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Subject: Unclear General Plan 2045 from today meeting for tomorrow questions
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Today's meeting:

The plan was said that it doesn't need to be specific. Why? This leaves too many loopholes for any new changes to be governed under the plan. Wiggle room so to speak, to fall under a category to have the right to add in additional actions after the plan has been passed.

TDR= Transfer Development Rights,(shift) this is said to be voluntary. In other areas that it's said to be "voluntary" it usually means pushed out having to "voluntarily move" which in the real sense it isn't then voluntarily. Such as insurance will not insure you at this location, the rezone of the property (although I feel this is disguised in the language) you can not build here.

It was talked about that if you fall under the TDR, that the 1,000 sqft home you wanted to build now you can be directed to a piece of land to be able to build a 2,000 sqft home. We all know nothing is this simple, like the plan in itself is easily misconstrued to be agreeable if not asked the right questions. How much is it going to cost the landowner to transfer over to the designated land that the plan is suggestioning to be provided? Are they going to be limited at that time to use only the people who benefit from the plan to build the construction of the home? Will they own the land or will it be a leasehold as the HOA has been described? Too many nuances that leave people to be imprisoned by the Shift /TDR areas.

Transportation was touched on about electric vehicles and how we do not have the infrastructure for it. But, nothing mentioned about the blackouts we already are having on the Big Island.

The pull outs for the buses. The route looks as if it will be in front of peoples homes for the buses to pull in to let passengers off and on the bus. Carving into the personal property of an owner, will they be paid to take their property and make their land a smaller parcel than when they purchased it? Will the plan cover the change of the TMK that goes with the property as the property line has changed? Which if the property line is not remapped and it's sold, who's at fault for the non disclosure when this wasn't by choice of the homeowner?

Homeowners compensation was mentioned. But, we know when the state/county wants your land it isn't like selling your land at a profit, It is taking what they will give you. It was said that the home/land that now has been "rezoned" already had a conservation easement of the land but was used as state URBAN land. How can an easement for conservation take over all of your land? Having an easement from a neighbor does not give the neighbor the right to take your land. You can purchase the land but when we are ready to use your land we can take it? Still leaving the homeowner to not be able to use their home as a line of equity, take the price that is offered to move off their property without making the profit of what they have put into the home and the added value to the land. Having to pay taxes on the money given to you at a lesser dollar amount than your home is worth, while being displaced.

All of this should not be lumped into one plan. There are too many components that they want to "cluster in" a county plan. Making it too easy once a plan is passed to do the opposite

of what has been spoken in the meetings. Twisting the words of their meanings to fit the narrative of the plan.

We as a whole will be the ones paying the price if it is passed the way it is now, it is harder to undo than it is to revise before passing.

Please do not pass this plan on to all of us. Some sounds minor but history has proven plans like this can crumble a county. Especially with too many components in one plan.

Plan Divide

Transportation that includes what it looks like, not a vague picture using climate change.

Zoning, did the people who purchased the state urban land know that this could be a possibility with the conservation of the easement changing their home to not be state urban but to conservation? If this wasn't known this could lead up to county lawsuits. What constitutes the right of the rezoning of a property although said it isn't rezoning.

People will fight back after the fact ones affected by the plan. No one thinks it's a big deal beforehand until the aftermath starts.

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