

MICHAEL AND PATRICE WRIGHT
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April 26th 2021

Land Use Commission

RE: Proposed Designation as Important Agricultural Land by City and County of Honolulu

Gentlemen,

I am the owner of the fee simple interest in 62-196 Kawaiiloa Drive, Haleiwa, HI, TMK: (1) 6-1-5-021, a 4.6 acre parcel zoned Ag-1. The parcel is improved with a single family farm dwelling and we raise citrus and avocado (50+ producing fruit trees).

I have been notified of the intent of the LUC and the C&C of Honolulu, to place a designation of "Important Ag Lands" on our property.

I am strongly opposed to the placement of said designation on my property, for the following reasons:

- Places additional, unnecessary regulations and restrictions on me as a landowner, when the Ag-1 zoning is already highly restrictive.
- Imposes illegal limits and restrictions on who can occupy our farm dwelling.
- Imposes unjust fines and penalties for not adhering to additional restrictions.
- There are no clear rules or definitions as to what constitutes "actively farming".
- The C&C of Honolulu has no current ability to administer and enforce additional restrictions and regulations.
- The placement of the IAL designation is highly arbitrary and inconsistent, as demonstrated by the fact that my parcel has been recommended for the IAL, while huge tracts of Ag-1 zoned land immediately adjacent to our property is not proposed for IAL.
- Our soils are poor, and do not meet the test for A or B grade ag soils, needed for the IAL designation.
- Additional layer of bureaucracy and governmental oversight and restrictions will serve to devalue our property.

Additional governmental bureaucracy, overseeing an already highly restrictive and regulated zoning is completely unnecessary, and places unfair burdens and restrictions on property owners.

Sincerely,

Mike Wright

Michael G. Wright

From: [Michael Wright](#)
To: [Hakoda, Riley K](#); [DBEDT LUC](#)
Subject: [EXTERNAL] Opposition to IAL Designation
Date: Tuesday, April 27, 2021 10:22:36 AM
Attachments: [image.png](#)

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- designation.
- Additional layer of bureaucracy and governmental oversight and restrictions will serve to devalue our property.
- * The IAL designation provides NO incentives or benefits to small famers/land owners, only additional burden.
- * It is literally impossible to generate steady revenues from a small farm. Further, there is no probitability in small farms. Revenue and/or profit tests associated with the IAL designation are impossible to meet.

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Sincerely,

Mike Wright

Michael G. Wright

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808.497.9265
mike@wriighthawaii.com

WRIGHT HAWAII
Commercial Real Estate Advisors LLC