

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041
DEPT. WEB SITE: www.honolulu.gov • CITY WEB SITE: www.honolulu.gov

KIRK CALDWELL
MAYOR



KATHY K. SOKUGAWA
ACTING DIRECTOR

TIMOTHY F. T. HIU
DEPUTY DIRECTOR

EUGENE H. TAKAHASHI
DEPUTY DIRECTOR

October 8, 2020

2020/Z-1 (tb)
1912009

MEMORANDUM

TO: Arthur D. Challacombe, Chair
and Members of the Planning Commission

FROM: Kathy K. Sokugawa, Acting Director 
Department of Planning and Permitting

SUBJECT: City Council-Initiated Zone Change Application from the
R-7.5 Residential District to the P-2 General Preservation District
1055 Hao Street, Honolulu, Oahu
Tax Map Key 3-6-024: 001

Transmitted for appropriate action is our report and recommendation of approval for a proposed zone change from the R-7.5 Residential District to the P-2 General Preservation District, for a 9.532-acre property in the back of Wailupe Valley.

The City Council has initiated a zone change via Resolution 19-304 for the City-owned property from the R-7.5 Residential District to the P-2 General Preservation District. Resolution 19-304, adopted February 19, 2020, directs the Department to process the proposed zone change for the subject property.

The purpose of the proposed zone change is to add the property to the surrounding City-owned, 85-acre Aina Haina Nature Preserve and protect the subject property from development. The project site is currently used as trail access and open space. No changes are proposed to the existing uses or site conditions.

The proposed zone change is consistent with the General Plan, the East Honolulu Sustainable Communities Plan, and the purpose and intent of the P-2 General Preservation District in the Land Use Ordinance.

Arthur D. Challacombe, Chair
and Members of the Planning Commission
October 8, 2020
Page 2

Reviewing agencies generally have no objections or comments to the proposed zone change. The Kuliouou-Kalani Iki Neighborhood Board No. 2 did not vote on the proposal, but voiced strong support for it at their June 4, 2020 meeting.

To date, four letters of support for the proposed zone change were received from the Wailupe 'Ohana Council, Maunaloa.net, the Livable Hawaii Kai Hui, and the Aina Haina Community Association. No other comments from community organizations or individuals were received.

Please review the report and recommendation and forward them, together with your recommendation through the Mayor, to the City Council. Should you have any questions regarding the proposed zone change, please contact Thomas Blair of our staff at thomas.blair@honolulu.gov or 768-8030.

Attachment

cc: Department of Land Management
Department of Parks and Recreation

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

STATE OF HAWAII

IN THE MATTER OF THE APPLICATION)
)
 OF)
)
 1055 HAO STREET)
 FOR A ZONE CHANGE FROM THE)
 R-7.5 RESIDENTIAL DISTRICT)
 TO THE P-2 GENERAL)
 PRESERVATION DISTRICT)
)

FILE NO. 2020/Z-1

FINDINGS OF FACT, ANALYSIS,
CONCLUSIONS OF LAW, AND RECOMMENDATION

I. APPLICATION

A. Basic Information.

PROJECT : Aina Haina Zone Change

APPLICANT / LANDOWNER : City and County of Honolulu

AGENT : Department of Land Management (DLM)

LOCATION : 1055 Hao Street, Honolulu, Oahu
(**Attachment 1**)

TAX MAP KEY : 3-6-024: 001

LAND AREA TO BE REZONED : 9.532 acres

STATE LAND USE DISTRICT : Urban District (**Attachment 1**)

EXISTING ZONING : R-7.5 Residential District (**Attachment 1**)

DEVELOPMENT PLAN : Outside of the Urban Community Boundary (UCB)
in an area designated as Preservation in the East
Honolulu Sustainable Communities Plan (EH SCP).

SPECIAL MANAGEMENT AREA: Outside of the Special Management Area (SMA)

SPECIAL DISTRICT : Not in a Special District

- PUBLIC INFRASTRUCTURE MAP (PIM) : No PIM symbol on project site. Aina Haina Nature Preserve (Park Symbol No. 7) immediately surrounding; and Wailupe Stream Flood Control Project (Drainage System Symbol No. 17) begins at southeast corner. (**Attachment 1**)
- FLOOD HAZARD DISTRICT : Zone X (outside of the 500-year floodplain, or 0.2 percent annual chance floodplain)
- EXISTING USE : Trail access and open space
- SURROUNDING LAND USE : Single-family dwellings (R-7.5 Residential District) to the south and east; Aina Haina Nature Preserve (P-2 General Preservation District) to west and north.

- B. Proposal. The City Council has initiated a zone change, via Resolution 19-304 (**Attachment 2**), for a 9.532-acre property in the back of Wailupe Valley from the R-7.5 Residential District to the P-2 General Preservation District.

As stated in Resolution 19-304, the City plans to add the property to the surrounding City-owned 85-acre Aina Haina Nature Preserve to protect important cultural landmarks and maintain access to Wailupe Valley's rich traditions and resources.

- C. Background. The property is undeveloped and consists mostly of dense vegetation, except for an unpaved trail which extends north from Hao Street through the property. According to the Phase 1 Environmental Site Assessment (ESA), prepared in 2018 when the property was in the process of being purchased, the property has been used for trail access and contains historical Hawaiian cultural sites.

The property has been zoned for residential uses since the mid-50s and was privately owned until 2019. Previous landowners had proposed to develop the site for residential uses; and City records indicate that building permit applications for two single-family dwellings were approved in 2013 but later revoked due to inactivity.

In September 2019, the City and County of Honolulu purchased the property with the help of the Aina Haina Community Association, Wailupe Ohana Council, and the Trust for Public Lands. Upon completion of the land purchase, the City Council introduced Resolution 19-304, proposing to rezone the land from the R-7.5 Residential District to the P-2 General Preservation District. As noted in the Resolution, the proposed rezoning is intended to protect and preserve access to the natural and cultural resources on site and beyond, including the Aina Haina Nature Preserve and the Honolulu Watershed Forest Reserve. Resolution 19-304 was adopted on February 19, 2020, which initiated this zone change.

II. FINDINGS OF FACT

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

A. Description of Site/Surrounding Land Uses.

1. Location and Current Use. The property is located at 1055 Hao Street, Honolulu, Oahu. The property is located in the back of Wailupe Valley at the end of the residential area. Access to the property is located at the end of Hao Street.

The project site is 9.532 acres and is heavily vegetated, containing no permanent contemporary structures, with the exception of remnants of a wooden construction fence. Wailupe Stream, an intermittent stream, runs along the east side of the project site from north to south. An unpaved trail traverses the site and is part of the Wailupe Loop Trail. The Wailupe Loop Trail is not recognized in the State Na Ala Hele Trail and Access Program database, but is utilized by hikers and hunters as well as organized hiking organizations.

2. Topography. The elevation of the project site ranges from 230 feet to 360 feet above mean sea level. The project site generally slopes down from north to south, and from west to east toward Wailupe Stream and gulch. There are some clearings in the vegetation found throughout the site. A wide hiking trail traverses the site from south to north, with some vegetation partially obscuring the trailhead at the time of the site visit.

3. Soils. According to the U.S. Natural Resource Conservation Service Soil Survey, the project site consists of Lualualei Extremely Stony Clay, with slopes of 3 to 35 percent. Lualualei soils are well-drained, runoff is medium to rapid, and the erosion hazard is moderate to severe.

The project site is not designated on the Land Study Bureau Detailed Land Classification map, the Agricultural Lands of Importance by the State of Hawaii map, or as Important Agricultural Lands, per Resolution 18-233, CD1, FD1.

4. Surrounding Uses. The project site is surrounded by single-family residential uses to the south and east, within the R-7.5 Residential District. Directly north and west of the project site, is the 85-acre Aina Haina Nature Preserve, which is similar in character to the project site, and within the P-2 General Preservation District. The Aina Haina Nature Preserve is undeveloped and heavily vegetated. Further north and west, extending to the upper valley areas and ridges, is the Honolulu Watershed Forest Reserve, which is within the P-1 Restricted Preservation District.

- ### B. Other Permits/Approvals Required.
- There are no plans for site improvements or new structures at this time. If and when site improvements or new facilities are proposed in the future, construction plans approval, building permits, and/or other approvals may be required at that time.

- ### C. Public Agency Notification/Comments.
- On July 14, 2020, the following public agencies were requested to evaluate the impact of the proposed zone change on their facilities and services. Agencies stating they have "no comments," "no objections," or "no

impacts on services provided” are identified with an asterisk (*). Agencies that submitted written comments providing information or identifying concerns are identified with a plus sign (+). Significant comments received are addressed in Section III of this report.

All written responses received prior to the signing of this report are included in their entirety in **Attachment 3**. Comments received after the signing of this report will be transmitted separately to the Planning Commission or the City Council for their consideration.

1. City Agencies:

Board of Water Supply (BWS)+
Department of Emergency Management
Department of Environmental Services (ENV)*
Department of Facility Maintenance (DFM)+
Department of Parks and Recreation (DPR) +
Department of Transportation Services (DTS)*
Honolulu Emergency Services Department
Honolulu Fire Department (HFD)*
Honolulu Police Department (HPD)*
Office of Climate Change, Sustainability, and Resiliency

2. State Agencies:

Department of Business, Economic Development & Tourism
Land Use Commission (LUC)
Office of Planning
Department of Land and Natural Resources
State Historic Preservation Division (SHPD)
Department of Transportation (DOT)*
Office of Hawaiian Affairs

3. Federal Agencies:

U. S. Fish and Wildlife Service
U. S. Army Corps of Engineers
National Resources Conservation Services

D. Community and Adjoining Property Owners Notification/Comments. Pursuant to Section 21-2.40-2(b)(2), Revised Ordinance of Honolulu (ROH), the DLM informed adjacent property owners of the presentation of the proposed zone change to the Kuliouou-Kalani Iki Neighborhood Board No. 2 (NB2) via mail on June 1, 2020. On June 4, 2020, the DLM presented the proposed zone change to the NB2. The NB2 did not vote on the proposal, but expressed strong support for rezoning the property from the R-7.5 Residential District to the P-2 General Preservation District.

Pursuant to Section 21-2-40-2(c)(3), ROH, the DLM provided written notice of the zone change proposal to all property owners within 300 feet of the project site on July 17, 2020.

The Department of Planning and Permitting (DPP) mailed copies of the zone change application to the NB2, Hawaiian Electric Company, Hawaii Kai Satellite City Hall, and Neighborhood Commission Office. Notices about the proposed zone change went out to

media sources, area elected officials, islandwide organizations, neighborhood associations, and other stakeholders.

To date, four letters of support for the proposed zone change were received from the Wailupe 'Ohana Council, Maunaloa.net, the Livable Hawaii Kai Hui, and the Aina Haina Community Association. No other comments were received.

III. ANALYSIS

A. Compliance with State Land Use Legislation.

Chapter 205, Hawaii Revised Statutes (HRS), LUC. The project site is in the State Land Use Urban District. The Urban District includes "lands that are now in urban use and a sufficient reserve area for foreseeable urban growth", as stated in Section 205-2(1), HRS. The proposed zone change is not inconsistent with the purpose of the Urban District which includes park and open space lands for the benefit of the residential population in the urban area.

B. Compliance with City Land Use Legislation.

1. General Plan (GP) of the City and County of Honolulu, as amended by Resolution 02-205, CD1. The proposed zone change supports the following GP objective and policies:

III. Natural Environment

Objective A: "To protect and preserve the natural environment."

Policy 1: "Protect Oahu's natural environment, especially the shoreline, valleys, and ridges, from incompatible development."

Policy 3: "Retain the Island's streams as scenic, aquatic, and recreation resources."

Policy 8: "Protect plants, birds, and other animals that are unique to the State of Hawaii and the Island of Oahu."

Objective B: "To preserve and enhance the natural monuments and scenic views of Oahu for the benefit of both residents and visitors."

Policy 1: "Protect the Island's well-known resources: its mountains and craters; forests and watershed areas; marshes, rivers, and streams; shoreline, fishponds, and bays; and reefs and offshore islands."

X. Culture and Recreation

Objective B: “To protect Oahu's cultural, historic, architectural, and archaeological resources.”

Policy 1: “Encourage the restoration and preservation of early Hawaiian structures, artifacts, and landmarks.”

Policy 5: “Seek public and private funds, and public participation and support, to protect social, cultural, historic, architectural, and archaeological resources.”

The proposed zone change is a continuation of the collaborative effort between the City Council and community groups to protect and preserve access to the natural and cultural resources in Wailupe Valley. The land was purchased with a combination of public and private funds. The proposed zone change supports the above objectives and policies.

As stated in Resolution 19-304, the property serves as the trailhead for the Wailupe Valley Trail and the Honolulu Watershed Forest Reserve, contains historic and cultural sites, is designated as a critical habitat for the endangered Oahu Elepaio forest bird, and provides the only established access to the Wailupe Valley hunting area. According to the USFWS shapefile available online, the project site contains approximately 0.2 acres of critical habitat. Resolution 19-304 also states the project site is regularly used by the public to gain access to Wailupe Valley for hiking, gathering of traditional plants, recreation, worship, bird watching, and pig hunting.

The proposed rezoning of the property to the P-2 General Preservation District will protect the property from urban development and add to the inventory of open space and natural resources in East Honolulu.

According to the ESA, and comments received from community groups, the site contains historical Hawaiian cultural sites, which will be better protected by the proposed zone change.

2. Chapter 24, ROH, Article 4, EH SCP. The proposed zone change is evaluated for its consistency with the applicable vision elements, policies, and guidelines as discussed below:

The Vision for East Honolulu's Future. Section 2.1 of the EH SCP includes a vision to protect natural and scenic resources and preserve cultural and historical resources. Key elements of the Vision (Section 2.2 of the EH SCP) which are applicable to the proposed zone change include:

- Urban community, agriculture and preservation boundaries;
- Mauka-makai recreational access; and
- Protection and preservation of natural areas.

The UCB was established to guide development by preserving open space outside of the boundary and providing adequate lands inside the boundary for facilities needed to support established communities. The proposed zone change is consistent with this vision element because the site is located outside of the UCB in an area designated for preservation; it preserves the trail access to the Aina Haina Nature Preserve; and it protects the natural areas on and beyond the site. The proposed rezoning of the site to preservation is consistent with the EH SCP vision.

Land Use Policies and Guidelines. The following policies and guidelines for Mountain Areas (Section 3.1.3.1 of the EH SCP) are applicable to the proposed zone change:

- Acquire and maintain public access easements to trailheads.
- Identify and protect endangered species' habitats and other important ecological zones from threats such as fire, alien species, feral animals, and human activity.

As noted earlier, the project site serves as an existing trailhead to the Wailupe Valley Trail; and the upper portion of the site, along with portions of the adjacent Aina Haina Nature Preserve, are designated as critical habitat for the endangered Oahu Elepaio. The proposed rezoning from R-7.5 Residential District to the P-2 Preservation District will remove the potential for urban development for the site, and further preserve public access to the Wailupe Valley and protect critical habitat.

3. Chapter 4, ROH, Article 8, PIM. The East Honolulu PIM does not show any PIM symbol for the project site. The PIM symbols shown in the vicinity of the project site include the surrounding Aina Haina Nature Preserve (Park Symbol No. 7) and the Wailupe Stream Flood Control Project (Drainage System Symbol No. 17) beginning near the southeast corner of the project site (**Attachment 1**). The proposed zone change is not anticipated to have any significant impact on these PIM projects. The proposed zone change will expand the Aina Haina Nature Preserve, which is not subject to a PIM amendment.
4. Chapter 21, ROH, Land Use Ordinance (LUO). The proposed zone change is in compliance with the purpose and intent, as well as permitted uses and development standards, of the P-2 General Preservation District, as specified in Article 3 of the LUO, discussed below.

Preservation Districts—Purpose and Intent. Section 21-3.40 (a) and (e) of the LUO states:

- “(a) The purpose of the preservation districts is to preserve and manage major open space and recreation lands and lands of scenic and other natural resource value.
- (e) It is also the intent that lands designated urban by the state, but well-suited to the functions of providing visual relief and contrast to the city's

built environment or serving as outdoor space for the public's use and enjoyment be zoned P-2 general preservation district. Areas unsuitable for other uses because of topographical considerations related to public health, safety and welfare concerns shall also be placed in this district."

The proposed zone change is consistent with the purpose and intent of the P-2 General Preservation District as it provides areas for open space and passive recreation opportunities in contrast to the nearby urban uses.

P-2 General Preservation District Permitted Uses and Development Standards. Permitted uses and development standards within the P-2 General Preservation District are listed in Table 21-3, Master Use Table and Table 21-3.1 of the LUO, respectively.

There will be no change in the maximum height limit, as both the P-2 General Preservation District and R-7.5 Residential District have a height limit of 25 feet.

Except for remnants of a fence, there are no structures on the project site. No new uses or structures are proposed as part of the proposed zone change.

C. Compliance with Environmental Legislation.

1. Chapter 343, HRS, and Title 11, Chapter 200.1, Hawaii Administrative Rules (HAR), Environmental Impact Statements. The proposed zone change does not trigger the requirements for an Environmental Assessment (EA), per Chapter 343, HRS, and Section 24-4.1, ROH, relating to significant zone changes within the EH SCP area. In a memorandum to the DLM, dated May 15, 2020, the DPP determined that the proposed zone change does not involve a significant zone change; and since no changes or improvements are proposed for the site, there is no use of State or county lands. Also noted in the May 15, 2020 memorandum, the purchase of unimproved real property did not trigger an EA/Environmental Impact Statement (EIS) per 343-5(1), HRS. Therefore, an EA is not required prior to the proposed zone change.
2. Chapter 6E-42, HRS, Historic Preservation. The project site is not listed on the National or State Register of Historic Places. However, according to the ESA, there are historical Hawaiian cultural sites within portions of the property. The purpose of the proposed zone change to the P-2 General Preservation District is to protect the project site and any on-site historical and cultural resources from development. To date, the DPP has yet to receive a response from the SHPD to the request for comment. Therefore, a condition of approval regarding historic preservation is not recommended. However, any ground disturbances will trigger the requirements of Section 6E, HRS and Sections 13-275 and 13-284, HAR.
3. Chapter 23, ROH, Shoreline Setback Ordinance and Chapter 25, ROH, SMA Ordinance. The project site is outside of the shoreline setback area and SMA and, therefore, is not subject to Chapter 23 or Chapter 25 of the ROH. Therefore, a condition of approval regarding the shoreline is not recommended.
4. Chapter 21A, ROH, Flood Hazard Areas. According to the Federal Emergency Management Agency's current Flood Insurance Rate Map for the area, the

project site is located in Flood Zone X (an area determined to be outside of the 500-year floodplain, or 0.2 percent annual chance floodplain) and is outside of the coastal flood hazard area. It is located outside of both the Tsunami Evacuation Zone and the Extreme Tsunami Evacuation Zone. Therefore, a condition of approval regarding flood hazards is not recommended.

5. Sea Level Rise (SLR). The project site is outside of the 3.2-foot Sea Level Rise Exposure Area (SLR-XA), as defined by the State of Hawaii Sea Level Rise Vulnerability and Adaptation Report and the projected 6-foot SLR inundation area as depicted by the National Oceanic and Atmospheric Administration Sea Level Rise Viewer. In addition, the elevation of the lowest point of the project site is roughly 230 feet above mean sea level. Potential hazard due to SLR is not expected to increase at the project site; therefore, a condition of approval regarding SLR is not recommended.
 6. Visual Impacts. The project site does not contain any known landmarks and is not within any public view corridors identified in the EH SCP. The proposed zone change is not anticipated to have any adverse impact on existing visual resources. Therefore, a condition of approval regarding visual resources is not recommended.
- D. Public Facilities and Services. The review conducted by various agencies was based on the City's zone change proposal. Agency comments received regarding specific public facilities and services are summarized below.
1. Transportation. Access to the project site is from Hao Street. Hao Street is a two-way, two-lane roadway with on-street parking that provides access to the neighboring single-family residences. No site improvements or new use is proposed as part of the proposed zone change. The DTS had no comment on the proposed zone change. The DOT stated that the proposed zone change will not have any impact to State highway facilities. Therefore, a condition of approval regarding transportation is not recommended.
 2. Water. The project site can be serviced by the BWS 8-inch water line in Hao Street. The BWS commented that the existing water system is adequate to accommodate the proposed zone change, but reserves its right to change its position until final approval of a building permit application. However, no development is proposed as part of the proposed zone change. Therefore, a condition of approval regarding water is not recommended.
 3. Drainage. Stormwater runoff generally sheetflows in the south and east direction toward Wailupe Stream and gulch. The Wailupe Stream Flood Control Project is located at the southeast corner of the project site. The DFM stated that there is a debris basin located adjacent to the subject property that is maintained by the City. The existing drainage pattern on site is not anticipated to change as no development is proposed as part of the proposed zone change. Therefore, a condition of approval regarding drainage is not recommended.

4. Wastewater. The project site is able to connect to the City's sewer system. No development or construction is proposed as part of the zone change application. The ENV reviewed the zone change application and did not foresee impacts to their facilities or services. Therefore, a condition regarding wastewater is not recommended.
5. Solid Waste. No changes to solid waste collection is proposed, as no changes to existing uses are proposed as part of this zone change application. As noted above, the ENV reviewed the zone change application and did not foresee impacts to their facilities or services. Therefore, a condition regarding solid waste is not recommended.
6. Police Services. The project site is located in HPD District 7 (East Honolulu). The HPD reviewed the project application and have no comments at this time. Therefore, a condition regarding police services is not recommended.
7. Fire Services. The Wailupe Fire Station No. 23 is located approximately two miles south of the project site along Kalanianaʻole Highway. There is a fire hydrant located approximately 200 feet south of the subject property. The HFD reviewed the zone change and determined there will be no additional impact on their ability to deliver emergency services. Therefore, a condition regarding fire services is not recommended.
8. Parks and Recreation. The DPR reviewed the zone change application and is supportive of the classification of the site as preservation. The proposed zone change will not have any impact to parks and recreational facilities in the area. Therefore, a condition of approval regarding parks and recreation is not recommended.

E. Social and Economic Impacts.

The proposed zone change removes the potential for residential development on the site and preserves it as a natural area. No significant social and economic impacts are anticipated as a result of the proposed zone change.

IV. CONCLUSIONS OF LAW

The Director hereby makes the following conclusions:

Based on the foregoing Findings of Facts and Analysis, the proposed zone change from the R-7.5 Residential District to the P-2 General Preservation District is consistent with State and City land use plans and policies, including the GP and the EH SCP. Existing infrastructure systems are adequate for current uses. The proposed zone change is not anticipated to have any significant or adverse social, economic, or environmental impacts on surrounding land uses.

V. RECOMMENDATION

Pursuant to the foregoing Findings of Fact, Analysis, and Conclusions of Law, the Director of the Department of Planning and Permitting recommends that a change in zoning from the R-7.5 Residential District to the P-2 General Preservation District be APPROVED, as shown on the map marked **Exhibit A** in the attached draft Ordinance (**Attachment 4**). There are no recommended conditions of approval.

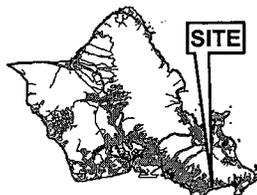
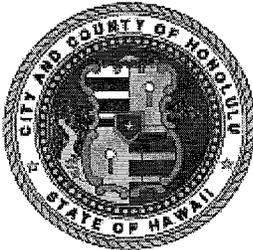
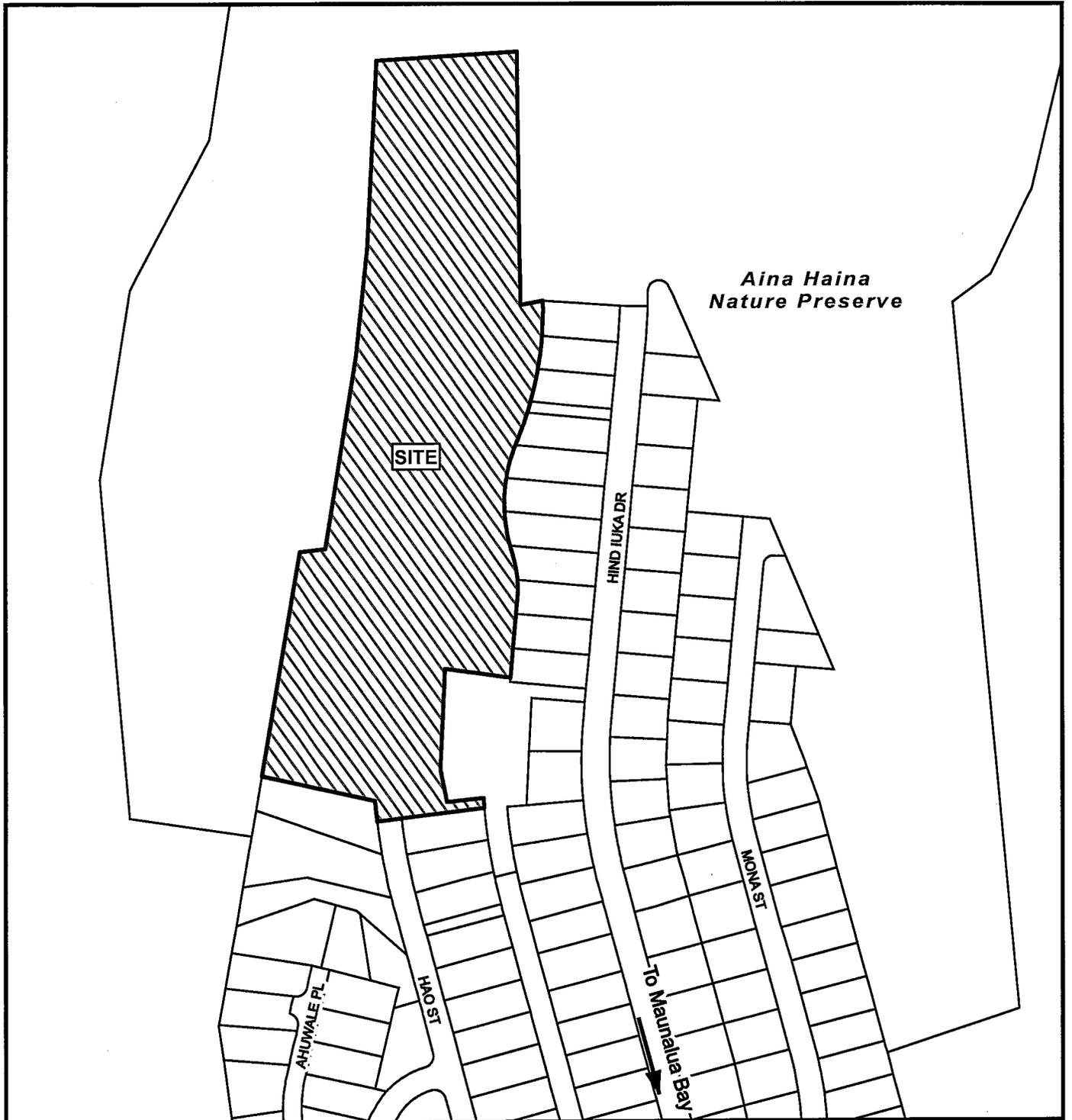
Dated at Honolulu, Hawaii, this 8th day of October, 2020.

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

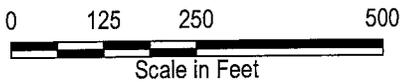
By 
Kathy K. Sokugawa
Acting Director

Attachments

ATTACHMENT 1
LOCATION MAP
PROPOSED ZONE CHANGE
FLOOD HAZARD MAP
STATE LAND USE MAP
TOPOGRAPHIC MAP
PUBLIC INFRASTRUCTURE MAP



VICINITY MAP



LOCATION MAP

AINA HAINA ZONE CHANGE

TAX MAP KEY(S): 3-6-024:001

FOLDER NO.: 2020/Z-1

Aina Haina
Nature Preserve

FROM: R-7.5
TO: P-2

P-1

P-2

P-2

SITE

R-7.5

R-7.5

AHUWALE PL

HOHI ST

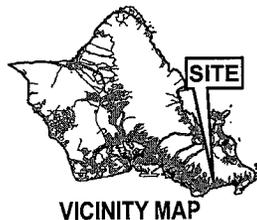
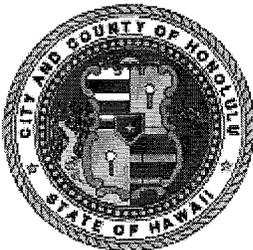
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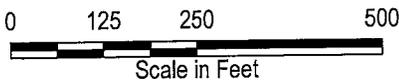
To Maunaloa Bay

Legend

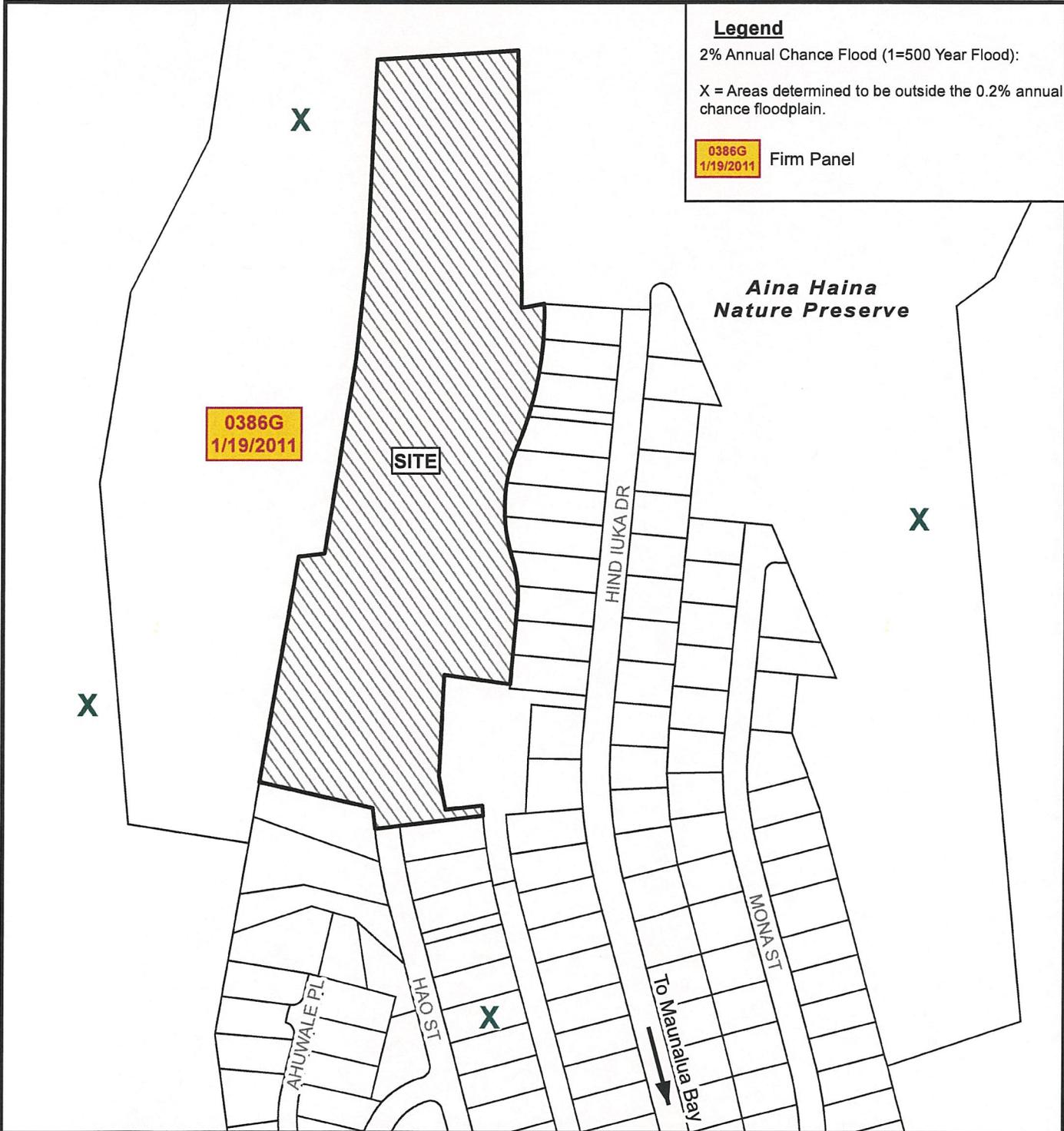
-  EXISTING ZONING
-  PROPOSED ZONE CHANGE



VICINITY MAP



PROPOSED ZONE CHANGE
POR. KAHALA - KULIOUOU
TAX MAP KEY(S): 3-6-024:001
FOLDER NO.: 2020/Z-1



Legend

2% Annual Chance Flood (1=500 Year Flood):

X = Areas determined to be outside the 0.2% annual chance floodplain.

0386G
1/19/2011 Firm Panel

*Aina Haina
Nature Preserve*

0386G
1/19/2011

SITE

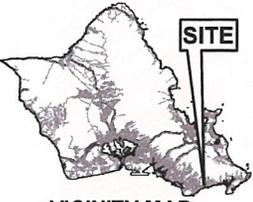
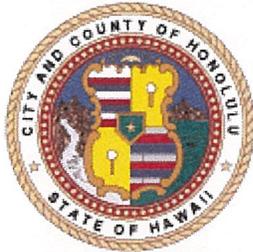
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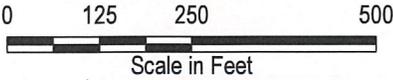
To Maunaloa Bay

AHUWALE PL

HAOST



VICINITY MAP



PORTION OF
FLOOD HAZARD MAP
POR. FIRM PANEL 0386G
TAX MAP KEY(S): 3-6-024:001
FOLDER NO.: 2020/Z-1

Conservation

Urban

*Aina Haina
Nature Preserve*

Urban

SITE

HIND IUKA DR

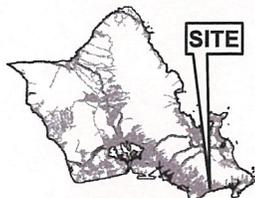
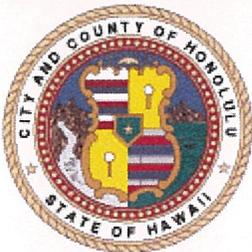
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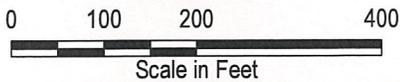
To Maunaloa Bay

Urban

Conservation



VICINITY MAP

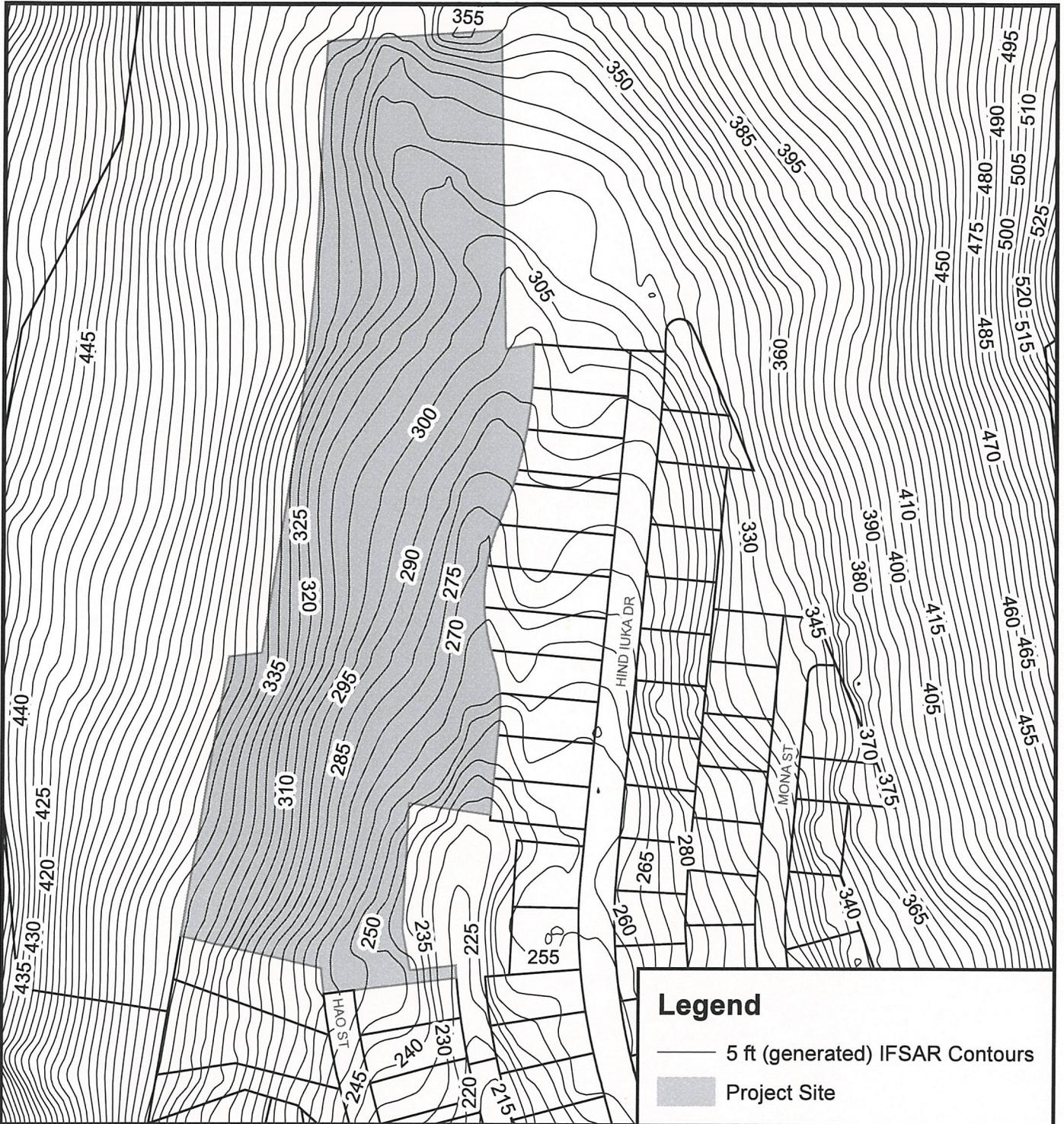


PORTION OF
STATE LAND USE MAP

AINA HAINA

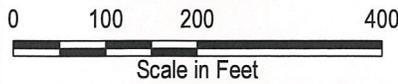
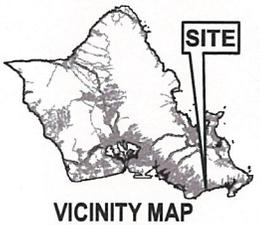
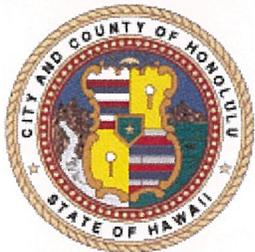
TAX MAP KEY(S): 3-6-024:001

FOLDER NO.: 2020/Z-1



Legend

- 5 ft (generated) IFSAR Contours
- Project Site



TOPOGRAPHIC MAP
AINA HAINA
TAX MAP KEY(S): 3-6-024:001
FOLDER NO.: 2020/Z-1

**P
07**

*Aina Haina
Nature Preserve*

SITE

HIND IUKA DR

MONA ST

D 017

D 017

HAO ST

To Maunaloa Bay

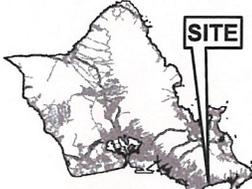
Legend

**P
017**

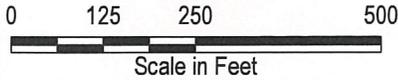
Parks

D 017

Drainage System



VICINITY MAP



Scale in Feet



PUBLIC INFRASTRUCTURE MAP

AINA HAINA

TAX MAP KEY(S): 3-6-024:001

FOLDER NO.: 2020/Z-1

**ATTACHMENT 2
RESOLUTION 19-304**



RESOLUTION

PROPOSING AN AMENDMENT TO ZONING MAP NO. 2 (KAHALA-KULIOUOU), ORDINANCE 86-105, TO REZONE LAND SITUATED AT WAILUPE, OAHU, HAWAII.

WHEREAS, in September 2019, the City and County of Honolulu ("City"), the Trust for Public Land, the Aina Haina Community Association, and the Wailupe Ohana Council completed the purchase of a 9.5-acre parcel of land in Wailupe from the Residences at Aina Haina LLC, an entity owned by developer Jeff Stone; and

WHEREAS, the \$4.1 million purchase price included \$4.05 million from the City's Clean Water and Natural Lands Fund, and \$50,000 in private funds from the Aina Haina community through the Trust for Public Land; and

WHEREAS, the City now owns the 9.5-acre parcel, which is located at 1057 Hao Street (at the end of upper Hao Street), zoned R-7.5 Residential District, and identified as Tax Map Key 3-6-024:001 (the "Property"); and

WHEREAS, the Property serves as the trailhead for the Wailupe Valley Trail and the Honolulu Watershed Forest Reserve; contains historic and cultural sites; is designated as a critical habitat for the endangered Oahu elepaio forest bird; provides the only access to the State-designated Wailupe Valley hunting area; and is regularly used by the public to gain access to Wailupe Valley for hiking, gathering of traditional plants, recreation, worship, bird watching, and pig hunting; and

WHEREAS, in order to protect important cultural landmarks and maintain access to Wailupe Valley's rich traditions and resources, the City plans to add the Property to the surrounding City-owned 85-acre Aina Haina Nature Preserve; and

WHEREAS, the Aina Haina Nature Preserve is zoned P-2 General Preservation District, and the Council desires to rezone the Property from the R-7.5 Residential District to the P-2 General Preservation District, which would be consistent with the purpose of the P-2 District to preserve and manage major open space and recreation lands, and lands of scenic and other natural resource value; and

WHEREAS, Charter Section 6-1513 provides that "[a]ny revision of or amendment to the zoning ordinances may be proposed by the council and shall be processed in the same manner as if proposed by the director [of planning and permitting]"; and



RESOLUTION

WHEREAS, the term "zoning ordinances," as used in Charter Section 6-1513, includes both amendments to the Land Use Ordinance ("LUO") and to ordinances designating particular parcels of property in terms of the LUO; and

WHEREAS, ROH Chapter 2, Article 24, Part A, establishes procedures and deadlines for the processing of the City Council ("Council") proposals to revise or amend the general plan, the development plans, the zoning ordinances, and the subdivision ordinance, and clarifies the responsibility of the Director of Planning and Permitting to assist the Council in adequately preparing its proposals for processing; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that the Director of Planning and Permitting and the Planning Commission are directed, pursuant to Charter Section 6-1513, and ROH Chapter 2, Article 24, Part A, to process the proposed amendment to Zoning Map No. 2 (Kahala-Kuliouou), Ordinance 86-105, attached hereto as Exhibit 1, in the same manner as if the proposal had been proposed by the Director; and

BE IT FURTHER RESOLVED that the Director of Planning and Permitting is directed to inform the Council upon the transmittal of the Director's report and the proposed zone change ordinance to the Planning Commission; and



RESOLUTION

BE IT FINALLY RESOLVED that, pursuant to ROH Chapter 2, Article 24, Part A, the Clerk shall transmit copies of this resolution and the Exhibit attached hereto to the Director of Planning and Permitting, and the Planning Commission, and shall advise them in writing of the date by which the Director's report and accompanying proposed ordinance are required to be submitted to the Planning Commission.

INTRODUCED BY:

Tony Water

DATE OF INTRODUCTION:

NOV 8 2019

Honolulu, Hawaii

Councilmembers

EXHIBIT 1



CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ORDINANCE _____

BILL _____

A BILL FOR AN ORDINANCE

TO REZONE LAND SITUATED AT WAILUPE, OAHU, HAWAII.

BE IT ORDAINED by the People of the City and County of Honolulu.

SECTION 1. Zoning Map No. 2 (Kahala-Kuliouou), Ordinance 86-105, is hereby amended as follows: Land situated at 1057 Hao Street, Wailupe, Oahu, Hawaii, hereinafter described, is hereby rezoned from the R-7.5 Residential District to the P-2 General Preservation District. The boundaries of said District shall be described as shown on the map attached hereto as Exhibit A and made a part hereof, and as further identified as Tax Map Key 3-6-024:001.



CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ORDINANCE _____

BILL _____

A BILL FOR AN ORDINANCE

SECTION 2. This ordinance takes effect upon its approval.

INTRODUCED BY:

DATE OF INTRODUCTION:

Honolulu, Hawaii

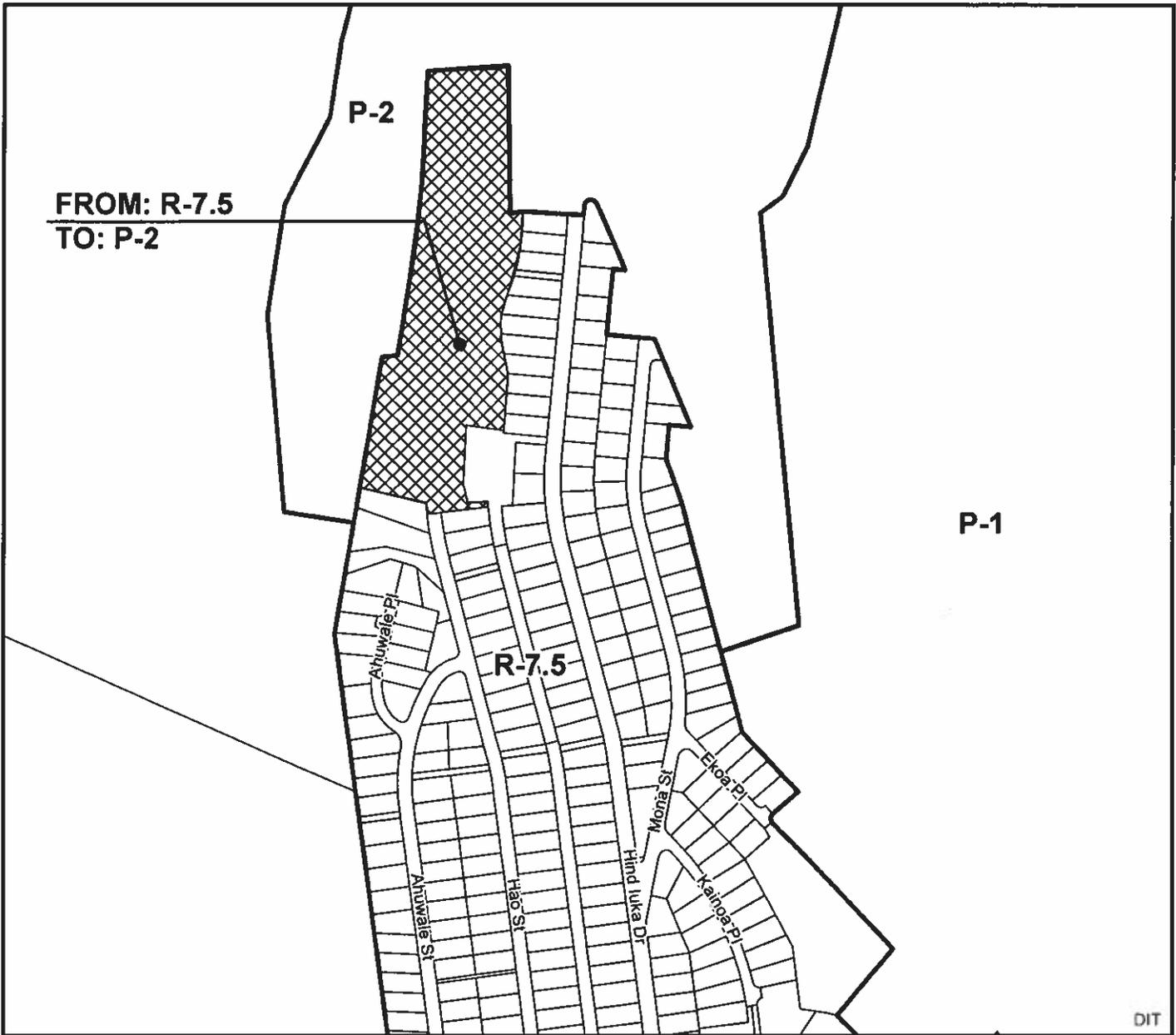
Councilmembers

APPROVED AS TO FORM AND LEGALITY:

Deputy Corporation Counsel

APPROVED this _____ day of _____, 20____.

Mayor
City and County of Honolulu



DIT



**PORTION OF
ZONING MAP NO. 2
(KAHALA -- KULIOUOU)**

INITIATED BY: CITY COUNCIL

TAX MAP KEY(S): 3-6-024:001

FOLDER NO.:

LAND AREA: 9.532 Acres

**PREPARED BY: CITY COUNCIL
CITY AND COUNTY OF HONOLULU**

PUBLIC HEARING: PLANNING COMMISSION CITY COUNCIL

ORD. NO.:

EFF. DATE:

EXHIBIT A

BILL:



CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII
CERTIFICATE

RESOLUTION 19-304

Introduced: 11/08/19 By: TOMMY WATERS

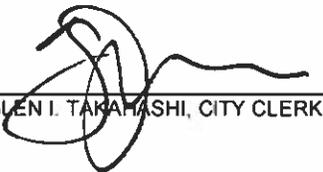
Committee: ZONING, PLANNING AND HOUSING

Title: RESOLUTION PROPOSING AN AMENDMENT TO ZONING MAP NO.2 (KAHALA-KULIOUOU), ORDINANCE 86-105, TO REZONE LAND SITUATED AT WAILUPE, OAHU, HAWAII.

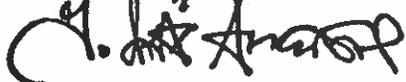
Voting Legend: * = Aye w/Reservations

02/06/20	ZONING, PLANNING AND HOUSING	CR-63(20) -- RESOLUTION REPORTED OUT OF COMMITTEE FOR ADOPTION. 5 AYES: ELEFANTE, KOBAYASHI, MANAHAN, MENOR, WATERS.
02/19/20	COUNCIL	CR-63(20) AND RESOLUTION 19-304 WERE ADOPTED. 9 AYES: ANDERSON, ELEFANTE, FUKUNAGA, KOBAYASHI, MANAHAN, MENOR, PINE, TSUNEYOSHI, WATERS.

I hereby certify that the above is a true record of action by the Council of the City and County of Honolulu on this RESOLUTION.



GLEN I. TAKAHASHI, CITY CLERK



IKAIKA ANDERSON, CHAIR AND PRESIDING OFFICER

**ATTACHMENT 3
AGENCY COMMENTS
PUBLIC COMMENTS**

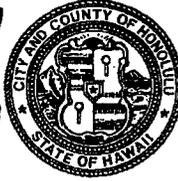
DEPARTMENT OF ENVIRONMENTAL SERVICES
CITY AND COUNTY OF HONOLULU

1000 ULUOHIA STREET, SUITE 308, KAPOLEI, HAWAII 96707
TELEPHONE: (808) 768-3486 • FAX: (808) 768-3487 • WEBSITE: <http://envhonolulu.org>

2020 AUG 24 PM 4:57

KIRK CALDWELL
MAYOR

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU



LORI M.K. KAHIKINA, P.E.
DIRECTOR

TIMOTHY A. HOUGHTON
DEPUTY DIRECTOR

ROSS S. TANIMOTO, P.E.
DEPUTY DIRECTOR

IN REPLY REFER TO:
PRO 20-085

August 19, 2020

MEMORANDUM

TO: Kathy K. Sokugawa, Acting Director
Department of Planning and Permitting

ATTN: Lin Wong, Branch Chief
Development Plans and Zone Change Branch

FROM: Lori M.K. Kahikina, P.E.
Director

SUBJECT: Application for a Zone Change from the R-7.5 Residential District
to the P-2 General Preservation District
1055 Hao Street, Honolulu, Oahu
Tax Map Key 3-6-024: 001

We have reviewed the subject document as transmitted to us by your memo dated July 14, 2020, reference no. 2020/Z-1 (tb). We do not foresee impacts to our facilities or services from this proposed zone change, and do not have any objections.

Should you have any questions, please call Jack Pobuk, Branch Chief, CIP Program and Planning Section, at 768-3464.

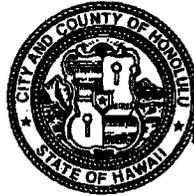
DEPARTMENT OF PARKS & RECREATION
CITY AND COUNTY OF HONOLULU

1000 Uluohia Street, Suite 309, Kapolei, Hawaii 96707
Phone: (808) 768-3003 • Fax: (808) 768-3053
Website: www.honolulu.gov

RECEIVED

20 AUG 19 P4:14

KIRK CALDWELL
MAYOR



DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

MICHELE K. NEKOTA
DIRECTOR

JEANNE C. ISHIKAWA
DEPUTY DIRECTOR

August 14, 2020

MEMORANDUM

TO: Kathy K. Sokugawa, Acting Director
Department of Planning and Permitting

FROM: Michele K. Nekota 
Director

SUBJECT: Application for Zone Change from the R-7.5 Residential
District to the P-2 General Preservation District
1055 Hao Street, Honolulu, Hawaii
Tax Map Key: 3-6-024:001

Thank you for the opportunity to review and comment on the subject application for Zone Change.

The Department of Parks and Recreation supports the change as this property was recently acquired by the City to add to the surrounding 85 acre Aina Haina Nature Preserve and P-2 General Preservation District is the appropriate classification for the properties current and foreseeable use.

Should you have any questions, please contact Mr. John Reid, Planner, at 768-3017.

MKN:jr
(819735)

2020/2-1 PE
1884334

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, 3RD FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 768-8305 • Fax: (808) 768-4730 • web: www.honolulu.gov

KIRK CALDWELL
MAYOR



WES FRYSZTACKI
DIRECTOR

JON Y. NOUCHI
DEPUTY DIRECTOR

TP7/20-820298R

August 13, 2020

MEMORANDUM

TO: Kathy K. Sokugawa, Acting Director
Department of Planning and Permitting

A handwritten signature in black ink, appearing to read "Wes Frysztacki".

FROM: Wes Frysztacki, Director
Department of Transportation Services

SUBJECT: Application for Zone Change from R-5 Residential District to the
P-2 General Preservation District
1055 Hao Street, Honolulu, Oahu
TMK 3-6-024:001

This responds to your correspondence dated July 14, 2020, requesting our comments and recommendations on the application for a zone change for the subject parcel. We have no comments on the proposed action.

Thank you for the opportunity to review this matter. Should you have any questions, please contact Virginia Sosh, of my staff, at 768-5461.

cc: Lin Wong, DPP

POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU

801 SOUTH BERETANIA STREET • HONOLULU, HAWAII 96813
TELEPHONE: (808) 529-3111 • INTERNET: www.honoluluupd.org

2020 AUG -6 PM 3:45

KIRK CALDWELL
MAYOR



SUSAN BALLARD
CHIEF

JOHN D. MCCARTHY
CLYDE K. HO
DEPUTY CHIEFS

OUR REFERENCE EO-DK

August 4, 2020

MEMORANDUM

TO: Kathy Sokugawa, Acting Director
Department of Planning and Permitting

VIA: Lin Wong, Branch Chief, Development Plans and Zone Change Branch

ATTENTION: Thomas Blair, Planner V, Policy Planning Branch

FROM: Allan T. Nagata, Assistant Chief of Police, Support Services Bureau

SUBJECT: Application for Zone Change from the R-7.5 Residential District to the
P-2 General Preservation District for 1055 Hao Street,
Tax Map Key 3-6-024: 001, Honolulu, Oahu

This is in response to your agency's memorandum of July 14, 2020, requesting input regarding the subject project.

The Honolulu Police Department has reviewed the plans and has no comments to provide at this time.

If there are any questions, please call Major Joseph Trinidad of District 7 (East Honolulu) at 723-3369.

Thank you for the opportunity to review the plans.

A handwritten signature in black ink, appearing to read "Allan T. Nagata".

Allan T. Nagata
Assistant Chief of Police
Support Services Bureau

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HI 96843
www.boardofwatersupply.com



2020 AUG -4 PM 4:03

DEPARTMENT OF PLANNING

PERMITTING

July 31, 2020

KIRK CALDWELL, MAYOR

BRYAN P. ANDAYA, Chair
KAPUA SPROAT, Vice Chair
KAY C. MATSUI
RAY C. SOON
MAX J. SWORD

ROSS S. SASAMURA, Ex-Officio
JADE T. BUTAY, Ex-Officio

ERNEST Y. W. LAU, P.E.
Manager and Chief Engineer

ELLEN E. KITAMURA, P.E.
Deputy Manager and Chief Engineer *Ek*

TO: KATHY K. SOKUGAWA, ACTING DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

ATTN: THOMAS BLAIR
DEVELOPMENT PLANS AND ZONE CHANGE BRANCH

FROM: *JW* ERNEST Y. W. LAU, P.E., MANAGER AND CHIEF ENGINEER *ELW*

SUBJECT: APPLICATION FOR ZONE CHANGE 2020/Z-1 FROM R-7.5
RESIDENTIAL DISTRICT TO P-2 GENERAL PRESERVATION
DISTRICT AT 1055 HAO STREET - TAX MAP KEY: 3-6-024: 001

The existing water system is adequate to accommodate the proposed zone change project. However, please be advised that this information is based upon current data, and therefore, the Board of Water Supply reserves the right to change any position or information stated herein up until the final approval of the building permit application. The final decision on the availability of water will be confirmed when the building permit application is submitted for approval.

When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission and daily storage.

The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.

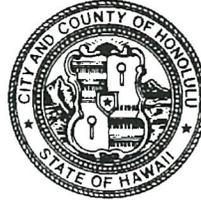
If you have any questions, please contact Robert Chun, Project Review Branch of our Water Resources Division at 748-5443.

DEPARTMENT OF FACILITY MAINTENANCE
CITY AND COUNTY OF HONOLULU

1000 Ulu'ohia Street, Suite 215, Kapolei, Hawaii 96707
Phone: (808) 768-3343 • Fax: (808) 768-3381
Website: www.honolulu.gov

2020 JUL 28 PM 4:51

KIRK CALDWELL
MAYOR
CITY AND COUNTY OF HONOLULU



ROSS S. SASAMURA, P.E.
DIRECTOR AND CHIEF ENGINEER

EDUARDO P. MANGLALLAN
DEPUTY DIRECTOR

IN REPLY REFER TO:
DRM 20-379

July 24, 2020

MEMORANDUM

TO: Kathy K. Sokugawa, Acting Director
Department of Planning and Permitting

ATTENTION: Lin Wong, Chief
Development Plans and Zone Change Branch

FROM: 
Ross S. Sasamura, P.E.
✓ Director and Chief Engineer
✍ Department of Facility Maintenance

SUBJECT: Application for Zone Change from the R-7.5 Residential District
to the P-2 General Preservation District
1055 Hao Street, Honolulu
Tax Map Key: 3-6-024:001

Thank you for the opportunity to review and comment on the subject project.

Our comments are as follows:

- We do not have any comments at this time, as we do not have any facilities or easements on the subject property. Please note that TMK: 3-6-024:001 is under the jurisdiction of the Department of Parks and Recreation.
- Please note that the City maintains a boulder basin that is in TMK: 3-6-024:002. Section 41-2603 of the ROH states: "The owner of any stream has the duty to maintain, dredge and clear such stream so that the natural flow of water runs unimpaired. The owner shall also be responsible for the removal of any debris, vegetation, silt or other items or material of any kind, that may interfere with the natural flow of water."

If you have any questions, please call Mr. Kyle Oyasato of the Division of Road Maintenance at 768-3697.

HONOLULU FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU

836 South Street
Honolulu, Hawaii 96813-5007
Phone: 808-723-7139 Fax: 808-723-7111 Internet: www.honolulu.gov/hfd

2020 JUL 24 PM 4:12

KIRK CALDWELL
MAYOR

CITY AND COUNTY OF HONOLULU



MANUEL P. NEVES
FIRE CHIEF

LIONEL CAMARA JR.
DEPUTY FIRE CHIEF

July 23, 2020

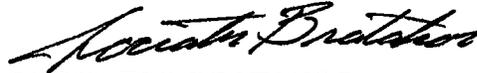
TO: LIN WONG, BRANCH CHIEF
DEVELOPMENT PLANS AND ZONE CHANGE BRANCH
DEPARTMENT OF PLANNING AND PERMITTING

FROM: SOCRATES BRATAKOS, ASSISTANT CHIEF
PLANNING AND DEVELOPMENT DIVISION

SUBJECT: APPLICATION FOR ZONE CHANGE FROM THE R-7.5 RESIDENTIAL
DISTRICT TO THE P-2 PRESERVATION DISTRICT
1055 HAO STREET, HONOLULU, OAHU
TAX MAP KEY: 3-6-024: 001
PROJECT FILE NUMBER: 2020/Z-1

In response to your memorandum dated July 14, 2020, regarding the abovementioned subject, the Honolulu Fire Department reviewed the proposed application and determined there will be no additional impact on our ability to deliver emergency services.

Should you have questions, please contact me at 723-7106 or sbratakos@honolulu.gov.


SOCRATES BRATAKOS
Assistant Chief

MPN/MI:jl

DAVID Y. IGE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

JADE T. BUTAY
DIRECTOR

Deputy Directors
LYNN A.S. ARAKI-REGAN
DEREK J. CHOW
ROSS M. HIGASHI
EDWIN H. SNIFFEN

IN REPLY REFER TO:
DIR 0659
STP 8.2975

July 23, 2020

Ms. Kathy K. Sokugawa
Acting Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

2020 JUL 26 PM 4:22
CITY & COUNTY OF HONOLULU

Dear Ms. Sokugawa:

Subject: Application for Zone Change from the R-7.5 Residential District to the P-2
General Preservation District (2020/Z-1)
1055 Hao Street
Honolulu, Oahu, Hawaii
Tax Map Key: (1) 3-6-024:001

The State of Hawaii, Department of Transportation (HDOT) has reviewed the subject application and understands that the City and County of Honolulu is proposing the subject zone change for 9.532-acre property in Aina Haina in order to add it to the surrounding 85-acre Aina Haina Nature Preserve and protect the land from future development.

Based on the information provided, the proposed zone change will not have any impact to State highway facilities; therefore, HDOT has no comments to provide.

If there are any questions, please contact Mr. Blayne Nikaido of the HDOT Statewide Transportation Planning Office at (808) 831-7979 or via email at blayne.h.nikaido@hawaii.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Jade T. Butay".

JADE T. BUTAY
Director of Transportation

August 13, 2020



To the City & County of Honolulu
Department of Planning and Permitting
Development Plans and Zone Change Branch
Re: Project File 2020/Z-1 TMK Zone Change

Aloha,

The Wailupe 'Ohana Council protects and cares for the places of our ancestors in Wailupe, East O'ahu. By perpetuating Wailupe's cultural practices and mo'olelo, we support area descendants in strengthening connections with Wailupe. Guided by the mana of our kupuna, it is our honor and privilege to accept this kuleana and to support initiatives that support our cultural and natural resources in this area.

The Wailupe 'Ohana Council strongly supports the Zone Change for TMK 3-6-024: 001 at 1055 Hao St. in the back of Wailupe Valley ('Āina Haina). This City and County of Honolulu action reflects the communities long commitment and desire to protect and preserve this important natural and cultural resource in East O'ahu.

More specifically, the Wailupe 'Ohana Council supports the change from R-7.5 Residential District to P-2 General Preservation District for this parcel.

Mahalo for pursuing this most important initiative for our community.

Aloha,

The Wailupe 'Ohana Council

Chris Cramer

Laura Ka'akua

Ann Marie Kirk

Danny Loui

Duane Mederois

Kaleo Paik

Marie Reily



August 13th, 2020

To: The City & County of Honolulu
Department of Planning and Permitting
Re: TMK Zone Change Project File 2020/Z-1

Aloha to the Dept. of Planning and Permitting,

The cultural and historical stories, and the 'āina of East O'ahu, serve important roles in our communities today. These stories, these mo'olelo, inform us about our place in the larger picture of caring and understanding our connection to the 'āina of this area that goes back hundreds of years. The work Maunalua.net does is to capture and share these stories of East O'ahu with the community through an internet website.

The 9.5 acres of 'āina in Wailupe Valley hold many cultural and historical treasures. These lands are currently zoned as R-7.5 residential, even though the community acquired these lands so they would become part of the 'Āina Haina Nature Preserve, they still need the protection of a zone change to P-2.

Maunalua.net hopes the DPP will make the necessary changes to make sure the zoning is changed and these lands are forever protected under P-2 Zoning.

Mahalo so much for your consideration of this request.

Aloha,
Ann Marie Kirk
Maunalua.net
maunalua.net@gmail.com
808-371-3072

Livable Hawaii Kai Hui

Sensible Growth, Respect for the land

August 13, 2020

City and County of Honolulu
Department of Planning and Permitting
Via Email: lwong@honolulu.gov, thomas.blair@honolulu.gov

Website

www.hawaiikaihui.org
www.kaiwicoast.org

Like us on Face Book

Livable Hawaii Kai Hui
Aloha Aina O Kamilo Nui
Ka Iwi Coast

Re: Notice of Application Zone Change TMK 3-6-024:001 Project File Number 222/Z-1

Aloha to the Department of Permit and Planning
Development Plans and Zone Change Branch,

The Livable Hawaii Kai Hui is a 501(c)(3) non-profit, non-partisan community organization serving East Honolulu, established in 2004. Our mission is to uphold the integrity of the East Honolulu Sustainable Communities Plan which sets guidelines for sensible development respectful of Hawaiian cultural and natural resources that make East Honolulu a unique place to live. Our projects in Maunalua go mauka to makai and include: Hāwea Heiau Complex, Keawāwa Wetlands, the agricultural lands in Kamilonui Valley, and Ka Iwi coast and mauka lands, Maunalua - Makapu'u Scenic Byway with Maunalua Bay an acknowledged community treasure and natural resource that we factor into all our decisions.

The Livable Hawaii Kai Hui strongly supports the zone change for TMK 3-6-024:001 in Wailupe Valley. This zone change is supported by community members, community groups and cultural practitioners of the area.

We humbly ask the Dept. of Planning and Permitting to support this zone change and complete the final piece in truly protecting this wonderful cultural and natural resource in Wailupe, East O'ahu.

Mahalo
Elizabeth Reilly
Livable Hawai'i Kai Hui, Founder/President, Board of Directors

Cc: Mayor Caldwell
Councilmember Tommy Waters
Senator Stanley Chang
Representative Hashem, Representative Ward
Heather Lum, NHB#2, Roberta Mayor, NHB#1

Livable Hawai'i Kai Hui is a 501(c)(3) non-profit, nonpartisan community action group serving East Honolulu, established 2004. Our mission is to uphold the integrity of the East Honolulu Sustainable Communities Plan that sets guidelines for sensible development respectful of Hawaiian cultural and natural resources, and protect the land through stewardship, or acquisition, and community education and engagement.

COMMUNITY PROJECTS:

A COMMUNITY DRIVEN, VOLUNTEER-BASED RESTORATION PROJECT.

Hāwea Heiau Complex
& Keawāwa Wetland

CELEBRATE THE CULTURAL AND NATURAL RESOURCES OF YOUR COMMUNITY!

Ka Iwi Coalition

Mauka to Makai



Chong, Blanche

From: Department of Planning and Permitting
To: jyohta02@hawaii.rr.com
Cc: Wong, Lin
Subject: RE: Project File Number 2020/Z-1

I am in receipt of your email and it is being sent to Lin Wong.

Thank you,
Blanche

AUG 13 PM 5:01

From: jyohta02@hawaii.rr.com [mailto:jyohta02@hawaii.rr.com]
Sent: Thursday, August 13, 2020 1:30 AM
To: info@honolulu.rr.com
Cc: Waters, Tommy <tommy.waters@honolulu.gov>; Aoyagi, Davin <davin.aoyagi@honolulu.gov>
Subject: Project File Number 2020/Z-1

To: Lin Wong, Chief
Department of Planning and Permitting
Development Plans and Zone Change Branch

From: Jeanne Y. Ohta, President
Aina Haina Community Association

RE: Project File Number 2020/Z-1

The Board of Directors of the Aina Haina Community Association (AHCA) write in support of the proposed zoning change for property at TMK 3-6-024:001 from R-7.5 Residential District to P-2 General Preservation District. The zoning change will add the property to the Wailupe Nature Preserve and protect the property from development.

The Property was recently purchased with Clean Water and Natural Lands fund. It is surrounded by the City and County of Honolulu's 'Aina Haina Nature Preserve and the State's Honolulu Watershed Forest Reserve. It is the trailhead for the beloved Wailupe Valley Trail and allows people to connect with Wailupe Valley's rich history and resources. The Aina Haina community has been working to preserve the land at the back of Wailupe Valley for several decades.

The utmost mauka portion of the Property is recognized critical habitat for the endangered O'ahu 'Elepaio – a species revered in Hawaiian culture as the 'aumakua of canoe builders. The State has fenced approximately 9 acres further up the valley to protect O'ahu 'Elepaio and assist in native habitat restoration. Community members are involved in State O'ahu 'Elepaio habitat restoration efforts, advocacy for protection of the Property, and culturally appropriate care of the ancient cultural sites.

The Property provides the only access to the state designated Wailupe Valley hunting area and the community and broader public regularly use the Property to gain access to Wailupe Valley for hiking, gathering of traditional plants, recreation, worship, and bird-watching. Wailupe Stream, which runs through portions of the

Property, is the only un-channelized stream in East Honolulu, and likely the only stream in East Honolulu that sustains endemic stream life including 'opae kala'ole (native shrimp variety), and 'o'opu (goby fish).

Thank you for the opportunity to write in support of this zoning change.

**ATTACHMENT 4
DRAFT ORDINANCE**



CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ORDINANCE _____

BILL _____

A BILL FOR AN ORDINANCE

TO REZONE LAND SITUATED AT WAILUPE, OAHU, HAWAII.

BE IT ORDAINED by the People of the City and County of Honolulu.

SECTION 1. Zoning Map No. 2 (KAHALA – KULIOUOU), Ordinance No. 86-105, is hereby amended as follows: Land situated at 1055 Hao Street, Wailupe, Oahu, Hawaii, hereinafter described, is hereby rezoned from the R-7.5 Residential District to the P-2 General Preservation District. The boundaries of said District shall be described as shown on the map attached hereto as Exhibit A and made a part hereof, and further identified as Tax Map Key 3-6-024: 001.



A BILL FOR AN ORDINANCE

SECTION 2. This Ordinance shall take effect upon its approval.

INTRODUCED BY:

DATE OF INTRODUCTION:

Honolulu, Hawaii

Councilmembers

APPROVED AS TO FORM AND LEGALITY:

Deputy Corporation Counsel

APPROVED this _____ day of _____, 20 _____.

KIRK CALDWELL, Mayor
City and County of Honolulu

*Aina Haina
Nature Preserve*

**FROM: R-7.5
TO: P-2**

P-1

P-2

P-2

SITE

HIND IUKA DR

R-7.5

MONAST

R-7.5

HAO ST

To Maunaloa Bay

Legend

-  EXISTING ZONING
-  PROPOSED ZONE CHANGE



0 100 200
Scale in Feet



**PORTION OF
ZONING MAP No. 2
(KAHALA - KULIOUOU)**

Land situated at the northern terminus of Hao St and approximately 150 ft west of the northern terminus of Hind Iuka Drive.

APPLICANT: Office of City Clerk
TAX MAP KEY(S): 3-6-024:001
FOLDER NO.: 2020/Z-1
LAND AREA: Approx. 9.532 Acres
PREPARED BY: DEPARTMENT OF PLANNING AND PERMITTING
 CITY AND COUNTY OF HONOLULU

PUBLIC HEARING: PLANNING COMMISSION CITY COUNCIL

ORD. NO.
EFF. DATE:

EXHIBIT A

2020/Z-1