

Albi Mateo  
Royal Kunia Community Assn.  
688-9000  
[albi@royalkuniacommunityassociation.org](mailto:albi@royalkuniacommunityassociation.org)

H.B. No. 2539 Testimony

To the Honorable Chair and Committee members,

I am providing written testimony in support of H.B. 2539.

By way of introduction, my name is Albi Mateo, General Manager for ROYAL KUNIA COMMUNITY ASSOCIATION. Additionally, I am a homeowner and resident of Royal Kunia (RK) subdivision since 1994.

The developer petitioned for parcels of land along the easterly side of Kunia Road to be rezoned from AG-1 to various zoning suitable for a master planned community. *See Exhibit A*  
Phase I of Royal Kunia has been developed as intended, except for approximately 170 acres zoned P-2 in the heart of the subdivision

Due to a lack of public hearing requirement, approximately 130 acres of the 170 acres was CPR'd and sold without notice to the community. The new owners have no intentions of developing a golf course or maintaining the area for open space. As such, the master planned community that was presented to the State Land Use, City Council and applicable governmental agencies to obtain favorable decisions has been altered without public notice and hearing.

The homeowners in Royal Kunia trusted that the designated P-2 land could not be CPR'd, sold and used other than its intended use. I humbly ask for ardent support, so homeowners are protected when buying into a master planned community that is still in development.

Thank you for your anticipated cooperation.

Sincerely,

//signed//  
Albi Mateo

~~FOR REFERENCE ONLY~~

~~DO NOT REMOVE~~

ORDINANCE NO. 91-11

BILL NO. 58 (1990)  
CD-1, FD-1

A BILL FOR AN ORDINANCE TO REZONE A PARCEL OF LAND SITUATED AT WAIKELE AND HOAEAE, EWA, OAHU, HAWAII, (AMENDING PORTION OF ZONING MAP NO. 9, WAIPIO-CRESTVIEW, ORDINANCE NO. 86-111).

BE IT ORDAINED BY the people of the City and County of Honolulu:

SECTION I. Parcels of land situated along the easterly side of Kunia Road approximately 2,000 feet northerly of the intersection of H-1 Freeway and Kunia Road, Oahu, Hawaii, hereinafter described, are hereby rezoned from AG-1 Restricted Agricultural District to R-5 Residential, A-1 Low Density Apartment, B-2, Community Business, and P-2 General Preservation Districts. The boundaries and area of said R-5 Residential, A-1 Low Density Apartment, B-2, Community Business, and P-2 General Preservation Districts shall be as described as shown on the map attached hereto, marked Exhibit "A" and by Tax Map Key 9-4-2: 17, 18, 46, 49, 50, 51, 53, and 54.

SECTION II. Unilateral Agreements, marked Exhibit "B" are by reference incorporated herein and made a part thereof.

SECTION III. This ordinance shall take effect upon its approval.

INTRODUCED BY:

Arnold Morgado, Jr. (br)

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Councilmembers

DATE OF INTRODUCTION:

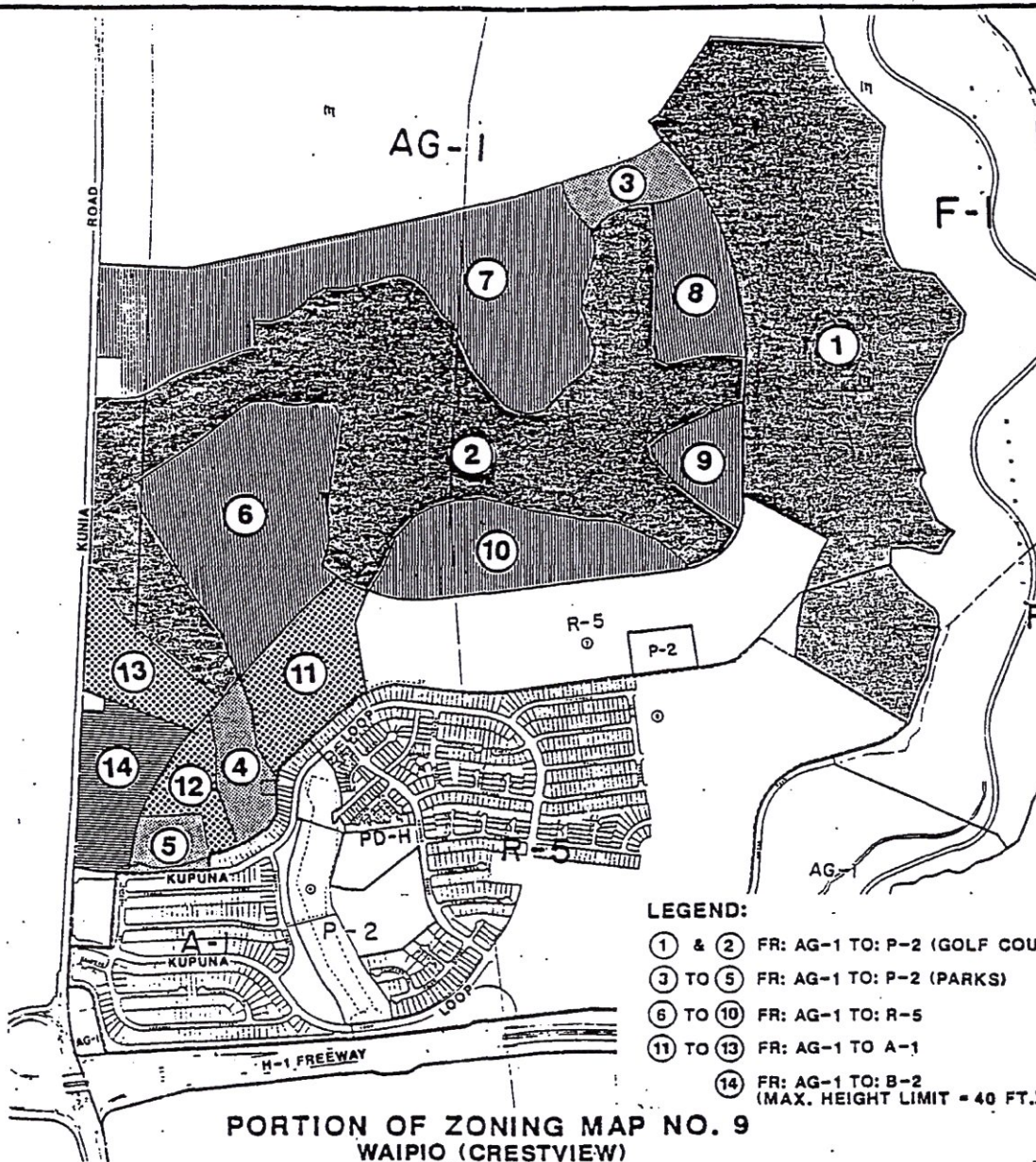
April 12, 1990  
Honolulu, Hawaii

APPROVED AS TO FORM AND LEGALITY:

*James H. Howell*  
Deputy Corporation Counsel

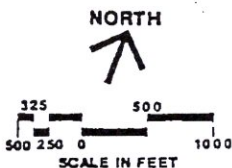
APPROVED this 28th day of February, 1991.

*Frank F. Fasi*  
FRANK F. FASI, Mayor  
City and County of Honolulu



**PORTION OF ZONING MAP NO. 9  
WAIPIO (CRESTVIEW)**

Land situated along the Easterly side of Kunia Road approx. 2000 ft. North from the intersection of H-1 freeway and Kunia Road.



APPLICANT : HALEKUA DEVELOPMENT CORP.  
 T.M.K. : 9-4-2: 17, 18, 46, 49, 50, 51, 53 & 54  
 LAND AREA : 643.6 ACS.±  
 FOLDER NO. : 89/Z-10  
 PREPARED BY : Department of Land Utilization  
 City and County of Honolulu

PUBLIC HEARING : Planning Commission  
 1/24/90 & 2/21/90

City Council  
 6/20/90

ORD. NO.

91-11

89/Z-18

EFF. DATE: MAR 13 1991

EXHIBIT A

Bill 58 (1990)  
 CD-1, FD-1

SI-11

CITY COUNCIL  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

CERTIFICATE

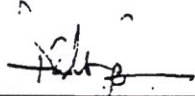
I hereby certify that Bill No. 58 (1990), CD-1, FD-1, Vetoed by the Mayor on February 28, 1991, was taken up by the Council of the City and County of Honolulu for consideration on March 13, 1991, and, at the same meeting, Approved by the said Council, the Veto of the Mayor to the Contrary Notwithstanding, on the following vote:

AYES: Councilmembers DeSoto, Felix, Kim, Mansho, Mirikitani, Morgado. - 6.

NOES: Councilmembers Doo, Gill, Holmes. - 3.

Dated, Honolulu, State of Hawaii, this 13th day of March, 1991.

CITY COUNCIL

By   
ARNOLD MORGADO, JR.  
Chair and Presiding Officer

ATTEST:

  
RAYMOND K. PUA  
City Clerk

SI-11

To: House Committee on Commerce and Consumer Protection

RE: HB 2539 Relating to Planned Communities

Chair Takumi, Vice Chair Ichiyama, and committee members,

I am a Waipahu resident and member of the Waipahu Neighborhood board, although this testimony is my own and does not reflect the board as a whole. House Bill 2359 addresses the issue faced by residents of Royal Kunia due to the sale of a parcel of preservation land located within the Royal Kunia master planned community. Prior to the sale, the parcel was designated by the developers to become a golf course. When residents of the Royal Kunia subdivision purchased their homes years ago, they did so with the belief that the parcel would eventually be developed into a golf course. After the purchase of the parcel in the open market, the buyers of the property created Royal Kunia Meadows and proceeded to grade and develop the land.

Desperate to find out what was going on with their community and these new neighbors, the residents asked the neighborhood board for help. The board assisted with several meetings dedicated to the Kunia meadows situation; there were presentations by the Meadows board of directors, City Department of Planning and Permitting, Honolulu Board of Water Supply, and presentations by the residents. Many of the residents raised concerns over the structures erected on the property, dust and noise during non-sanctioned hours, use of unknown materials and chemicals being sprayed or applied close to homes, and in some cases altercations between homeowners and workers on the Meadows property as the homeowners tried to document the activities going on by their new neighbors.

To this day, it remains unclear what the true intention of Meadows owners are with the property. At one point the owners claimed that the property would be used for agriculture and farming, which is a permitted use of the land. But the homeowners have documented structures and other improvements to the land that appear contrary to this specific use. The Meadows owners have refused to provide a detailed plan of what the property would be used for despite repeated attempts by the Waipahu neighborhood board and residents of Royal Kunia to understand what is happening in that community.

HB 2359 addresses this issue by requiring the new owners to provide a plan to neighboring communities so that residents can understand what the future of their community is headed. While it is too late to help the residents of Royal Kunia, this measure would make sure that any future communities do not face the same uncertainty and receive the information on changes to land or parcels that are being developed into a use not originally intended when the community was built and sold to the residents.

Sincerely,

Cory Chun