up happening is more of a problem to the actual residents and workers of the North Shore. Let's say that realistically, a "affordable" housing solution is offered. At today's rates, in this competitive market, it is Unfeasible that your average person would be able to afford this. An HOA fee, a mortgage, a down payment, a high interest rate of a loan, and utilities cannot be afforded by the average worker on the North Shore. What will end up happening?. outside buyers will come in and swoop up these "opportunities" and market them back to the community at a high rent Or they will market them to tourists, or they will simply hold onto them, and allow them to remain empty. And appreciate in value and be resold at profit.

Our infrastructure traffic wise does not support such a massive influx as it stands. Already a simple traffic accident can add 45 minutes to a 15 minute drive.

What happens when True tragedy strikes the North Shore?

Imagine first responders not being able to get through quick enough to save lives, or prevent mass tragedy.

I strongly urge everyone to vote to oppose this project. For the safety and the community of the North Shore

Name:	Email:	Zip:
Shana Benz	kananibenz@gmail.com	96791-9744
Representing:	**Position:**	**Submitted:**
Self	Oppose	Jul 8, 2025 @ 09:35 PM

Testimony:

Aloha mai kākou,

My name is Kanani Benz, and I am submitting this testimony in strong opposition to any proposed development projects in Hale'iwa that aim to expand housing or commercial shopping in our town.

Hale'iwa is already overwhelmed. Our roads are congested, emergency access is limited, and our infrastructure cannot handle the constant push for "growth" that benefits outsiders more than it does our local families. Adding more buildings, traffic, and people is not sustainable—it's a death trap in the making, especially in the event of a natural disaster or evacuation.

This land was zoned as agricultural (AG) for a reason. Our kūpuna understood that this 'āina was meant to feed people, not corporations. Yet time and again, we see that the deep cultural and ecological knowledge that once protected these lands is being ignored in favor of short-term profit. It's heartbreaking.

To those pushing development who do not have roots in Hawai'i: understand this—'āina is not just land. 'Āina is our ancestor, our source of life. It feeds us spiritually, physically, and culturally. When you bulldoze her for malls and subdivisions, you're not just changing the scenery—you're severing our connection to who we are as kanaka, as

kama‘āina.

Hale‘iwa does not need more shopping centers. We do not need luxury homes or apartment complexes. What we need is respect for the land, for the people who call it home, and for the future generations who deserve to inherit a Hawai‘i that is alive, not paved over.

Please, leave this ‘āina alone. Enough is enough.

Name:	Email:	Zip:
Austen Gersonde	sheagersonde@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 09:43 PM

Testimony:

I oppose

Name:	Email:	Zip:
Jenny Yagodich	kaipuna@aol.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 09:45 PM

Testimony:

NO!! NO 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:
Joel Centeio	joelcenteio@gmail.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 09:56 PM

Testimony:

Strongly oppose. Enough development. Keep it country.

Name:	Email:	Zip:
Tawny Tynanes	tawnytynanes1@gmail.com	96706
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 09:57 PM

Name:	Email:	Zip:
Aloha M	daalohamovement@gmail.com	96712
Representing:	Position:	Submitted:

Self	Oppose	Jul 8, 2025 @ 10:05 PM

Testimony:

HISTORIC Hale'iwa town does not have the infrastructure to support such a development, Keep North Shore Country, I oppose Bill 37 rezoning AG Land to Urban Commercial Business use. Enough developments already, We Need more preservation, Ag land should be farmed

Name:	Email:	Zip:
Stanley K May	stanleym@hawaii.edu	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 10:05 PM

Testimony:

Dear Councilmembers:

I strongly oppose the Haleiwa Backyards development. Haleiwa and the North Shore suffer greatly from too much traffic and overburdened infrastructure. The project is a gross violation of good planning. Growth on Oahu has been directed to the Kapolei area, not the North Shore, because there is not sufficient infrastructure on the North Shore to accommodate this kind of growth. This is an instance where a landowner, Andy Anderson, wants to make a buck by getting land he owns rezoned from agriculture to urban. I implore the Council to follow the tenets of good planning and reject this project. What the North Shore needs is affordable housing for local residents, at prices they can actually afford, affordable housing that is permanently deed restricted so that it remains affordable in perpetuity.

Aloha,

Stan May

Name:	Email:	Zip:
Jon Pyzel	jon@pyzelsurfboards.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 10:09 PM

Testimony:

Terrible plan for the community. Please realize that and oppose it.

Name:	Email:	Zip:
Crystal England	cstock31@yahoo.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 10:37 PM

Testimony:

I oppose this bill!

Name:	Email:	Zip:
Tara Rojas	tarahawaiikiai@gmail.com	96706

Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 10:39 PM

Testimony:

Testimony Opposing Bill 37 (2025), CD1

City Council Hearing - Wednesday, July 9, 2025

Aloha Chair Waters and Councilmembers,

‘O Tara Rojas ko‘u inoa and I’m here to call out the blatant deception behind Bill 37.

This bill claims to provide “low-to moderate-income housing” for the people of Hale‘iwa. But let’s be real - what working class person making $85,000 a year - supposedly 80% of O‘ahu’s median income - can actually afford a $2,000 to $2,500 monthly mortgage or rent, on top of utilities, food, gas, sewer fees, and skyrocketing insurance?

You’re selling this as affordable?

It’s not. It’s predatory.

Let’s talk numbers:

• Median income disposable income.

• $85K/year = roughly $5,000/month take-home.

• Housing alone would eat up half or more of that, violating the basic rule of affordability.

And for what? To urbanize land that:

• Lies squarely in the floodplain of Opaeula Stream and the Anahulu River, where on March 9, 2021 heavy rains overtopped the banks, sending muddy floodwaters through Hale‘iwa’s main streets, inundating businesses, and forcing emergency evacuations;

• Sits on designated agricultural land,

• Provides zero food security, and

• Was never meant to be developed this way.

This is not housing justice. This is developer enrichment disguised as public good - and the developer, D.G. “Andy” Anderson, operating through Basin Project Inc. and Haleiwa Backyards LLC, has spent over a decade pushing controversial projects across Hale‘iwa despite years of community opposition. From attempts to privatize public parkland for a boutique hotel, to the Hale‘iwa Beach House redevelopment, to now this rezoning - the pattern is clear: when the community says no, he keeps going. It’s not about mālama or listening. It’s about profit, regardless of the ‘Āina or the people.

The community has been loud and clear:

NO.

No to fake “affordable” housing.

No to erasing ag land.

No to increased flood risk.

No to more burden on our infrastructure, traffic, and environment.

No to the erasure of moku identity for mainland-style urban sprawl.

This isn’t Pono. It’s Hewa.

And every councilmember who votes yes will be accountable to that hewa - in public record and in history.

Vote NO on Bill 37. Protect the ‘Āina.

Honor the people. Stop this lie from being approved.

Mahalo.

Name:	Email:	Zip:
Kiyoko Fiser	fiserkiyoko@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 10:50 PM

Testimony:

This bill should not be pass due to the massive negative affect it will have on the agricultural lands, and animals. The north shore does not have the infrastructure to support anymore developing and can barely support the amount of people that go on the roads daily. This will harm a community of locals and visitors alike. I asked that we protect this precious land.

Name:	Email:	Zip:
Denice Kuehu	dkuehu@gmail.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jul 8, 2025 @ 10:58 PM

Testimony:

I opposed the change from agriculture to urban use. Zoned for Agriculture! Urban development must be restricted and stopped from such requests. This location cannot sustain any more traffic, water use, sewage run off and much more! We have had it with people dumping money into these types of businesses. Our little town cannot and will not approve. You don’t see it but we do! Agriculture is the only operations allowed there. It is absolutely needed to retain that land. The rocks and boulders beneath the surface holds that hill up. Any changes will cause major run off and flooding to the lower areas. The shopping center and homes. Stop these people from requesting to change agricultural lands for urban or

commercial use permanently. This proposal will only add to the many problems we already have. You know it!		
Name: Jasmine Kawai-Aweau	Email: jasminesniffencarson@gmail.com	Zip: 96795
Representing: Self	Position: Oppose	Submitted: Jul 8, 2025 @ 11:09 PM
Testimony: Keep the country country, I appose this developer from developing in Haleiwa.		
Name: Asami Dela Cruz	Email: a.sammy808@yahoo.com	Zip: 96731
Representing: Self	Position: Oppose	Submitted: Jul 9, 2025 @ 01:04 AM
Testimony: Please don’t. Protect land, not your bank account. You already have more than enough.		
Name: Andrea Grabow	Email: grabowa33@hotmail.com	Zip: 96816
Representing: Self	Position: Oppose	Submitted: Jul 9, 2025 @ 01:21 AM
Testimony: Historic Hale'iwa Town & the north shore as a whole is not set up for more retail space and more apartments. The infrastructure cannot even handle the influx of tourists and traffic as it is. Local people, adults & keiki, can barely exist in a normal environment in their own neighborhood. The traffic, the crowds, the events take away precious hours from our daily lives. I grew up in Sunset Beach & was forced to move to town, to be able to get to work on time & feed my family. My heart wants to be back home so bad but I cannot afford the rent & land prices that have been jacked up way beyond affordability. Expensive subdivisions, resorts, &commercial spaces are for profit benefiting only the rich. Our home is being commercialized and we will fight to KEEP THE COUNTRY, COUNTRY!!		
Name: Nathanial Montalbo	Email: nathanial0207@gmail.com	Zip: 94566
Representing: Self	Position: Oppose	Submitted: Jul 9, 2025 @ 01:29 AM
Testimony: let the country stay country, let kanaka stay stewarding, let our kupuna iwi rest.		
Name: Kawaiohawaiki Anakalea	Email: kawaiohawaiki@gmail.com	Zip: 96813
Representing:	Position:	Submitted:

Self	Oppose	Jul 9, 2025 @ 02:00 AM

Testimony:

Give the land back to Hawaiians where it belongs. Stop setters from destroying our islands!!! These greedy men don't care about the land, they only care about lining their pockets.

Name:	Email:	Zip:
Patrick Woolstenhulme	pcwoolstenhulme@icloud.com	92154
Representing:	Position:	Submitted:
Self	Oppose	Jul 9, 2025 @ 03:36 AM

Testimony:

GREEDY

Name:	Email:	Zip:
Susanne Vaughn	bysusannevaughn@gmail.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jul 9, 2025 @ 05:04 AM

Testimony:

How does this benefit the community? How does this benefit the land? As a full time resident, taxpayer, visitor to these businesses daily, This area is wildly congested on a daily basis for upwards of eight hours a day. I understand the background of the subdivision of the property happened in 1991. The community has changed wildly since then and there is no way to accommodate this 150 apartments - how does the county plan to manage waste water traffic, grocery and other amenities for the full-time residence who would be in the low to moderate income housing?

Name:	Email:	Zip:
Sharryl Matsumoto	sharryl54@comcast.net	96791
Representing:	Position:	Submitted:
Self	Oppose	Jul 9, 2025 @ 05:24 AM

Testimony:

It's unfortunate that this bill has progressed to the City Council for approval despite widespread opposition from the community who will have to suffer through the negative impacts that this zoning change will have on the community for generations.

Waialua is the last agricultural community on the island. We need to retain every agricultural parcel. Changing it to urban because a developer claims the land is not suitable for farming because old reports state that is laughable. The developer has not even tried to farm it. Anything can be farmed. Just look a short distance across Kamehameha Hwy where the Johnson's Kokua farms has turned into a successful business.

The zoning change will add unnecessary businesses to an area that is already overwhelmed with small businesses geared towards bringing more tourists into an overcrowded Haleiwa town.

Will the proposed 30,000 businesses benefit the residents of Haleiwa/Waialua? Absolutely not! You've been presented

with countless testimonies from residents who talk about how we don't go into Haleiwa town after 11:00 in the morning because of all the tourists. AND IT'S UNFORTUNATE THAT OUR VOICES ARE NOT BEING HEARD.

The developer's plan to build homes, some of which are 'affordable' is laughable. These homes will not benefit the residents of Haleiwa/Waialua who currently rent rooms in other people's homes. These new residences will bring in home buyers from other parts of state and from the continent. We've seen this happen over and over.

By approving this bill and leaving it up to the community to oppose the development's next step is not the right thing to do. Stop it now. Please.

I question again, as have other residents, the validity of Transportation's report that the road between Ace Hardware and Liliuokalani's graveyard was adequate for an egress/ingress for this developer's community. At the Zoning Committee meeting, a City Council person raised our concern about the sufficient size of that road and was provided with the answer of 35 feet. While that might be at the widest spot, it is not true on the majority of that lane. That lane will not provide sufficient access to EMERGENCY VEHICLES. That lane will not provide SAFE access to 2 vehicles because there's not enough shoulder room available. The lane will not provide SAFE pedestrian access as that lane will not have sufficient shoulder space. That lane will not provide SAFE access when a delivery truck or even one of those mini touring buses travel downs that lane with another passenger vehicle approaches from the other way.

PLEASE listen to the majority of the community members. Please DO NOT APPROVE this bill. Thank you for your time.

Name:	Email:	Zip:
Jamen Kennedy-Natividad	jkennedynatividad@gmail.com	96822
Representing:	**Position:**	**Submitted:**
Self	Oppose	Jul 9, 2025 @ 05:24 AM

Testimony:

Haleiwa town just simply cannot support this development I'm from waialua and already hate the prostitution of my beautiful north shore any more and I probably gon leave and if I leave Hawaii i don't know where else I can go

Name:	Email:	Zip:
Carubie Rodgers	crodgers328@yahoo.com	96822
Representing:	**Position:**	**Submitted:**
Self	Oppose	Jul 9, 2025 @ 05:55 AM

Testimony:

As someone raised here in Hawaii on Oahu I oppose this proposal with everything once of my being. I've lived all over the island, including Haleiwa, and come here weekly to visit friends and families. It is already too crowded and congested in Haleiwa and the north shore. I also see fewer and fewer local people every week that I come. I know some are stuck in their homes, virtually held hostage by the congestion in their backyards and community, but so many more are getting priced out and replaced by mainlanders. This will be just another continuation of that horrific trend. Stop turning Haleiwa into Orange County.

Have some pride and backbone. You know this is wrong. Maybe you think it's inevitable so might as well take a buck. But this isn't what you were elected for.

Do not let this happen. If you can't think of another way to save our island and community, at the very least stop making it harder for someone in the future to come up with the solutions that you cannot see. Help them, and help us now.

Name:	Email:	Zip:
Stacie Ito	hokulani63@gmail.com	96786
Representing:	Position:	Submitted:
Self	Oppose	Jul 9, 2025 @ 05:56 AM

Testimony:

Aloha,

Please — keep the country, country.

I have spent much of my life around Haleʻiwa. I've watched it change — not slowly, but rapidly — and I can tell you, very few of those changes have benefitted the people of this land. What was once a quiet, thriving local community has been overtaken by tourism and development. It has become a destination, not a home.

Rezoning this land from agricultural to urban would not only alter the landscape — it would damage the spirit of this place. The ʻāina is not just soil; it is history, it is identity, it is legacy. Haleʻiwa is more than a postcard — it is a living connection to our kūpuna, our aliʻi, and to the generations still to come.

Not far from the very land proposed for rezoning stood Queen Liliʻuokalani's summer home. That alone should give us pause. To pave over these lands, to allow further commercialization, is to erase yet another piece of Hawaiʻi's living heritage.

We have seen this story before. We know what happens when land is rezoned — prices go up, locals get pushed out, and what remains is a shell of a community designed for visitors, not for those who call this place home.

I am pleading with you: do not let another piece of historic Hawaiʻi be sacrificed for short-term economic gain. Protect what little is left of our rural communities. Preserve Haleʻiwa for the people of Hawaiʻi — not for more development, not for another tourist attraction, but for our keiki, for our culture, and for our future.

Mahalo for your time and consideration.

Name:	Email:	Zip:
Amy Lutey	amylutey@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 9, 2025 @ 06:11 AM

Testimony:

I oppose the reclassification of agricultural land in Haleiwa for this development. It is already difficult for community members to go to the post office, Ace Hardware, Long's and the bank because of traffic congestion. Andy Anderson wants to develop this ag land for his profit, not for the good of the community!

Name:	Email:	Zip:
Victoria Francois	vfrancois34@gmail.com	96706-6280
Representing:	Position:	Submitted:
Self	Oppose	Jul 9, 2025 @ 06:14 AM

Testimony:

We don't need more houses or condos. We need to be able to produce our own food, and it should remain agricultural land to produce food for the community. We need to continue reserving land for food production on the island and reduce the number of imported food items. The land is prime land for food, fruit trees, poi, and other crops. I personally support and buy local food from farm markets, and I prefer eating food from the land. We don't need to change the zoning of this area so someone from the outside can earn a profit that doesn't support the local people, but only increases the cost of living and traffic congestion in the area.

Name:	Email:	Zip:
Tavia Ukauka	taviaukauka5@gmail.com	96744
Representing:	Position:	Submitted:
Self	Oppose	Jul 9, 2025 @ 06:23 AM

Testimony:

Hawai'i is already too expensive, keep the country country!

Don't build more condos. As a native Hawaiian I can't even afford to live in Hawaii. You're adding to this problem.

Name:	Email:	Zip:
Lori Hiratani Rough	lorirough1@gmail.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jul 9, 2025 @ 06:48 AM

Testimony:

I vehemently oppose changing the Haleiwa Quadrangle from an agriculture district to an urban district. Building the Haleiwa Backyard project would increase traffic (which is already heavy) and change the bucolic nature of Haleiwa. Increased traffic, 3-story apartment buildings, offices and more retails stores will destroy the country feel of my beloved town. The quaint, rural nature of Haleiwa is what makes it a tourist attraction.

Changing the zoning also goes against the Haleiwa Special District plan which was designed to keep the area rural, zoned for agriculture. Our local farmers provide much needed food.

Name:	Email:	Zip:
Richard Lantz	ricklantz12@gmail.com	96712

Representing:	Position:	Submitted:
Self	Oppose	Jul 9, 2025 @ 06:51 AM

Testimony:

I am a Haleiwa resident and homeowner. I oppose rezoning and any construction on designated ag land. Haleiwa needs more infrastructure not more development. Carpenters always need work but generally have no stake in the development or feel the effects of the change. Please keep this ag. Mahalo

Name:	Email:	Zip:
Kenison Bajo	Bajokalei637@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 9, 2025 @ 06:53 AM

Testimony:

I was born in Hale'iwa and have lived here for 57 years. I have seen the many changes our town has undertaken and am very concerned about the increased traffic and the problems it will cause. Also the point of entry into the project is unacceptable. Please put a stop to this.

Name:	Email:	Zip:
Kanani Oury	kananioury@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 9, 2025 @ 07:08 AM

Testimony:

Aloha Council Members

Thank you for taking the time to hear our concerns on this issue.

I ask that you please oppose this change as it will cause undue stress on a community that is already lacking basic infrastructure for the development that exist.

Until we can properly develop and allocate resources to a town that cannot support even its own residents, much less the many tourist that frequent the town daily, additional development in the heart of Haleiwa's Town should be avoided and deferred.

I ask that you imagine living in a town where you avoid going to the grocery, bank, and post office daily. A town where you have seen too many accidents or incidents that have a slow emergency response. A town that does not resemble the amazing country town it once was. Then ask yourself, does this change need to happen right now or can we defer to a time when resources have been properly allocated?

Thank you so much for your time.

Mahalo

Name:	Email:	Zip:
Daleth Pyzel	dalipyzel@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 9, 2025 @ 07:10 AM

Testimony:

It took me 45 minutes to drive from Rocky Point to Haleiwa the other day. No reason for the horrendous traffic backed up to Keiki beach all the way to Lanis. Please do not pave the way for more development without addressing the traffic issue. More houses equals more traffic and we need a solution to our gridlock first.

Name:	Email:	Zip:
Jamie Sabatini	sabatinij001@gmail.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jul 9, 2025 @ 07:11 AM

Testimony:

I strongly oppose this request to change AG land in Haleiwa town. Haleiwa is already overcrowded and cannot support more traffic, more shopping center, more parking, more people. Please do not allow Andy Anderson to build again without regard to our community needs.

Thank you, Jamie Sabatini

Name:	Email:	Zip:
ZaZ Dahlin	shakazaz@gmail.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jul 9, 2025 @ 07:20 AM

Testimony:

This is a beautiful piece of ag land, that would be great for a community garden!

I strongly oppose rezoning restricted ag and general preservation to business commercial mix use for corporate greed and commercial profit. For 10 years the land owner Andy Anderson, let this ag land sit vacant just so he could capitalize on rezoning it to business, when it could have been farmed to feed the community.

Andy Andersons past projects have impacted our community negatively. His 2 story restaurant Hale'iwa Beach House faced temporary closure due to expanding the seating capacity without a proper wastewater system— to date the top story is still closed, he cut corners to see this project thru and for months allowed sewage to seep into Anahulu Bay and the Queens Fishpond Loko Ea which is Haleiwas only fish pond that the community still gathers from. Even with an EIS, think about the negative impacts from this on our water source and water ways.

For years now we've seen developers come in with big promises and end up delivering short. We watch them destroy the water ways, backfil them, slam concrete pillars through punawais, disturbs iwi kupuna but the EIS always says the proposed project would not do such things.

For Example: Arete Collective is constructing a Luxury residential community up turtle bay they found numerous iwi kupuna and artifacts yet construction still continues regardless of community concerns. The Laniakea Parking lot / road diversion being constructed at Kukaeohiki has found Iwi Kupuna but continues to expand, dig and drill concrete slabs into the river bed of kawailoa. This project, Hale'iwa Backyards is no different. Especially when There is very little trust in the system that is meant to protect our Ag land, our aina and resources.

Why should we believe today that run off, and pollutants from this project will not end up in our waterways, end up in the punawai, marshland and rivers that surround Haleiwa town from the only stop light to oceanfront.

The developers proposal of adding 30,000 square feet of retail stores, 500+ parking stalls and multiple 3 story tall buildings in an already congested one road in one road out haleiwa town meanwhile promoting that rentals will be affordable and will keep the country country is a joke. What is affordable? Example: you work at one of these proposed retail shops, minimum wage is $15 an hour, you work 8 hours that's $120 before taxes, let's say ur take home is $80 for the day. You work 5 days a week, that's $400 bucks. In one month your net is $1600, that's before bills, gas, electric, water, sewer, rent etc. 2 bedroom Rental apartments for this project are $2500, if you spilt rent thats $1250, which leaves you $350 to cover all other expenses for the month.

Project Hale'iwa backyards was never intended to support local, only the developer and anyone else who has their hand in the pocket.

Ag land is meant for food production. Farming is the future when you live on an island that's dependent on 90% imports. Soil is the most valuable resource on the planet. In an era of progression, the mentality that Money is more important than Soil has got to change, the state is constantly inviting big money investors to buy here. we are building structures faster than land is being generated in our islands. From plants to people we are displacing the natives.. Value the environment. Value the people. We live on an island with limited resources, we must protect what's left for future generations!

You all have a big decision to make,
You have a choice to keep the country country or support developers and outside money occupying Hawaii which continue to displace locals. Your decision today will make an impact for a lifetime. please be a voice for the land support the people in opposition of rezoning ag land for urban.
Mahalo Piha

Name:	Email:	Zip:

Carli Wurzberger	carli.bug44@gmail.com	96706
Representing: Self	Position: Oppose	Submitted: Jul 9, 2025 @ 07:22 AM

Testimony:

Hale'iwa town is already congested enough. Residents of Hale'iwa and locals of O'ahu can barely enjoy spending a day up North Shore due to the traffic. Adding yet another tourist attraction to the island, especially Hale'iwa, will only make our issues worse. The location of this project is on fertile soil that should be used to sustain our community. It is also next to an almost 200 year old cemetery, why disturb the dead. We need to grow our ʻāina, but not in this way. Keep the country, country and keep Hawai'i, Hawai'i.

Name: Jendale Kahuanui	Email: youandme45@icloud.com	Zip: 96816
Representing: Self	Position: Oppose	Submitted: Jul 9, 2025 @ 07:29 AM

Testimony:

Keep the country, COUNTRY!!!

No building on the north shore

Name: Pakela Almeida	Email: pakelaalmeida2@gmail.com	Zip: 96797
Representing: Self	Position: Oppose	Submitted: Jul 9, 2025 @ 07:40 AM

Testimony:

Haleiwa town does not have the infrastructure to support these townhomes. Traffic is already the worst on the island and by building, it would not only make traffic worse, it could cost businesses a lot of money. That land should only be used for agriculture purposes.

Name: Jayna Yeager	Email: jayna@oahupermits.com	Zip: 96816
Representing: Oahu Permits, LLC	Position: Oppose	Submitted: Jul 9, 2025 @ 07:52 AM

Testimony:

This area is not set up for this type of development. It is zoned AG Land for a good reason and this area does not have the infrastructure in place to support this. We need to preserve AG land on this island to prevent over development and crowding.

Name: Jack Lutey	Email: luteyj@msn.com	Zip: 96712

Representing:	Position:	Submitted:
Self	Oppose	Jul 9, 2025 @ 07:58 AM

Testimony:

This project is the hotel Mr Anderson wanted to build at Haleiwa Beach Park on parks land disguised as affordable housing. These units will all be turned in to STR's.

Jack Lutey

808 222-4344

Name:	Email:	Zip:
Shaienne Estepa	shaienne.estepa@gmail.com	96744
Representing:	Position:	Submitted:
Self	Oppose	Jul 9, 2025 @ 08:03 AM

Testimony:

I oppose this bill.

Name:	Email:	Zip:
Tristyn Kalama	tristynkalama@gmail.com	96734
Representing:	Position:	Submitted:
Self	Oppose	Jul 9, 2025 @ 08:04 AM

Testimony:

I oppose this bill. You will be changing what makes Haleiwa special. The residents do not want it. If it was to build truly affordable housing that is one thing but it is not. It is being built to only focus on tourism and does not help the local community of Haleiwa. I oppose this bill. Do not allow this developer to change ag land to build this, it is not what's best for the people.

Name:	Email:	Zip:
Anna Gildemeister	agmeister@icloud.com	96786
Representing:	Position:	Submitted:
Self	Oppose	Jul 9, 2025 @ 08:07 AM

Testimony:

Haleiwa is already so congested, I want to keep the "local vibe" and small town feel that Haleiwa provides to North shore, having commercial buildings and apartments would take away from what is already so rare. North shore already has so much traffic and this would worsen it 10 fold

Name:	Email:	Zip:
Jesse Robinson	jesserob@hawaii.edu	96791
Representing:	Position:	Submitted:
Self	Oppose	Jul 9, 2025 @ 08:08 AM

Testimony:

I oppose this bill. We need to preserve the town how it is. This does not provide affordable living or use appropriate agricultural land in the ways that we need as a community. We do not need additional infrastructure within the boundaries of Haleiwa. In the last few decades there has not been a lot of improvements to help resolve community needs. Do not continue to make the same mistake by overpopulating a small town for profitable interests of one. This is not what residence want. This is not beneficial to residents. Tourist love Haleiwa how it is and how it was. Do not try to change it into what it is not. Aole!

Name:	Email:	Zip:
sarai yehudah	saraimalone808123@gmail.com	96818
Representing:	Position:	Submitted:
Self	Oppose	Jul 9, 2025 @ 08:12 AM

Testimony:

I oppose this bill. As if we already don't have enough being developed in every other place. Leave north shore ALONE.

Name:	Email:	Zip:
Kevin Devine	kevdev314@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 9, 2025 @ 08:16 AM

Testimony:

I oppose this bill. We need more affordable housing in Haleiwa. The infrastructure in Haleiwa cannot handle more commercial buildings and store fronts like as proposed

Name:	Email:	Zip:
Jamie Detwiler	jamied1025@gmail.com	96789
Representing:	Position:	Submitted:
Self	Oppose	Jul 9, 2025 @ 08:18 AM

Testimony:

Thank you for the opportunity to submit written testimony in STRONG OPPOSITION to Bill 037(25). Zoning laws are designated to protect the land and the people who live in these communities. The current zoning laws should remain in place. The community has consistently voiced their opposition to urbanize the already over-crowded Hale'iwa Town. The push to burden this beautiful rural community with additional intensive development is detrimental to the community due to infrastructure and space limitations.

Please vote NO on Bill 037(25) to preserve the land and protect the people of Hale'iwa. As a keiki o ka 'aina and the granddaughter of a former landowner in Hale'iwa, we must unite to protect and preserve Hawai'i for future generations. Mahalo for the opportunity to testify.

Name:	Email:	Zip:
Amy Ito	keao1014@gmail.com	96786

Representing:	Position:	Submitted:
Self	Oppose	Jul 9, 2025 @ 08:18 AM

Testimony:

Aloha,

Please keep the county country. What's left of it. There's already too much of everything here except agricultural land, natural resources, and human connection with nature. Please help reserve what we have left and do not amend the boundary.

Mahalo!

Name:	Email:	Zip:
Michelle Archuleta	seashellsmichelle@yahoo.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jul 9, 2025 @ 08:19 AM

Testimony:

This land is zoned Agricultural for a reason. It was meant to protect the integrity of the ʻāina, to support local food systems, and to honor the character of this community. Turning it over to urban developers is a betrayal of that purpose.

The North Shore community is exhausted. We have shown up time and time again—writing letters, giving testimony, organizing peacefully—and yet we are continually ignored. Why are locals expected to follow one set of rules, while wealthy developers with money and connections seem to get special treatment? How is it fair that residents are limited in what they can build on agricultural land, while developers can push to rezone entire areas for profit?! It's like you don't care because you'll fill your pockets while the community lives with the consequences!

This small town is at its limit. With only one road in and out, our infrastructure simply cannot support more development. We are already seeing the negative effects—traffic, strain on resources, and a loss of cultural identity. Enough is enough.

What we need is not more urbanization, but more support for regenerative farming, land stewardship, and food security. Protecting this land means protecting our future and honoring the kuleana we have to the generations to come.

Name:	Email:	Zip:
Frances Lichowski	fl@hawaii.edu	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 9, 2025 @ 08:19 AM

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 visitors; create event space for e.g. hula , bands, markets, Christmas parade; 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:
Kurt Fevella	senfevella@capitol.hawaii.gov	96813
Representing:	Position:	Submitted:
Self	Oppose	Jul 9, 2025 @ 08:30 AM

Name:	Email:	Zip:
Brooke Mcmann	brookemcmann123@yahoo.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 9, 2025 @ 08:57 AM

Testimony:

Haleiwa does not need this development! I also believe it will cause more and more traffic and more trash around this small town. Why contest and ruin this place. Keep it country. Do not fix what is not broken!

Name:	Email:	Zip:
Nikki Golden	nikkigolden808@gmail.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jul 9, 2025 @ 08:58 AM

Testimony:

Haleiwa needs better infrastructure before more development is done. I can’t go to Haleiwa during daytime hours because of the amount of congestion. Passage of this bill would make one wealthy man even richer at the expense of the already overburdened community. Enough already.

Name:	Email:	Zip:
Ro Gee	rogatt57@gmail.com	96821
Representing:	Position:	Submitted:

Self	Oppose	Jul 9, 2025 @ 09:25 AM

Testimony:
Is it necessary for us to have another Waikiki on the island? Such an event will end the tranquility (whatever is left of it) of the North Shore. Heavy equipment trucks will destroy the infrastructure in and out of Hale'iwa. Already, Kamehameha Hwy & Wilikina Road are in a state of chaos during the day. How do you plan to accommodate all these prospective tenants on that plot of land? Parking? How is that going to work out for us? You are trying to squeeze blood out of a stone. I am sure the property owner wants local businesses to close down because that will happen if construction does go underway. Look at what the Rail did to Dillingham Blvd; it's still a mess. It is a sin to harm our aina. Please vote NO on this bill. I implore you.

Name:	Email:	Zip:
Malcolm Bruhl	malcolmbruhl@gmail.com	96734
Representing:	Position:	Submitted:
Self	Oppose	Jul 9, 2025 @ 09:28 AM

Testimony:
A type of development such as this will cause further problems in the north shore such as over congestion and even worse traffic. Keep the country country.

Name:	Email:	Zip:
Timmy-lee Honorato Jr.	timmyleehonorato@gmail.com	96722
Representing:	Position:	Submitted:
Self	Oppose	Jul 9, 2025 @ 09:31 AM

Testimony:
Haleiwa is busy enough adding this will just make leaving and entering Haleiwa more worse and way more harder. Residents who live in Haleiwa like myself wouldn’t be able to do our daily life activities with the amount of traffic and activity that would go on.

Name:	Email:	Zip:
Earl Dahlin	earl.g.dahlin@gmail.com	96712
Representing:	Position:	Submitted:
Self	Oppose	Jul 9, 2025 @ 09:43 AM

Testimony:
Reject bill 37 REZONING AGRICULTURAL LAND to URBAN

Name:	Email:	Zip:
Hans Good	hansgood13@gmail.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Jul 9, 2025 @ 09:53 AM

Testimony:

This does not benefit the north shore community or the state of Hawaii in any way. This is not how you help solve the housing crisis, this will only add more stress to our already out of date and overstressed infrastructure. All this does is exacerbate the problem. Solve the real problems first, then we can talk about expansion.

HAWAII REGIONAL COUNCIL OF CARPENTERS

July 9, 2025

To: The Honorable Tommy Waters, Chair
The Honorable Andria Tupola, Vice Chair
Members of the Zoning Committee

Re: In Strong Support of Bill 37 (2025) CD1 - Haleiwa Backyards Workforce Housing Project – Zoning and State Land Use Boundary Amendment

Aloha Chair Waters, Vice Chair Tupola, and Members of the Committee:

The Hawaii Regional Council of Carpenters, representing over 6,000 hardworking men and women across the islands, submits this testimony in strong support of Bill 37 (2025), Committee Draft 1 (CD1), which reclassifies 7.292 acres within the Haleiwa Special District from the State Agricultural District to the Urban District.

This CD1 version of the bill strengthens the original measure by clarifying Council findings, aligning the action with established standards under ROH § 23-1.6, and confirming the land's suitability for low- to moderate-income workforce housing. The findings rightly emphasize the project's contribution to general welfare and its consistency with the Hawai'i State Plan, the O'ahu General Plan, and the North Shore Sustainable Communities Plan.

This reclassification recognizes that this specific parcel, surrounded by urban uses and infrastructure, is a logical and appropriate place for housing our workforce. The conditions included in CD1 also protect neighboring agricultural lands and preserve transparency through required disclosures.

We respectfully urge the Committee to adopt the CD1 and move this long-overdue housing solution forward.

Mahalo for your consideration. We've also attached previously submitted letters of support.

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

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

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.

Being able to live closer to our job sites means less time stuck in traffic and more time with our families. It means lower gas bills, better health, and being part of the communities we help build. That's a huge improvement to our quality of life and the lives of the North Shore workforce, especially those who work in Haleiwa.

This project has been planned carefully, consistent with the North Shore Sustainable Communities Plan, and requires an updated traffic impact study. The safeguards are in place. What we need now is your support to move forward.

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

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

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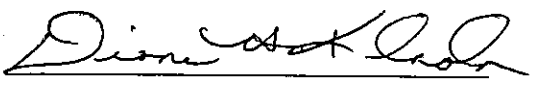
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Respectfully,

Signature: 

Name: DIONE M KALAOLA

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

Signature: 

Name: ERIC REINY

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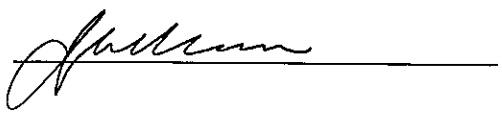
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Respectfully,

Signature: 

Name: ANTONIO ABEVA NOSSA

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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Respectfully,

Signature: _____

Name: EVERETTE MAKUA

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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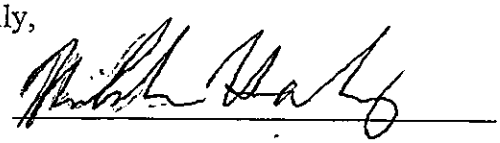
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Signature: 

Name: Nicholas Harding

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Members of the Committee on Zoning

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Respectfully,

Signature: Michael

Name: Michael Dyd

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Signature: 

Name: JOHN PRUDENTE

To: The Honorable Esther Kia'āina, Chair
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Signature: 

Name: Nathan Porter

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The Honorable Tyler Dos Santos-Tam, Vice Chair
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Respectfully,

Signature: Cheryl Bergido

Name: ALEX BAGID

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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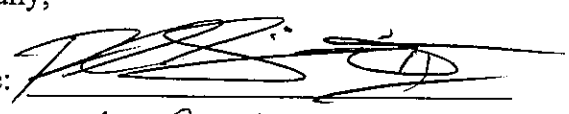
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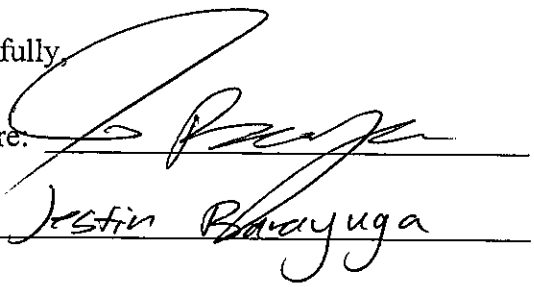
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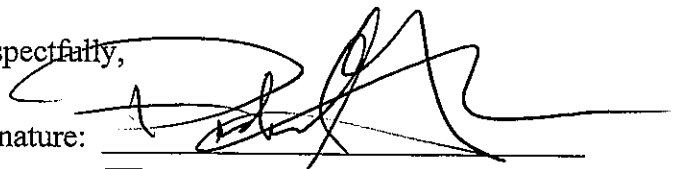
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Name: Alijah Lafrente-Menor

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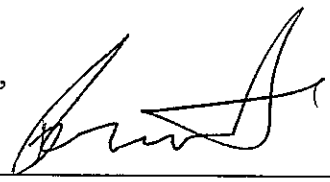
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Name: ANTHONY FISHER

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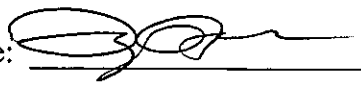
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Signature: B D

Name: Ben Duque

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Signature: Austin B

Name: AUSTIN BAGIO

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Name: TYSON AKANA

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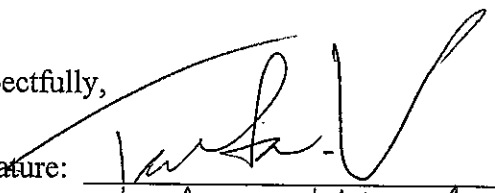
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Mahalo for your time and consideration.

Respectfully,

Signature: 

Name: Tuita Valikoula

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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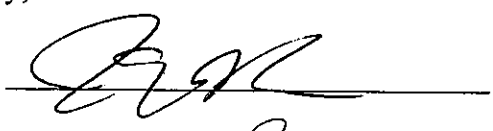
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Name: Justin L Parker

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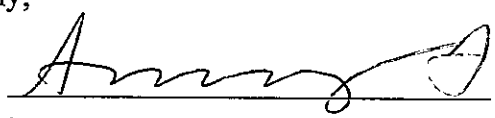
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Signature: 

Name: Anthony Amazon

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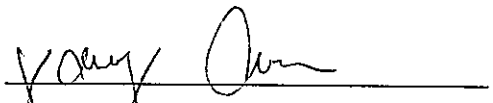
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Name: LARRY ARUCAN

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Signature: Gabe Long

Name: Gabe A. Long

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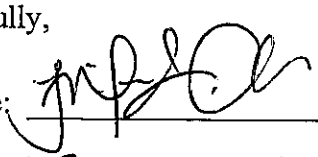
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Name: Mifra Carvalho

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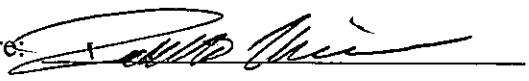
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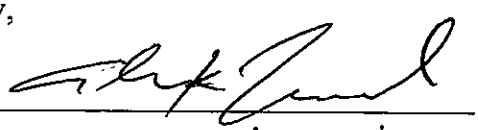
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Name: EMERSON CARLO

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Name: Joe Bulay

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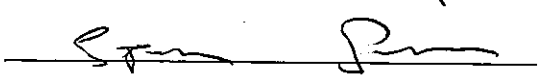
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Name: Bryson Bruno

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Mahalo for your time and consideration.

Respectfully,

Signature: _____

Name: Arvin Jay Juan

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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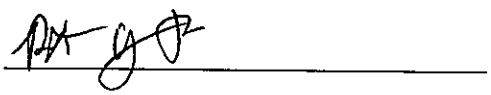
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Name: Rusty Choy Foo

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Name: Calvin Jenkins

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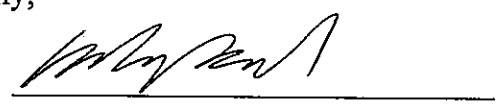
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Name: Caleb Reiny

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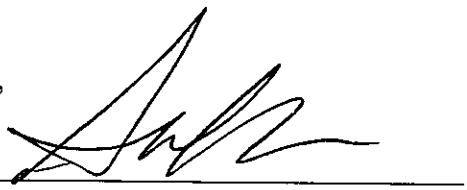
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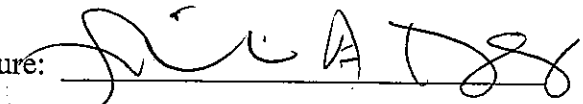
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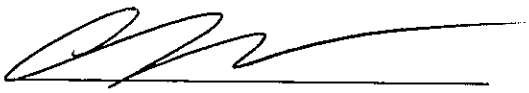
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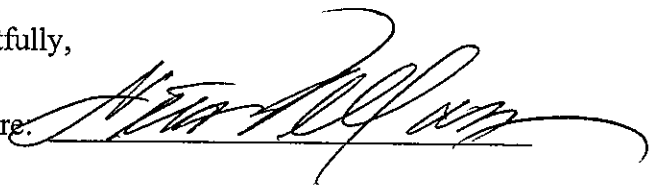
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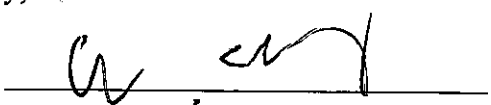
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Aloha Chair Kia'āina, Vice Chair Dos Santos-Tam, and Members of the Committee on Zoning:

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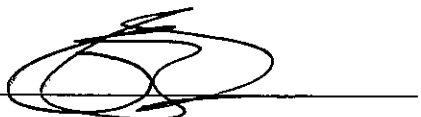
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Please pass Bill 37. Help working families live where they work.

Mahalo for your time and consideration.

Respectfully,

Signature: 

Name: Reggie Castillo Jr

To: The Honorable Esther Kia'āina, Chair
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Name: Frederick Tamayo

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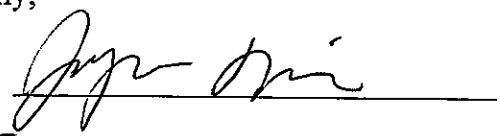
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Name: JAYREN BIADOR

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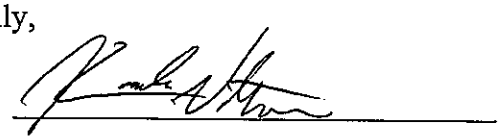
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Name: KAELA NISHIMURA

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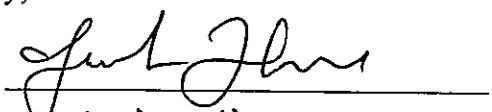
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Name: Josiah Hicks

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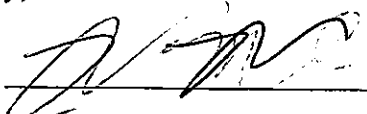
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Name: TAYLOR NAHOLD

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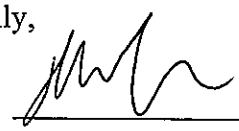
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Name: ELMER C. ESTEN

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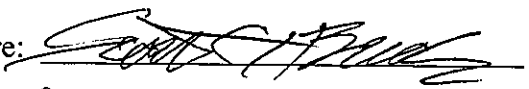
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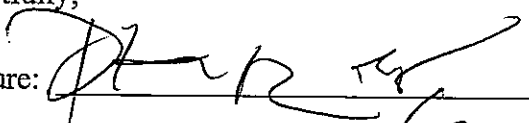
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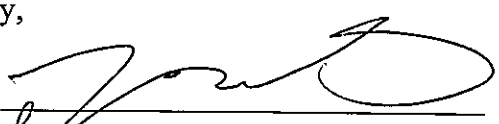
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Aloha Chair Kia'āina, Vice Chair Dos Santos-Tam, and Members of the Committee on Zoning:

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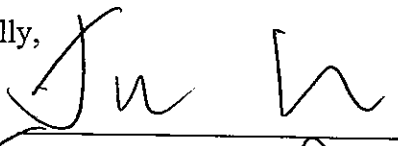
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Please pass Bill 37. Help working families live where they work.

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Respectfully,

Signature: 

Name: Travis DeMatto

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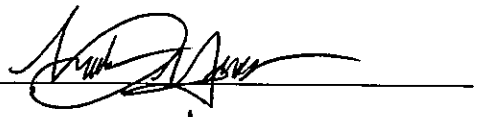
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Name: NICKII MENDOSA

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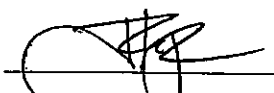
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Name: Jonathan Raposas

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Signature: Patrick Robertson

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Signature: Garrett Gelu

Name: GARRETT CAMPBELL

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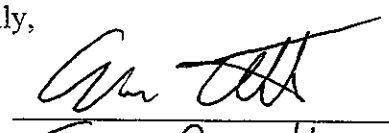
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Name: Enid Cabotaje

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Name: TOBEY Buendia

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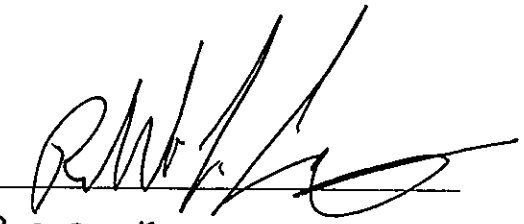
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Name: ROBERT L. LOCQUIAO

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Signature: Scott

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Name: David Seyler

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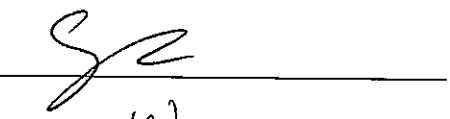
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Mahalo for your time and consideration.

Respectfully,

Signature: 

Name: Sean Nawaco

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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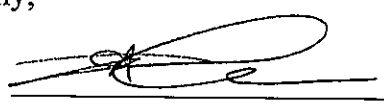
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Name: Peter T. Hachida

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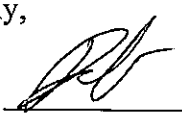
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Name: Brandon Kekoa

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Name: Roneh Michael Teehera

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Name: Jason Smith

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Name: Journeyman Region

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Name: Dariell Muñoz

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Name: JAKE RADCLIFF

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Name: Max Germain

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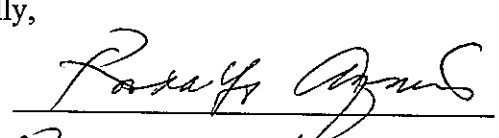
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Name: Rodolfo Aquino

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Name: Bert Casimas

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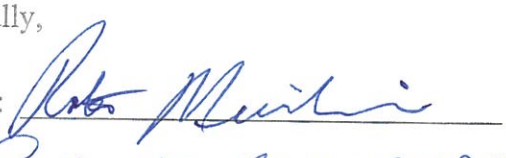
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Name: ROBERT MEIERDIERCKS

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Signature: Douglas K Hega

Name: DOUGLAS K HEGA

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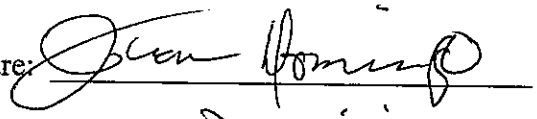
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This project has been planned carefully, consistent with the North Shore Sustainable Communities Plan, and requires an updated traffic impact study. The safeguards are in place. What we need now is your support to move forward.

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

Mahalo for your time and consideration.

Respectfully,

Signature: 

Name: JUAN DOMINGO

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:

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Signature: Dino Rola

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Signature: Rogelio M. D

Name: Jovencio Geronimo

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Signature: Val Tabios

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Signature: Daniel Zukemura

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Respectfully,

Signature: Samuel Duhaney

Name: _____

North Shore Chamber of Commerce

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Michael Sweetman
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Law Offices of Einwechter & Hyatt

Thomas Naylor
Director
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 Waters and Councilmembers,

The North Shore Chamber of Commerce hereby submits its testimony in STRONG OPPOSITION to BILL 37 (2025) and requests that all Council 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 despite having the highest density of septic tanks and cesspools on the island, we have no municipal wastewater treatment facility. 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 for which 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. Development speculation is a major factor in the unaffordability of agricultural land. Approving the reclassification of this agricultural land, which 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 that will forever change and impair the historic nature of Haleiwa town.

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

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

Testimony of
Pacific Resource Partnership

Honorable Members of the Honolulu City Council
Wednesday, July 9, 2025

Subject: Testimony in Strong Support of Bill 37 (2025) to amend portions of the state land use district boundary map (Hale'iwa Quadrangle) from the agricultural district to the urban district.

Aloha Chair Waters, Vice Chair Tupola and members of the Council:

Pacific Resource Partnership (PRP), representing the 6,000 members of the Hawai'i Regional Council of Carpenters (HRCC) and approximately 250 independent signatory contractors across the state, strongly supports Bill 37, CD1 (2025), which proposes to amend the State Land Use District Boundary Map to reclassify 7.292 acres in Hale'iwa, O'ahu, from the Agricultural District to the Urban District. This reclassification is a critical step toward addressing O'ahu's housing crisis by enabling the development of low- to moderate-income housing in the Hale'iwa Special District, directly benefiting local residents, particularly those working in nearby retail and commercial areas.

The urgent need for affordable housing on O'ahu cannot be overstated. Bill 37 aligns with the City's goals to provide decent, reasonably priced housing with access to schools, services, amenities, and job opportunities, as outlined in the Hawai'i State Plan, O'ahu General Plan, and North Shore Sustainable Communities Plan. By rezoning this land, the City Council can facilitate the construction of homes that allow working families to live closer to their workplaces, reducing commute times and enhancing quality of life.

We draw your attention to a recent study by the University of Hawai'i Economic Research Organization (UHERO), Economic Analysis of Proposal to Phase Out TVRs on Maui (March 2025, available at https://uhero.hawaii.edu/wp-content/uploads/2025/03/EconomicAnalysisOfProposalToPhaseOutTVRsMaui.pdf).

(Continued From Page 1)

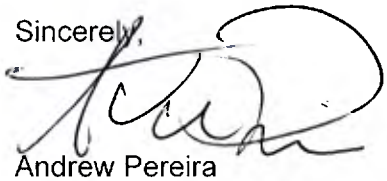
While focused on Maui, the study's findings on the "housing ladder" are highly relevant to O'ahu. UHERO demonstrates that building new housing units, particularly for low- to moderate-income households, creates opportunities for movement within the housing market. As new units become available, residents can transition from overcrowded or substandard living conditions to better-suited homes, freeing up existing units for others. This ripple effect is essential for alleviating housing shortages and promoting economic mobility. Bill 37's proposed development in Hale'iwa will contribute to this dynamic, enabling local families to climb the housing ladder and stabilize our communities.

Furthermore, the conditions outlined in Bill 37 ensure responsible development. The prohibition on actions that interfere with adjacent agricultural operations and the requirement for written disclosures under the Hawai'i Right to Farm Act protect nearby farming activities, balancing responsible urban growth with agricultural preservation. The mandated update to the Traffic Impact Analysis Report (TIAR), including pedestrian and vehicular circulation plans, demonstrates a commitment to infrastructure planning that supports safe and accessible community integration.

PRP urges the Honolulu City Council to pass Bill 37, CD1 (2025) to advance equitable housing solutions for O'ahu's residents. This bill is a practical, forward-thinking measure that will help address our housing crisis while fostering sustainable community development in Hale'iwa.

Mahalo for your leadership and consideration.

Sincerely,



Andrew Pereira

Director of Public Affairs
Pacific Resource Partnership
1100 Alakea Street, 4th Floor
Honolulu, HI 96813
Phone: (808) 528-5557
Email: apereira@prp-hawaii.com
Website: www.prp-hawaii.com

September 19, 2024

Sunset Beach Community Association
P.O, Box 471
Haleiwa, Hawaii 96712

Franz Kraintz, Branch Chief
Community Planning Branch, Planning Division
Department of Planning andPermitting
City and County of Honolulu
850 South King Street, 7th Floor
Honolulu, Hawai'i 96813

Dear Mr. Frainz,

Thank you for sharing the letter regarding the Application for a State Land Use District Boundary Amendment (SLUDBA) of less than 15 acres from State Land Use (SLU) Agricultural District to the SLU Urban District for the Proposed Backyards LLC Mixed-Use Development, Haleiwa, O'ahu, Hawai'i (Tax Map Key 6-2-002 portion.

Please be advised, by vote, that the Sunset Beach Community Association (SBCA) is unanimously opposed to changing any agricultural land to or for urban use. Additionally, the SBCA is very familiar with this developer. The SBCA also cited the following reasons for not wanting any part of this development in Haleiwa:

1. The traffic in Haleiwa Town is already truly horrendous and this will further clog the roads with more cars and plague us with more people on top of the tourists. The town and country are being destroyed.
2. Haleiwa is a historic town, must keep it's identity as historic, and does not need or want another "shopping center."
3. No property representative was/is available to present this project to the Sunset Community Association.
4. The North Shore Neighborhood (NSNB) had an abysmal presentation with misinformation by the agent.
5. The proposal was presented in 2016 with an environmental assessment that was absent in the NSNB presentation.
6. The wastewater system is off-site. Our experience with this developer and wastewater has not been positive.
7. The plan for low rise apartments and townhomes is unacceptable especially in a historic town in the country.

Thank you for sharing our objections with whomever will make this decision.

Sincerely,

Lea E. Albert

Lea E. Albert
Corresponding Secretary
Sunset Beach Community Association

CC: Mayor Rick Blangiardi
Honolulu Council Member Matt Weyer
Katherine Pahinui, Chair North Shore Neighborhood Board
Dawn Takeuchi Apuna, Director
The North Shore Chamber of Commerce

Aloha Honorable Chair, Vice Chair, & Members of the Committee,

Thank you so much for the opportunity to share my testimony today and to take my words into consideration.

My name is Tawny Tynanes, and I am writing to you in strong opposition to Bill 37. I was born in Waialua and raised in Ewa Beach. Although that doesn't exactly make me sound local, I want to say that I did grow up coming to Historic Haleiwa Town to be with my mom's side of the family.

Growing up, my mother would tell me all these stories about how her and her friends and family grew up as a tight knit community that still keeps in touch till this day. I was told about the uncongested roads, beaches, infrastructure, and how safe the community used to be.

Nowadays, I have to plan when I should drive down to the North Shore just to be with my grandma. No matter how you try to get into Haleiwa, it is always congested and has a long wait time depending on what time of day it is. Either I have to leave early enough in the morning that the sun is barely risen or pray that it isn't tourist season or a holiday, so that traffic doesn't take over an hour just to get past Dole Plantation or into the town itself. Leaving takes around the same amount of time just to get back, it's congested until 9-10PM because many people are leaving after watching the sunset or having a long beach day. It is terrifying hearing on social media groups or the news of fires or floods happening in the North Shore and feeling absolutely hopeless for my grandma and family that lives right in the heart of where it is happening. There's not that many first responders in the area to get over there fast enough if something were to happen again.

Onto affordable housing, a prime spot in Haleiwa alone would still price many locals out of paradise. I can understand where those who live and work constantly in Haleiwa would be coming from when it comes to the need of housing near work, but I believe with what has been currently happening in Haleiwa–especially with what roadways are in place and current infrastructure no matter if it is renovated or not, Historic Haleiwa Town cannot afford anymore housing or new shops to be opened under this bill. The promise of this bill for affordable housing and giving way to local shops seems like a smoke in mirrors because many shops I've been growing up either were replaced or shut down for years, with the only ones staying in place are those that are owned by the mainland. Speaking as a youth, our current situation does not even accommodate the thought of possibly getting into affordable housing because of how hard it is to even get a spot in a raffle/waitlist or even given a thought because you don't have a family to fill the spot that you're applying for.

I'm begging you to reconsider bill 37, and figure out a way to better strengthen Historic Haleiwa Town instead of adding more to an already stressed community.

Mahalo Nui Loa for your time,

Tawny Tynanes

The Senate

STATE CAPITOL
HONOLULU, HAWAIʻI 96813

July 9, 2025

Zoning Committee
City Council
City and County of Honolulu

Aloha Chair Kiaʻāina and Members of the Zoning & Planning Committee,

Subject: Opposition to Bill 37 (2025) — Proposed Haleiwa Backyards Development

I write to you today to respectfully express my opposition to Bill 37, which seeks to reclassify approximately 7.3 acres of land in Haleiwa from agricultural to urban zoning to permit the development of a mixed-use project known as "Haleiwa Backyards."

This measure has raised serious concerns among residents of the North Shore and greater Oʻahu community, many of whom have taken the time to speak out against this proposal through testimony and public engagement. I stand in solidarity with those community voices who have long fought to preserve the unique character, rural landscape, and cultural identity of Haleiwa.

Among the primary concerns raised by constituents are:

- **The loss of precious agricultural lands** that are essential to local food sustainability and our commitment to protect Hawaiʻi's agricultural future;

- **Increased traffic congestion** and potential hazards along Kamehameha Highway and other surrounding roads already under stress;

- **Insufficient infrastructure** capacity, including water, wastewater, and emergency response services, to support further urban expansion in the region;

- **Disruption of the rural lifestyle** and environmental balance, which many residents feel would be irreparably altered by the scale and scope of the proposed project.

While the development may offer economic opportunities and potential housing relief, such benefits must be carefully balanced with community planning goals and the preservation of Hawaiʻi's natural and cultural resources. In this case, the overwhelming sentiment from constituents indicates the risks far outweigh the proposed rewards.

I respectfully urge your Committee to consider the collective voice of the community and vote against Bill 37. Let us work together to ensure that any future development in Haleiwa is aligned with the values of sustainability, cultural respect, and rural preservation.

Mahalo for your time and consideration.

Mahalo,



Senator Kurt Fevella
State of Hawaii, District 20

State Capitol, Room 231
415 S. Beretania Street,
Honolulu, HI 96813
Phone: (808) 586-6360
Fax: (808) 586-6361
senfevella@capitol.hawaii.gov