

September 16, 2011

Via Facsimile (808) 768-6041 & Mail

David K. Tanoue, Director
City and County of Honolulu
Department of Planning and Permitting
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Dear Mr. Tanoue:

Property Address: 1031 Hao St.
Honolulu, HI 96821
Tax Map Key: 36024001
Current Fee Owner: Residences at Aina Haina, LLC
1100 Alakea Street, 25th Floor
Honolulu, Hawaii 96813

After several unsuccessful attempts to inspect and photocopy several City Department of Planning & Permitting Department (DPP) following files and documents over the past two months, at the DPP's Data Access & Imaging Branch (DPP Imaging) the `Aina Haina Community Association (AHCA) hereby requests your assistance in locating and making available copies of the DPP's records for the 1031 Hao Street property, upper `Aina Haina real property (TMK #36024001), particularly the especially the following "missing" files & records:

1. Any and All Soil Engineering , Infrared , Storm Water Drainage, Slope Stability/Instability Studies and/or Soil Erosion studies conducted for either/both the Preservation land parcel TMK 3-6-4:1 and for the smaller residential zoned parcel TMK 36024001, submitted, along with the following permit application(s), especially the following:
 - a. 2006/Sub-124 for TMK 36024001
 - b. 2007/Sub-88 for TMK 36024001
 - c. 81/Z-5 for TMK 3-6-4:1 and TMK 3-6-24:1
 - d. 98/Z-6 for TMK 3-6-4:1 and TMK 3-6-24:1, from R-7.5 Residential to P-2 Preservation (DPP Decision Still Pending)
2. Any & All DPP records pertaining to 2006/Sub-124 for TMK 36024001, created May 12, 2006 and completed December 15, 2006.
3. Any and All DPP Files & Records pertaining to Permit Application 98/Z-6 Pending Land Permit Application from R-7.5 to P-2 Preservation (3-6-04:1, 3-6-24:1) for TMK 36024001, created April 16, 2008 (and Still "Pending" after thirteen years).



`Aina Haina Library
5246 Kalaniana'ole Highway
Honolulu, Hawai'i 96821

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In regard to above-mentioned Category #1 (**Soil Engineering Studies, Slope Stability/Instability and/or Soil Erosion studies, storm water drainage, etc**), the AHCA has carefully reviewed available DPP Permit records for the past four decades, which contain numerous references, and citations to at least three private Soil Engineering studies, throughout DPP's official records. Unfortunately, although AHCA had ordered copies of the complete DPP Permit files, the Soil Engineering Studies themselves were not copied, and were not made available, as public record(s).

In regards to Category#2 (**2006/Sub-124 Subdivision Permit Applications** and all related documents) DPP Imaging has only provided the DPP's June 8, 2006 DISAPPROVAL Letter, and four additional pages, and claimed that the remaining files were "missing".

In regards to Category #3 (**Permit Application 98/Z-6 to Rezone from R7-5 to P-2 Preservation**) DPP Imaging representatives mentioned that these Category #3 permit records were "permanently missing" after three AHCA requests.

If the above-specified documents no longer exist and/or have been destroyed, please let us know immediately. If so, the AHCA strongly urges the City Department of Planning and Permitting to promptly require extensive studies re the subject property's soil engineering, slope stability, storm water overflow drainage, soil erosion, and related site feasibility studies.

For the past six decades, the AHCA has for decades vigorously opposed development of any undeveloped property, which could threaten the health and safety of our 'Aina Haina neighbors, by increasing the risks of slope instability, land slides, both along 'Aina Haina's hillsides, and alongside Wailupe stream, an unimproved stream, which has been the focus of the U.S. Army Corps of Engineers' Wailupe Stream Flood Control project for the past four decades. Our public health and safety concerns regarding 1031 Hao Street were reinforced by the Honolulu City Council's appropriating nearly \$5 million in City taxpayers' funds in 1999 for acquiring and down-zoning both TMK 36024001, and TMK 3-6-4:1 to Preservation zoning. For unexplained reasons, the above-mentioned property remains privately owned and zoned R-7.5 development.

In summary, the AHCA greatly appreciates your Department's consideration of the 'Aina Haina Community Association's decades long concern over inappropriate residential development, particularly areas plagued with slope instability, soil erosion, hydrology and storm drainage flow risks, and significant Wailupe Stream environmental risks. If any problems arise with providing the above DPP Records within two weeks, please feel free to contact me via email: Waysonc@aol.com, by fax (888)-461-4884 (toll free) or by phone: 599-8844 at any time.

Sincerely,



Wayson Chow, President
'Aina Haina Community Association