

31 January 2022

Albi Mateo
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H.B. No. 511 Testimony

To the Honorable Chair and Committee members,

I am providing written testimony in support of H.B. 511.

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.

In 1986, the developer petitioned to amend the land use district boundary along the easterly side of Kunia Road from Agriculture District to Urban District for a planned residential community.

Phase I of Royal Kunia has been developed as intended, except for approximately 170 acres zoned P-2 for the proposed golf course in the heart of the subdivision. The land owner/developer of Phase II is currently reviewing its options for the suitable development of approximately 211 acres.

Due to a lack of mechanism in place, approximately 150 acres was sold, and purchased, without notice to the community. Of the 150 acres, approximately 130 acres was CPR'd to 13 Units. To date, 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 underlying Urban District and land zoned P-2 for the golf course could not be CPR'd, sold and used other than its intended use. I humbly ask for your ardent support, so homeowners are protected when buying into communities that are still in development.

Thank you for your anticipated support.

Sincerely,

//signed//
Albi Mateo

HB-511

Submitted on: 1/31/2022 3:20:50 PM

Testimony for WAL on 2/1/2022 8:30:00 AM

Submitted By	Organization	Testifier Position	Remote Testimony Requested
Joseph Hammond	Individual	Support	No

Comments:

I support this bill and I believe that there are many cases in which land has been sold and the intention of the land changes over time. I think it is best to share to the community what the land will be used for just so the community is aware and no illegal activity will take place.