



Hokua
mira to: luc

06/08/2015 07:50 AM

Moratorium on this project until the traffic situation in Kapaa is much improved. This makes sense!!!!

LAND USE COMMISSION
STATE OF HAWAII
2015 JUN -8 A 8:00



Hokua Place
Ted Steinberg

to:
luc

06/07/2015 10:18 AM

Hide Details

From: "Ted Steinberg" <tcsteinberg@yahoo.com>

To: <luc@dbedt.hawaii.gov>

Aloha:

Please fix the existing roads and the traffic jams before allowing new development.

Mahalo,

teds

LAND USE COMMISSION
STATE OF HAWAII
2015 JUN -8 A 7:03



Hokua Place application for change in land use
Lorraine Newman to: luc

06/07/2015 07:35 PM

Attached is my letter for consideration by the Hawaiian Land Use Commission regarding the Hokua Place upzoning of 97 acres from Agriculture to Urban.



Hokua Place.docx

Mahalo,
Lorraine Newman

LAND USE COMMISSION
STATE OF HAWAII
2015 JUN -8 A 7:03

June 7, 2015

LAND USE COMMISSION
STATE OF HAWAII

Regarding: Hokua Place (Kapa's Highlands, old name) subdivision upzoning of 97 acres, from Agriculture to Urban land

2015 JUN -8 A 103

To the Hawaiian Land Use Commission;

As I am sure you have many letters to read and digest I will try to keep mine brief and address only a couple of points. I ask only that you do not mistake brevity for a lack of concern. On the contrary, I am deeply troubled by what is being proposed by this change in land use.

The good news is that the commission will not face legal challenges if it decides to maintain the Agricultural designation of this parcel. This is an easy one. Please support the people rather than the developers whose interests are purely financial.

I have been aware of this parcel of land and it's transfer of ownership through the most recent three owners. I have also been privy to inquiries for monetary assistance or appeals for joint ventures by some of these parties for the purpose of avoiding foreclosure and/or moving forward with this project. The current owners financial gamble is based on the pre-recession real estate market and the success of this gamble depends on the change in zoning proposed. In other words, this project is based more on the need of the owners to generate income and remain solvent rather than the true needs of the community and Kauai at large.

While there is no doubt Kauai needs more housing, this particular project does not address the level of affordability that is needed. While it does promise to increase the number of housing units, any such benefit is offset by the additional burden on our woefully inadequate transportation infrastructure, placing a negative balance on quality of life. While the project does offer some contribution of roadways to offset this problem, the infrastructure proposed in the plan is woefully inadequate and will ultimately cost the taxpayers money we don't have to build and maintain additional roads. The commission must place an emphasis on the prevention of problems for Kauai's citizens. In addition, the construction of over 750 housing units, in and of itself, will place undue stress on our landfill, a problem not often discussed when matters of construction are considered.

The need for additional housing does not outweigh the consequences of adding additional traffic to the Kapa'a corridor. This is a project that might be something to consider at a future time, when the necessary infrastructure is in place. It is not a project that should be approved for the benefit of a few investors who need to make good on their gamble.

I ask the commission to recognize that the Hokua Place project does not solve a problem as much as promise to create more problems for our island. The project is years ahead of its time, if at all. This is an opportunity to prevent a problem before it happens. Please do not approve the change in zoning on this parcel.

Most sincerely,
Lorraine Newman (30 year resident of Kauai)
PO Box 1000, Kilauea, HI 96754



Hokua Place
Karen Kenny to: luc@dbedt.hawaii.gov

06/07/2015 11:23 AM

Aloha,

This is definitely a bad idea. Just try to drive through Kapa'a during business hours. Please deny approval of this development and concentrate on alleviating traffic on Kaua'i before approving more evidential development.

Thank you

Be kind whenever possible. It is always possible. -The Dalai Lama

LAND USE COMMISSION
STATE OF HAWAII
2015 JUN - 8 A 7:02



Hokua Place Development
Cole Consulting to: luc@dbedt.hawaii.gov

06/07/2015 10:07 AM

To Whom It May Concern:

I am writing to express my opposition to urbanizing Hokua Place. Traffic in this area is already borderline to becoming excessively heavy, and \$600-900K houses do not qualify as affordable. The last thing Kauai needs is more developers getting filthy rich at the expense of the common good.

Thanks,
Debbie

LAND USE COMMISSION
STATE OF HAWAII

2015 JUN - 8 A 7: 02



Hokua Place
Annalia Russell to: luc

06/07/2015 10:23 AM

STOP this totally and complete insanity! !

Even without EIPs, studies, investigations, - common sense shows that this development is totally non-progressive, and in fact most destructive to all here !

LAND USE COMMISSION
STATE OF HAWAII

2015 JUN - 8 A 7:02



Hoku development Kapaa Kauai
Dorothy Perry to: luc

06/07/2015 02:37 PM

I don't know if you drive on Kauai; but if so you know this is pure folly to add more traffic to this area. Our island is desperate for infrastructure to deal with what we already have in place. It is a mess...

won't all the tourist eventually decide that sitting in traffic jams on vacation, spoils their vacation, not to mention the locals who are continuously stuck in this mess. Please don't make things worse for those of us who live here and drive the roads..

Mahalo

Dottie Perry

LAND USE COMMISSION
STATE OF HAWAII
2015 JUN - 8 A 7:02



Hokua Place Proposal Let's not make things worse

Paul Reynolds to: info

Cc: luc

06/07/2015 11:58 AM

The traffic situation here on the island is already of major concern adding more to our environment is setting up a scenario for safety issues that will affect residents and visitors alike. The area in question already has major traffic issues. A more intricate study is needed before the go ahead is given -

Let's stop looking myopically and looking at the bigger picture here. The Traffic situation changes drastically every year here - we can't rely on reports from 2012 to adequately give a clear picture of what is going on in the proposed area. Proper infrastructure must be in place - there has been no assurance of this to this point...

Take a step back, e-look at the situation before compromising a good portion of our islands residents.

Regards

2015 JUN - 8 A 7: 02
LAND USE COMMISSION
STATE OF HAWAII



Hokua Place
Abigail Jones to: luc@dbedt.hawaii.gov

06/07/2015 09:37 AM

Please do not change the zoning on this parcel so that it can be used for a development. This would be HIGHLY detrimental to the traffic situation in Kapaa. 1600 more cars would be horrendous to add to an already highly congested traffic problem. We do not have a housing shortage. This subdivision would only create more houses for more out of state rich people to buy. Do you really want to make a decision that adds to the traffic, and overpopulation here and the pollution, which does nothing for the residents here? You would just be making one developer have fatter pockets. That land should be used for farming, which it is already zoned for.

Sincerely ,
Abigail Jones
Sent from my iPhone

LAND USE COMMISSION
STATE OF HAWAII
2015 JUN -8 A 7:02