NORTH SHORE NEIGHBORHOOD BOARD NO. 27

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August 6, 2025

'25AUG 4 AM 8:02 CITY CLERK

Council Chair Tommy Waters
City Council of the City and County of Honolulu

Aloha Council Chair Waters and Council Members:

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

Please note the highlighted a section under Housing that addresses their traffic study. If the study being accepted is the same as they shared at our board meeting in October 2024, it was, in the board's opinion highly inaccurate. After 10 am on any day of the year, Haleiwa starts getting very busy and backed up. Some days are worse than others. But to say no impact – is disingenuous at best. We would recommend doing the study again.

Specifically:

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

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

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

Environmental Concerns: The project relies on outdated environmental assessments and disregards current concerns about climate change, sea level rise, and sustainable land use practices.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

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

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

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

Mālama ʻāina,

Kathleen M. Pahinui, Chair

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COUNCIL