

JOHN WAIHEE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. BOX 621  
HONOLULU, HAWAII 96809

JUL 29 P1:02

OFC. OF ENVIRONMENTAL  
QUALITY CONTROL

JUL 25 1991

FILE NO.: OA-6/3/91-2488  
180-Day Exp. Date: 11/30/91  
DOC. NO.: 1163E

OEQC FILE 2  
WILLIAM W. PATY, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES

KEITH W. AHUE  
MANABU TAGOMORI  
Dan T. Kochi

AQUACULTURE DEVELOPMENT  
PROGRAM  
AQUATIC RESOURCES  
CONSERVATION AND  
ENVIRONMENTAL AFFAIRS  
CONSERVATION AND  
RESOURCES ENFORCEMENT  
CONVEYANCES  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
PROGRAM  
LAND MANAGEMENT  
STATE PARKS  
WATER AND LAND DEVELOPMENT

Mr. Henry E. Reese  
735 Bishop St  
Suite 500  
Honolulu, Hawaii 96813

Dear Mr. Reese:

Subject: Notice of Acceptance and Environmental Determination of  
your Conservation District Use Application

Robyn Buntin's Conservation District Use Application for a new  
single family dwelling at Tantalus, Oahu, has been accepted for  
processing and is currently being reviewed by several State and  
County agencies.

According to your information, you propose to demolish the existing  
single family dwelling on the property and to construct a driveway,  
a courtyard and a new two story, three bedroom, three bath single  
family dwelling on 10,500 square feet of the property. Some work  
such as kukui tree removal, bamboo clearing, and construction of a  
12 feet by 20 feet metal roof structure has already been done on  
the property.

After initial review of the application, we have determined that:

1. The proposed use is a conditional use within the Resource  
subzone of the Conservation District according to  
Administrative Rules, Title 13, Chapter 2, as amended;
2. A public hearing pursuant to Section 183-41, Hawaii  
Revised Statutes (HRS), as amended, is not required; and
3. In conformance with Title 11, Chapter 200, of the  
Administrative Rules, a negative declaration was  
determined for the proposed action.

119

Mr. Henry E. Reese

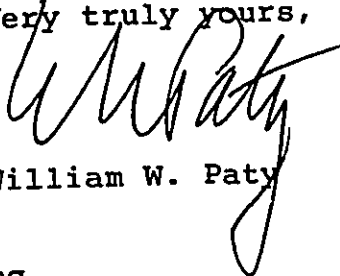
-2-

OA-2488

Please be advised that it is the applicant's responsibility to comply with the provisions of Section 205A-29(b), Hawaii Revised Statutes, on Interim Coastal Zone Management (Special Management Area) requirements. Board approval may be prohibited by law if Special Management Area requirements are not satisfied. Please consult the City and County of Honolulu, Department of General Planning, regarding their requirements for the Special Management Area and furnish us with proof that the requirements have been met. Your application will be placed on the agenda of the Board of Land and Natural Resources their consideration after all reviews and evaluations of your proposal have been made.

If you have any questions regarding this notice or your application, please contact Don Horiuchi of our Office of Conservation and Environmental Affairs at 548-7837.

Very truly yours,



William W. Paty

cc: Oahu Board member  
C&C Dept. of General Planning  
DOH/OSP/OHA/OEQC

1491-08-23-DA-FRA - Robyn Buntin's Single Family Dwelling CDUA

February 1983

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
P. O. BOX 621  
HONOLULU, HAWAII 96809

FOR DLNR USE ONLY

Reviewed by \_\_\_\_\_  
Date \_\_\_\_\_  
Accepted by \_\_\_\_\_  
Date \_\_\_\_\_  
Docket/File No. \_\_\_\_\_  
180-Day Exp. \_\_\_\_\_  
EIS Required \_\_\_\_\_  
PH Required \_\_\_\_\_  
Board Approved \_\_\_\_\_  
Disapproved \_\_\_\_\_  
Well No. \_\_\_\_\_

RECEIVED

'91 AGO -5 AM

DEPARTMENT MASTER APPLICATION FORM

FILE COPY

(Print or Type)

I. LANDOWNER/WATER SOURCE OWNER  
(If State land, to be filled in by Government Agency in control of property)

Name Robert Buntin  
Address 169 Poloke Place  
Honolulu, HI 96817

Telephone No. 946-6019

SIGNATURE Robert Buntin

Date 5/28/91

II. APPLICANT (Water Use, omit if applicant is landowner)

Name \_\_\_\_\_

Address \_\_\_\_\_

Telephone No. \_\_\_\_\_

Interest in Property \_\_\_\_\_

(Indicate interest in property; submit written evidence of this interest)

\*SIGNATURE \_\_\_\_\_

Date \_\_\_\_\_

\*If for a Corporation, Partnership, Agency or Organization, must be signed by an authorized officer.

III. TYPE OF PERMIT(S) APPLYING FOR

- ( ) A. State Lands
- (X) B. Conservation District Use
- ( ) C. Withdraw Water From A Ground Water Control Area
- ( ) D. Supply Water From A Ground Water Control Area
- ( ) E. Well Drilling/Modification

IV. WELL OR LAND PARCEL LOCATION REQUESTED

District \_\_\_\_\_

Island Oahu

County Honolulu

Tax Map Key 2-5-15:3

Area of Parcel 19,635 sq. ft.

(Indicate in acres or sq. ft.)

Term (if lease) Fee Simple

V. Environmental Requirements

Pursuant to Chapter 343, Hawaii Revised Statutes, and in accordance with Title 11; Chapter 200, Environmental Impact Statement Rules for applicant actions, an Environmental assessment of the proposed use must be attached. the Environmental assessment shall include, but not be limited to the following:

- (1) Identification of applicant or proposing agency;
- (2) Identification of approving agency, if applicable;
- (3) Identification of agencies consulted in making assessment;
- (4) General description of the action's technical, economic, social, and environmental characteristics;
- (5) Summary description of the affected environment, including suitable and adequate location and site maps;
- (6) Identification and summary of major impacts and alternatives considered, if any;
- (7) Proposed mitigation measures, if any;
- (8) Determination;
- (9) Findings and reasons supporting determination; and
- (10) Agencies to be consulted in the preparation of the EIS, if applicable.

VI. Summary of Proposed Use (what is proposed)

Part A. Maintenance and clearing of property during the period January 1990. See Attached Drawings

Part B. Construction of a two story single family house.

My intended use is consistent with surrounding uses.

V. ENVIRONMENTAL REQUIREMENTS

Pursuant to Chapter 343, Hawaii Revised Statutes, and in accordance with Title 11; Chapter 200, Environmental Impact Statement Rules for applicant actions, an Environmental assessment is as follows:

1. Identification of applicant;

Robert Buntin  
169 Poloke Place  
Honolulu, Hawaii 96817  
Telephone: 946-6019

2. Identification of approving agency;

Department of Land & Natural Resources

3. Identification of agencies consulted in making assessment;

Not Applicable

4. General description of the action's technical, economic, social, and environmental characteristics;

Part A. Maintenance and clearing of property during the period January 1990. See Attached Drawings

Technical: The action was to clean, clear, repair and haul away deteriorated and hazardous vegetation materials left behind by previous owners. Action included the restoration of the existing property line fences.

Economic: The land was left by previous owners in disrepair and created a negative value to property. Cleaning and clearing of the vegetation increased the property value.

Social: The cleaning and clearing of the land will help create livable conditions.

Environmental: The property was damaged by neglect and had to be repaired to be consistent with the surrounding properties.

Part B. Construction of a two story single family house.

Technical: My intended action is to remove the existing single family residence located on the property and construct a new two story house and garage. I also intend to replace the property line fence.

The landscaping changes will be minimized so as not to disturb the natural surroundings. The site will be protected during construction to prevent dust nuisance and prevent soil erosion.

Economic: The new house will increase the property's value along with surrounding properties and generate tax revenue.

Social: A new residence will help upgrade the community life in the area.

Environmental: The construction of a new residence is consistent with the present use of the property and the surrounding community.

5. Summary description of the affected environment, including suitable and adequate location and site maps;

Part A. The affected area included the cutting down of a 5- inch diameter Kukui tree, trimming a 13- inch Kukui tree's broken limb, trimming diseased limbs, cleaning and clearing Bamboo plants and constructing a 12' x 20' metal roof shelter.

Part B. The property slopes from the upper right hand corner to the lower left hand corner. (North to South). A row of Bamboo bushes are located across the lower one-third of the property. The property is 19,635 square feet in area. The proposed house will be approximately 5,500 square feet or 28% of the land area. The proposed driveway and entry courtyard will be approximately 5,000 square feet or 25% of the land area. The total house and driveway courtyard is 10,500 square feet or 53% of the land area. See attached location and site maps.

6. Identification and summary of major impacts and alternatives considered;

Part A. The major impact was to restore the property to its previous condition and to decrease the unsightliness and dangerous conditions of the site.

Part B. The major impact is to remove the old existing house and replace it with a new house designed to blend with the surroundings to improve the site conditions. There will be no long-term traffic implications. Traffic will be increased on a short-term basis due to the construction.

7. Proposed mitigation measures;

Part A. Intended to enhance the area and would meet with surrounding owners' approval. The landscaping will be maintained property.

Part B. The surrounding property owners will be contacted for approval before proceeding with construction.

8. Determination;

Not Applicable.

9. Findings & reasons supporting determination;

Not Applicable.

10. Agencies to be consulted in the preparation of the EIS;

Not Applicable.

REQUIRED INFORMATION FOR ALL USES:

I. Description of Parcel

- A. Existing Structures/Use: Residential.
- B. Existing Utilities: Electricity, telephone and sewer systems provided. Water from on-site tank.
- C. Existing Access: From Tantalus Drive, Forest Ridgeway & Poloke Place.
- D. Vegetation: Existing Kukui and Bamboo trees.
- E. Topography: Slopes downward from upper right to lower left hand corner of property.
- F. Shoreline: Not Applicable
- G. Existing covenants, easements, restriction: None
- H. Historic site affected: None

II. DESCRIPTION OF ACTIVITY PROPOSED

PART A. (Previously Completed).

1. Clean and haul away deteriorated and hazardous materials from previous Owners.
2. Clean, repair and restore the property to an acceptable living condition.
3. Restore property line fences.

PART B. (Future Development).

1. To remove the existing residence and construct a new house and garage per the enclosed schematic drawings.



INFORMATION REQUIRED FOR ALL USES

I. Description of Parcel

- A. Existing structures/Use. (Attach description or map).
- B. Existing utilities. (If available, indicate size and location on map. Include electricity, water, telephone, drainage, and sewerage).
- C. Existing access. (Provide map showing roadways, trails, if any. Give street name. Indicate width, type of paving and ownership).
- D. Vegetation. (Describe or provide map showing location and types of vegetation. Indicate if rare native plants are present).
- E. Topography; if ocean area, give depths. (Submit contour maps for ocean areas and areas where slopes are 40% or more. Contour maps will also be required for uses involving tall structures, gravity flow and other special cases).
- F. If shoreline area, describe shoreline. (Indicate if shoreline is sandy, muddy, rocky, etc. Indicate cliffs, reefs, or other features such as access to shoreline).
- G. Existing covenants, easements, restrictions. (If State lands, indicate present encumbrances.)
- H. Historic sites affected. (If applicable, attach map and descriptions).

II. Description: Describe the activity proposed, its purpose and all operations to be conducted. (Use additional sheets as necessary).

III. Commencement Date: Part A. Began January 1990.  
Part B. Maximum latest date if January 1991.  
Completion Date: Part A. Ended Mid 1990.  
Part B. December 1993.

IV. TYPE OF USE REQUESTED (Mark where appropriate) (Please refer to Title 13, Chapter 2)

1. Permitted Use (exception occasional use);  
DLNR Title 13, Chapter 2, Section 13.2.9; Subzone 0-13.
2. Accessory Use (accessory to a permitted use):  
DLNR Title 13, Chapter 2, Section \_\_\_\_\_; Subzone \_\_\_\_\_.
3. Occasional Use: Subzone \_\_\_\_\_.
4. Temporary Variance: Subzone \_\_\_\_\_.
5. Conditional Use: Subzone \_\_\_\_\_.

Area of Proposed Use Part A. & Part B. = 19,635 sq. ft.  
(Indicate in acres or sq. ft.)

Name & Distance of Nearest Town or Landmark  
Part A. & Part B. = Honolulu, Hawaii

Boundary Interpretation (If the area is within 40 feet of the boundary of the Conservation District, include map showing interpretation of the boundary by the State Land Use Commission).

Conservation District Subzone (111) 0-13 Honolulu  
County General Plan Designation Preservation

**V. FILING FEE**

1. Enclose \$50.00. All fees shall be in the form of cash, certified or cashier's check, and payable to the State of Hawaii.
2. If use is commercial, as defined, submit additional public hearing fee of \$50.00.

**INFORMATION REQUIRED FOR CONDITIONAL USE ONLY**

- I. Plans: (All plans should include north arrow and graphic scale).
  - A. Area Plan: Area plan should include but not be limited to relationship of proposed uses to existing and future uses in abutting parcels; identification of major existing facilities; names and addresses of adjacent property owners.
  - B. Site Plan: Site plan (maps) should include, but not be limited to, dimensions and shape of lot; metes and bounds, including easements and their use; existing features, including vegetation, water area, roads, and utilities.
  - C. Construction Plan: Construction plans should include, but not be limited to, existing and proposed changes in contours; all buildings and structures with indicated use and critical dimensions (including floor plans); open space and recreation areas; landscaping, including buffers; roadways, including widths; offstreet parking area; existing and proposed drainage; proposed utilities and other improvements; revegetation plans; drainage plans including erosion sedimentation controls; and grading, trenching, filling, dredging or soil disposal.
  - D. Maintenance Plans: For all uses involving power transmission, fuel lines, drainage systems, unmanned communication facilities and roadways not maintained by a public agency, plans for maintenance shall be included.
  - E. Management Plans: For any appropriate use of animal, plant, or mineral resources, management plans are required.
  - F. Historic or Archaeological Site Plan: Where there exists historic or archaeological sites on the State or Federal Register, a plan must be submitted including a survey of the site(s); significant features; protection, salvage, or restoration plans.
- II. Subzone Objective: Demonstrate that the intended use is consistent with the objective of the subject Conservation District Subzone (as stated in Title 13, Chapter 2).

DOCUMENT FOR PUBLICATION IN THE OEQC BULLETIN

Date: 5 / 24 / 91

Prepared by: Henry E. Reese

The document is a (check all that apply)

Chapter 205A Document	( )	Negative Declaration	( )
Chapter 343 Document	(XXX)	EIS Preparation Notice	( )
NEPA Document	( )	Draft EIS	( )
		Final EIS	( )
		Acceptance Notice	( )

Is the document a supplemental EIS? Yes ( ) No (XXX)

Title of Proposed Action or Project: Buntin Residence TMK 2-5-15:3

Location: Island Oahu District Conservation

Type of Action (check one): Applicant ( ) Agency ( )

Name of Proposing Applicant or Agency: Robyn Buntin

Name of Contact: Robyn Buntin

Address: 169 Poloke Place

City: Honolulu State: Hawaii Zip Code: 96817

Phone: (808) 946-6019

Name of Preparer or Consultant: Henry E. Reese, AIA

Name of Contact: Henry E. Reese

Address: 735 Bishop Street #500

City: Honolulu State: Hawaii Zip Code: 96813

Phone: (808) 533-0636

Accepting Authority: Department of Land and Natural Resources

Estimated Project Cost:	Document Preparation Cost:
Federal Funds \$ _____	Neg Dec/EA \$ _____
State Funds \$ _____	Draft EIS \$ _____
County Funds \$ _____	Sup Draft EIS \$ _____
Private Funds \$ <u>750,000</u>	Sup Final EIS \$ _____
TOTAL \$ <u>750,000</u>	TOTAL \$ _____

EA Trigger (check all that apply)

- ( ) Use of State or County Lands or Funds
- (XXX) Use of Conservation District Lands
- ( ) Use of Shoreline Setback Area
- ( ) Use of Historic Site or District
- ( ) Use of Lands in the Waikiki Special District
- ( ) Use Requiring an Amendment to a County General Plan

NOTE: For answers to any question on Page 10 or 11, please contact the Office of Environmental Quality Control at (808) 548-6915.

[OEQC Form 89-01 (1/89)  
Page 1 of 2]

- ( ) Use Requiring the Reclassification of Conservation Lands
- ( ) Construction or Modification of Helicopter Facilities
- ( ) Other \_\_\_\_\_

Brief Description of the Proposed Action or Project which will be Published in the OEQC Bulletin (limit of 500 words or less): \_\_\_\_\_

\_\_\_\_\_ This Application consists of two parts.  
 \_\_\_\_\_  
 \_\_\_\_\_ Part A: After the fact approval of site maintenance and clearing.  
 \_\_\_\_\_  
 \_\_\_\_\_ Part B: Future new residential development.  
 \_\_\_\_\_  
 \_\_\_\_\_  
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 \_\_\_\_\_

(Continue on another sheet if necessary)

Tax Map Key(s): 2-5-15:3 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

FOR OEQC USE ONLY

Date of Submission: \_\_\_\_\_ OEQC # \_\_\_\_\_  
 Date of Publication: \_\_\_\_\_ Planner: \_\_\_\_\_  
 Last Day for Consulted  
 Party Request:  
 Comment Period Ends:  
 Acceptance Date:  
 Publication Date of  
 Acceptance:

**EXHIBIT "A"**

All of that certain parcel of land, situate, lying and being in Tantalus, Honolulu, City and County of Honolulu, State of Hawaii, being all of LOT 13 and a portion of LOT 15 of the Poloke Lots as delineated and described on File Plan No. 208, more particularly described as follows:

Beginning at the Southeast corner of this piece of land, being also the Southeast corner of Lot 13 of the Poloke Lots, as shown on File Plan No. 208, recorded in said Bureau, and running by true azimuths:

- |    |      |     |        |  |
|----|------|-----|--------|--|
| 1. | 102° | 50' | 152.3  | feet along Lots 12 and 11 of the Poloke Lots;  |
| 2. | 193° | 30' | 163.9  | feet along end of Road, along Lot 14, and remaining portion of Lot 15;                     |
| 3. | 298° | 52' | 114.05 | feet along the remaining portion of Lot 15;  |
| 4. | 350° | 12' | 108.0  | feet;  |
| 5. | 14°  | 15' | 33.0   | feet to the point of beginning and containing an area of 0.45 Acre, a little more or less. |

Together with and as appurtenant to the lands described above, the right, in common with others thereto similarly entitled, to use for purpose of ingress and egress the 24-foot roadway abutting on said lands, bounded in part by Lots 8, 9, 10, 11, 12, 13, 14 and 15, of said Poloke Lots, and together also with all the estate, right, title and interest of the Grantors in said 24-foot roadway, as disclosed by a conditions clause in instrument dated February 26, 1902 and recorded at the Bureau of Conveyances, State of Hawaii, in Book 277, Page 39".

(NOTE: Lot 13 has access over TMK 2-5-15-1 (a private road). By the express condition that the road passing through said premises is for the use of all owners in Block I of "Poloke Lots" Map 208, as filed at the Bureau of Conveyances, State of Hawaii.)

(NOTE: Attention is called to the fact that the area of land conveyed (0.45 Acre) is 33 square feet less than the area reflected by Tax Map Key: 2-5-15-3.)

Being the same premises conveyed to ROBERT LENARD BUNTIN and JUDY SATOKO BUNTIN, husband and wife, as Tenants by the Entirety, by GREGORY C. MOIX, JR., husband of Sandra Marie Moix, and SANDRA MARIE MOIX, wife of Gregory C. Moix, Jr., by Warranty Deed dated \_\_\_\_\_, 19\_\_\_\_\_, and recorded in the Bureau of Conveyances of the State of Hawaii in Book \_\_\_\_\_, Page \_\_\_\_\_.

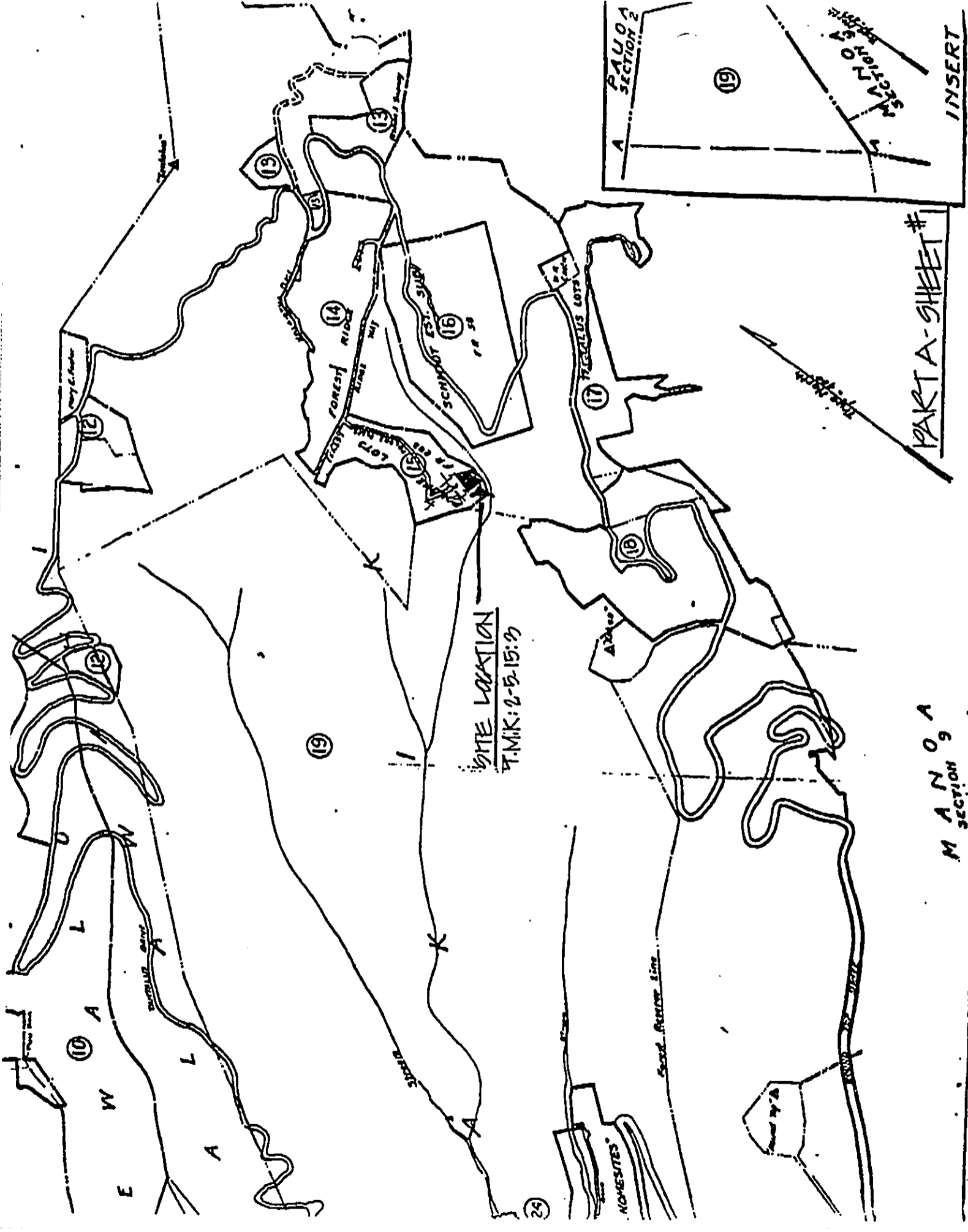
SUBJECT, HOWEVER, to the following:

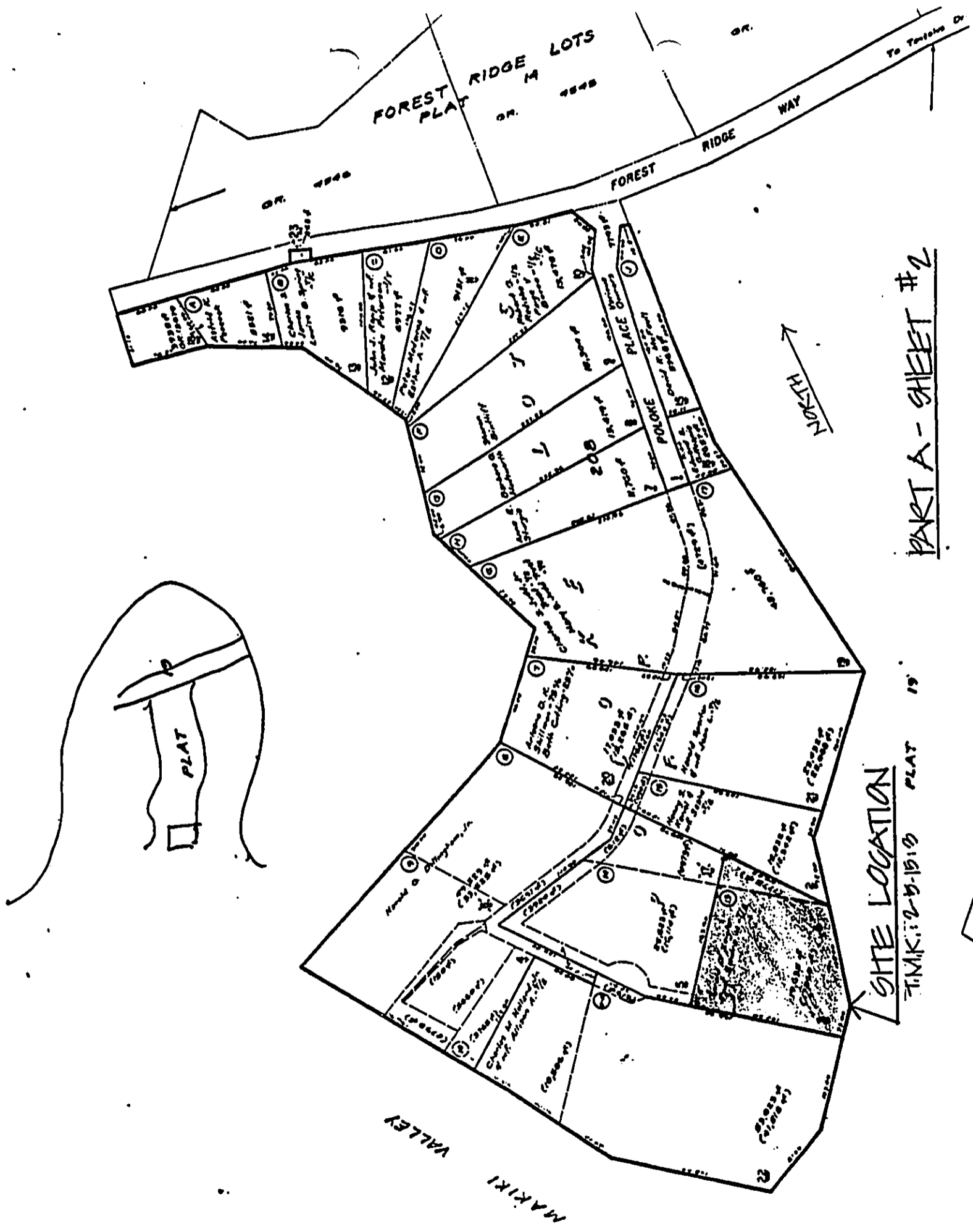
1. Title to all minerals and metallic mines reserved to the State of Hawaii.
2. That portion lying within Lot 15; Conditions in Deed dated February 26, 1902, recorded in Book 277, Page 39, from William R. Castle to Fanny Tasca Halstead.
3. Easement as set forth in that certain Deed dated May 5, 1966, recorded in Book 5324, Page 35, from Christine B. McWayne to Charles M. Holland, Jr. and Allison Allen Holland.

TOGETHER, WITH, all built-in furniture, attached fixtures, built-in appliances, water heater, electrical and/or gas and plumbing fixtures, attached carpeting, existing drapes, range, refrigerator, washer and dryer, all of said personal property being situate in or used in connection with the above-described real property. (The property and all improvements are hereby conveyed in an "as is" condition.)

END OF EXHIBIT "A"

DOCUMENT CAPTURED AS RECEIVED





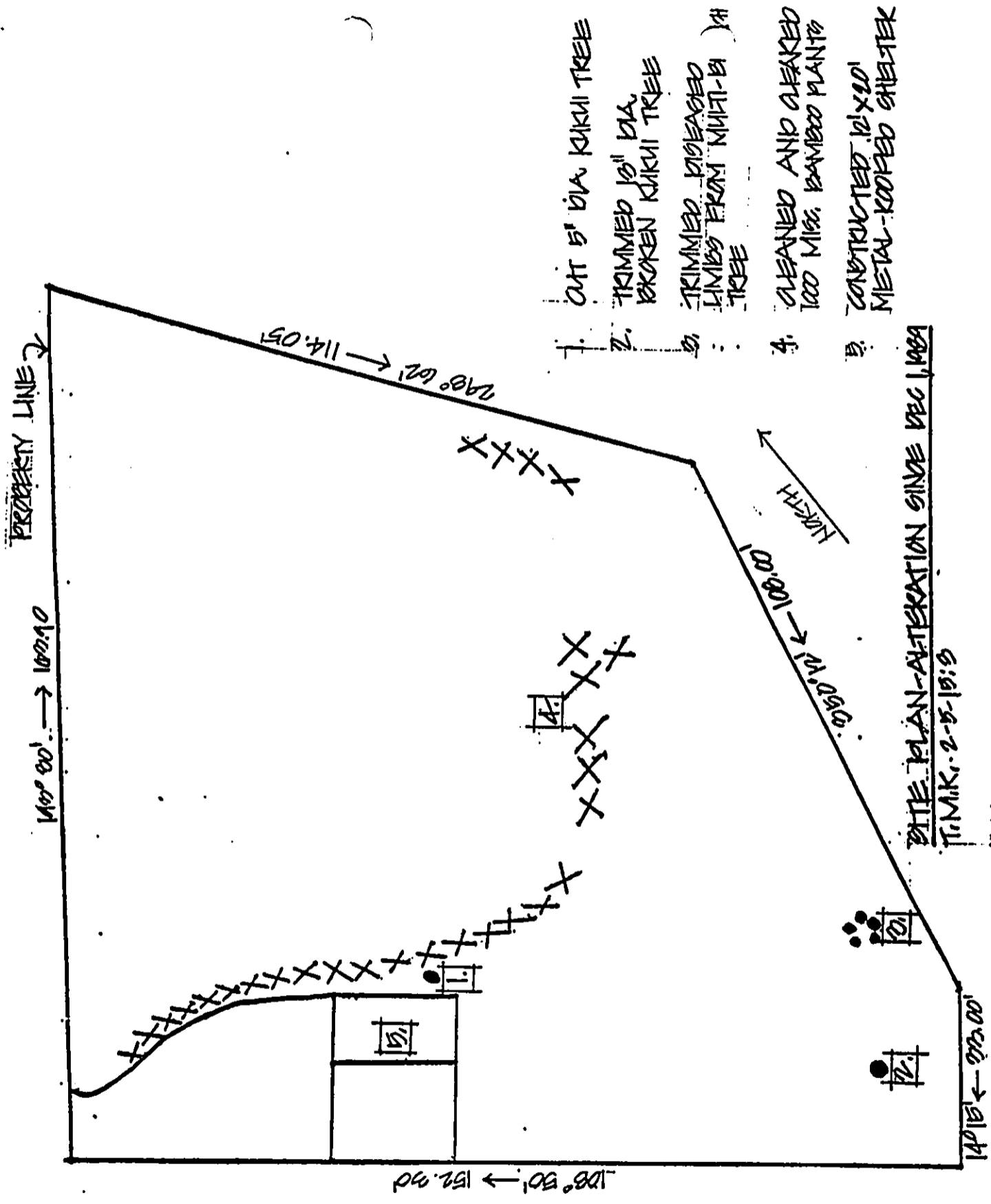
PART A - SHEET #2

SHEE LOCATION

T.M.K. 12-9-1510 PLAT 19



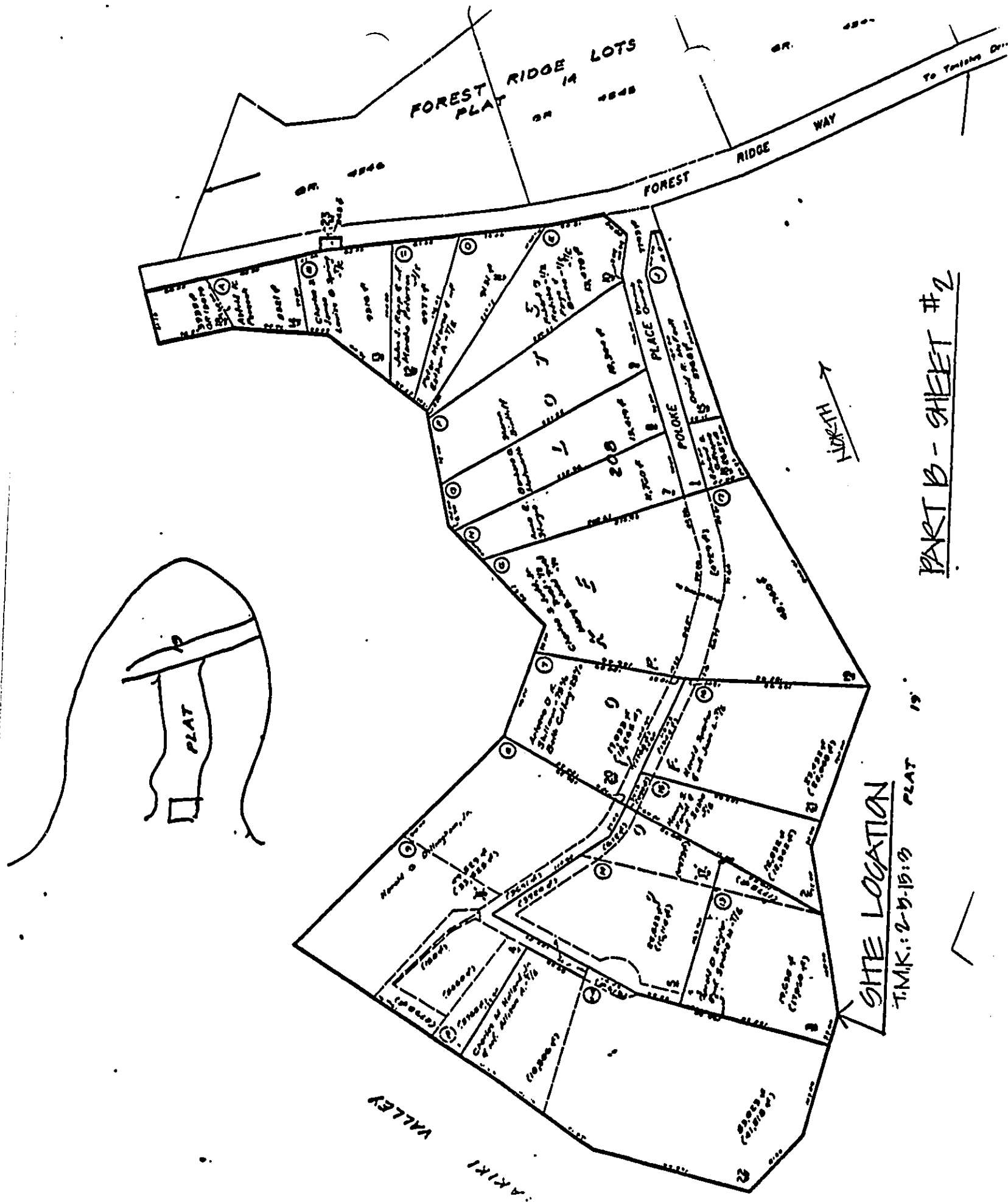




1. CUT 5' DIA KIKUI TREE
2. TRIMMED 10" DIA. BROKEN KIKUI TREE
3. TRIMMED DISEASED LIMBS FROM MULTI-BI TREE
4. CLEANED AND CLEARED 100 MISS. BAMBOO PLANTS
5. CONSTRUCTED 12' X 20' METAL-KOOPED SHEETER

PART A - PREVIOUSLY COMPLETED SHEET #4





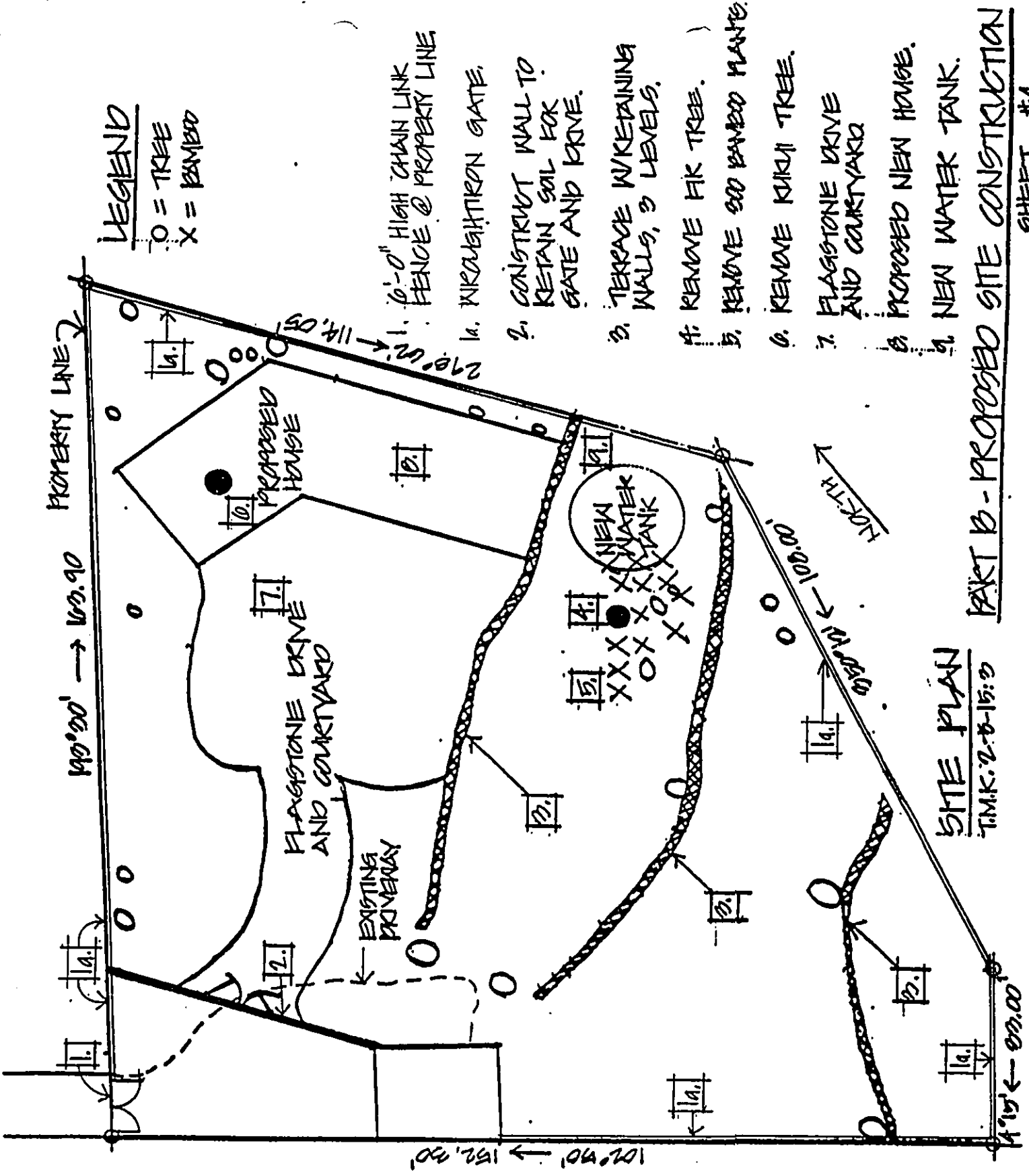
PART B - SHEET #2

SITE LOCATION

T.M.K.: 2-D-15:9 PLAT 19

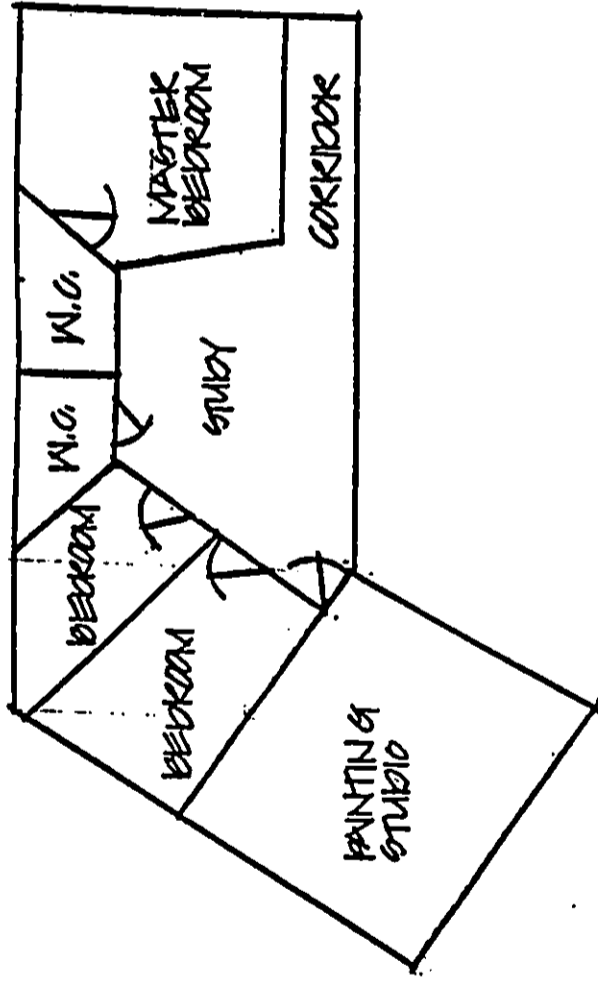
AKIKI VALLEY



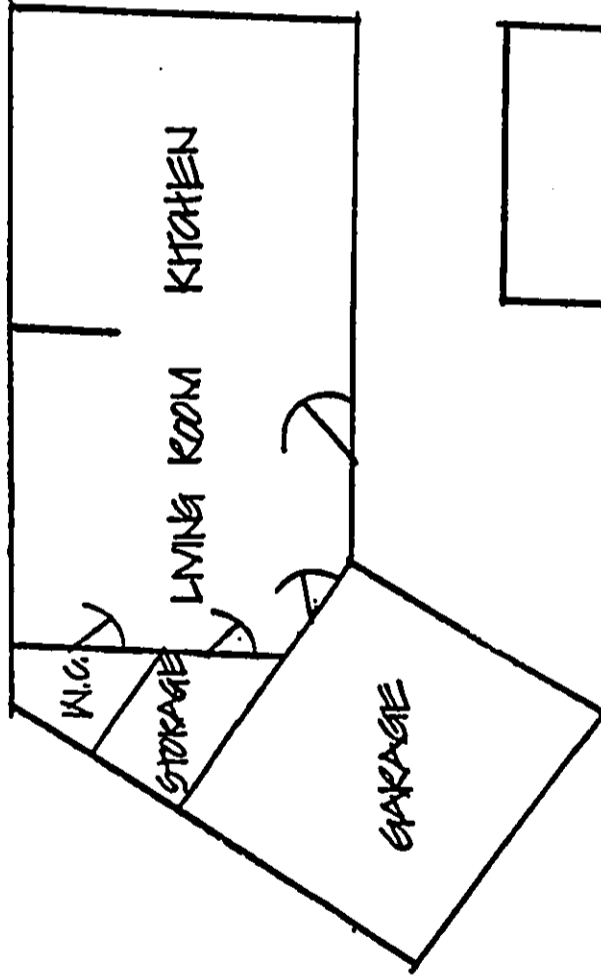


SITE PLAN  
T.M.K. 2-8-15:3

PART B - PROPOSED SITE CONSTRUCTION  
SHEET #4



SECOND FLOOR PLAN  
SCALE: 1/16" = 1'-0"  
GR. FT. = 2,417 #



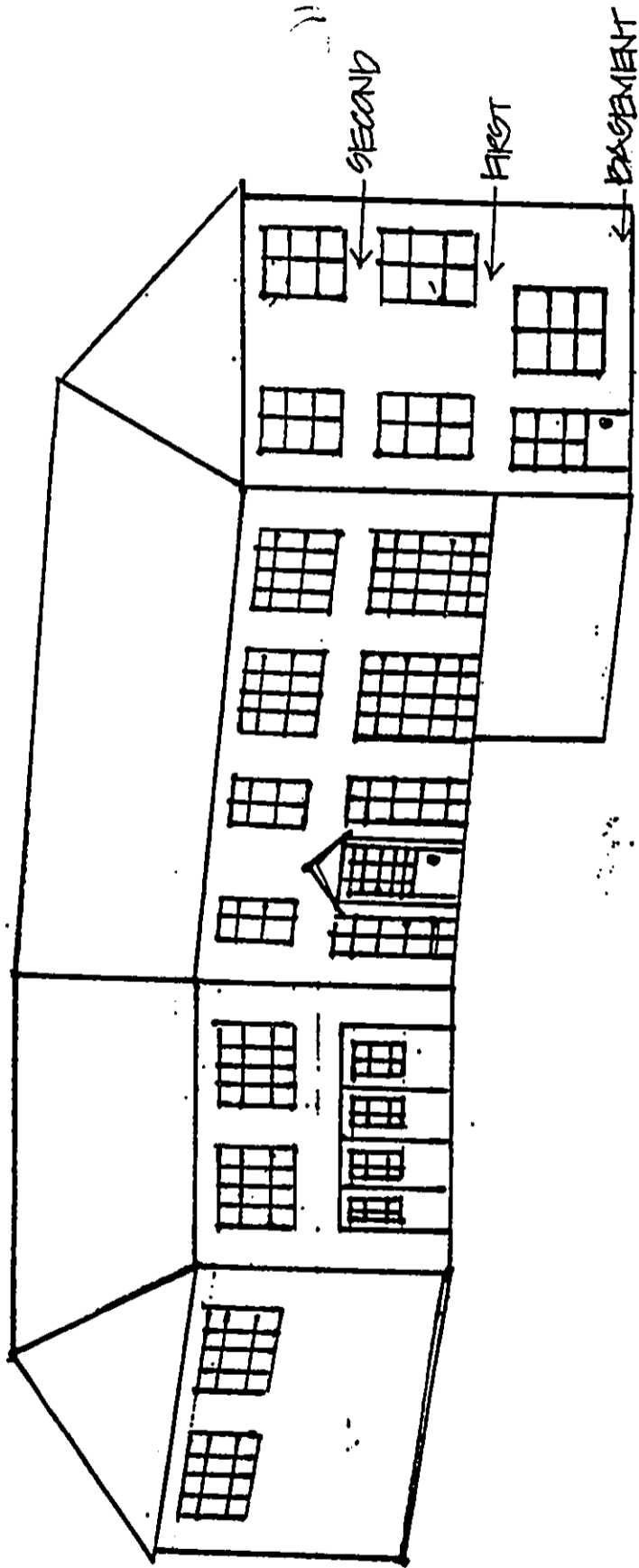
GROUND FLOOR PLAN  
SCALE: 1/16" = 1'-0"  
GR. FT. = 2,417 #



BASEMENT PLAN  
SCALE: 1/16" = 1'-0"  
GR. FT. = 672 #

TOTAL SQUARE FOOTAGE  
OF BUILDING = 5,500 #

PART B - SHEET 5



PROPOSED NEW HOUSE  
EXTERIOR ELEVATIONS - FRONT VIEW

PART B - SHEET #0