

George Atta, FAICP, Director
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

February 7, 2016

RE: TMK: 3-8-013:001 Cluster Housing Application

Dear Mr. Atta,

I am writing to express my strong opposition to the cluster development application for the property in Kuli'ou'ou Valley that was presented to the Kuli'ou'ou - Kalani Iki Neighborhood board on February 4, 2016. The owners of the property have asked for special consideration to develop their property at TMK:3-8-013:001. It is a large parcel of preservation land zoned P-1 with a small portion of 3.8 acres zoned for residential development -R7.5. According to the Land Use Ordinance they are allowed build two detached dwellings on the property (Table21-3.2). According to the 2010 Revisions Section 21-8.30 the owner is allowed an maximum of eight dwelling units "provided [a site development plan for the lot is approved by the director.]" They seek instead permission to do a cluster development of 19 dwellings. Cluster housing "allow(s) for development of housing sites that would be otherwise difficult to develop under current city subdivision standards."(LUO SEC-8-50.1) I do not understand where this landowner deserves special privileges to build 19 dwellings in an area that is already established, zoned, and subdivided and designated for low density housing. They should be required to go through the complete process of subdividing their property and undertake publicly accepted studies on traffic, infrastructure, fire protection, public right of ways and the adhere to the principles of the Sustainable Community Guidelines if they believe this project is possible.

The said property is on a steep slope of approximately 60% and would require cutting a road above their proposed development through an area of hard rock, known slow moving landslides and loose boulders above the existing homes on Kaelelo Place. Soil reports indicate that the existing soil is unsuitable for building or fill material which would require hauling out cut material and hauling in fill material. This is a bedroom community that is accessed by a narrow road with parking on both sides of the street which requires oncoming cars to wait for essentially one open lane to clear. The construction of a new road and 19 dwelling units whose only access would be on Kuli'ou'ou Rd. would cause untold congestion, disruption and noise for years. The new road requires hydraulic breakers (hoe ramming), explosives or chemical explosives to construct that would further disturb this bedroom community as well as the fragile environment and rainwater runoff that is part of the ecosystem of this ahupua'a. The property contains a streambed and drainage channel that run directly in to the Paiko Lagoon Sanctuary and the surfing spots known as Tunas, Turtles and Mantan's.

Kuli'ou'ou Valley is listed in USGS report 95-218 as an area subject to slow moving landslides, and unstable soils. 'The deluge of 1987 triggered debris and flows and 10-15 landslides and flooding in Kuli'ou'ou and the adjacent valley causing an estimated \$34 million dollars of damage.' (Schuster, R.L.

1996 ; Socioeconomic Significance of Landslides. Landslides: Investigation and Mitigation, Special Report 247, p 12-35). The proposed project includes a design for a 16 foot high "rockfall" fence to mitigate damage to the dwellings and roadways as a desperate attempt to provide reassurance of safety. I do not think this project warrants the threat it would cause to the lives and livability of the community, the damage to the environment, the architectural continuity of the neighborhood, the additional burden to the infrastructure or the exposure of litigation and damages that would result in granting this permit. It clearly does not fit into the current model of a Sustainable Community which favors low density development and disfavors steep hillside construction.

I would call the Director attention to:

" LUO SEC. 21-8.50-11 Director's Decision

(d) Assurance that the proposed development will be of quality and character compatible with surrounding land uses and will have the same beneficial effect on the health, safety and welfare of persons living or working in the area, as would any use or uses generally permitted in the district.

(e) No cluster or PD-H shall be granted approval if the land is found by the director, upon consultation with other governmental agencies, to be unsuitable for the proposed use, based on the following conditions:

- (1) Susceptibility to flooding;
 - (2) Poor drainage;
 - (3) Unstable subsurface;
 - (4) Groundwater or seepage conditions;
 - (5) Inundation or erosion by seawater;
 - (6) Susceptibility to slides or similar hazards;
 - (7) Adverse earth or rock formation or topography; and
 - (8) Other features or conditions likely to be harmful or dangerous to the health, safety or welfare of future residents of the proposed project or to the surrounding neighborhood or community.
- Approval shall not be granted unless satisfactory protective improvements or other measures have been proposed by the applicant and approved by the director in consultation with other governmental agencies."

It seems that there are multiple and substantial reasons to deny this application and I would encourage you do be forthright in doing so.

Respectfully submitted,

Ried Fisher

