Group 4 - Responses to Other Individual Comments

Karen Wood | createaloha@hawaiiantel.net
Juan Wilson | juan@islandbreath.org
Anne Walton | annehugginswalton@gmail.net
Randall Roe | roebro@aol.com
Michael Ritz | michael_ritz@ymail.com
Wendy Raebeck | wendywailua@gmail.com
Terry O'Shaughnessy | terryoshaun@gmail.com
Katherine Muzik | kmuzik@gmail.com
Santos Alvarez | aumakua639639@gmail.com
Aaron Higa
Aloha Ms. Wood,

The attached response addresses your concerns about Hokua Place. Thank you for taking the time to reach out and voice your concerns. This concern has been included within Exhibit Q of the DEIS.

A second Draft Environmental Impact Assessment (DEIS) will be published for comments in the weeks to come.

Mahalo,

Sara Jhn, RA
Agor Jhn Architects
AgorJhnArch.com
O: 808.947.2467
C: 808.373.6025

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Response, 10/01/2018:

Ms. Wood,

Please note that a “Second Draft Environmental Impact Assessment (2nd DEIS)” will be published for comments in the weeks to come, in order to address concerns of the already published Draft Environmental Impact Assessment, new information in the form of reports, and studies were added. Therefore, the submittal of the 2nd DEIS will allow the public to comment on the new information.

We cannot address your concerns at this time without specific examples. However, I would like to share the following information.

It is the intention of this project to provide housing to those who live and work in Wailua-Kapaa area, People who live in the area already contribute to the current congestion that is experienced at times.

The General Plan now designates the project site as “Neighborhood General”. It is substantially within a 10-minute walk to Kapa’a Town. The development will include smart street design, short residential blocks, walking and bicycle paths integrated with Kapa’a Town’s future paths, etc. The project is intended to help preserve the rural character of Kapa’a town and intended to minimizing driving. Please see Section 5.1 of the 2nd DEIS.

Please note that the Petitioner’s survey of young people in the Wailua-Kapa’a area puts housing needs in front of congested traffic. Some say yes, they are willing to wait a little longer in traffic if they can buy a home in the area they grew up in.

Exhibit “C.1” Agricultural Suitability Report states what most people in the agricultural business have known for some time now. That is, Kauai has an abundance of agricultural lands to sustain our island. The problem is the lack of farmers and the lack of farm workers. The economics for farming just does not work. The comfortable fact is that should Kauai be forced to grow its own food due to some national economic disaster, we do have an abundance of agricultural lands to sustain ourselves. The County of Kauai Important Agriculture Lands Study of 2015 supports the attached Agricultural Suitability Report.

Thank you.

Ron Agor
Aloha Mr. Wilson,

The attached response addresses your concerns about Hokua Place. Thank you for taking the time to reach out and voice your concerns. This concern has been included within Exhibit Q of the DEIS.

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Peter T. Young

From: Juan Wilson <juan@islandbreath.org>
Sent: Saturday, June 20, 2015 1:07 PM
To: luc@dbest.hawaii.gov
Cc: info@hookuleana.com; milliam@kauai.gov; CouncilTestimony@kauai.gov; Bernard Carvalho; Bill Hayes
Subject: Hokua Place DEIS Testimony to LLCC

Testimony regards DEIS Hokua Place published 5-8-15 by OEQC

Aloha and Use Commissioners:

Land Use Commission planning and decision making for Hawaii must take into consideration the long term interests of the people and environment of our islands. In recent decades our needs have become predominately dependent on imported goods, services, energy and food.

We now rely on the mainland for approximately 90% of our food. This over dependence from far off places extends to our sources of energy, and our sources of consumer and industrial products.

The top of that, the economy of Hawaii has seen for tourism incomes that is fragile and fickle. Obviously our isolation from all other land masses in the world will be a factor of planning for the future if these importations are threatened.

So, if ever there was a time that self sustainability was a top priority for the future of Kauai - NOW is that time.

SUSTAINABILITY

The proposed Hokua Place advertises its plan as “sustainable”. But they use the word only as a talisman. This project is quite the opposite of “sustainable” planning. It’s more of the kind of development that makes us vulnerable to food riots within weeks of any serious disruption of Mission Line containerships from California.

The plan is car-centric. It will require getting in your car to do most anything. This will be place where people have to commute to work and commute to find food. The plan requires new roads, parking and accommodation for high-density multi-story living. Three quarters of the area is used for multi-unit housing requiring extensive parking lots, the rest is suburban single family sprawl on cul-de-sacs.

There will be little opportunity to grow food, pick fruit, raise chickens, keep goats, or house hunting dogs in this development.

The proposed density of the project is needed only to cover the debts and maximize profits to the speculators and investors promoting it - and from that springs the necessity to change it to an Urban District. In tomorrow’s review mirror that will be seen as short-sighted and impoverishing to Kauai.

Unfortunately, the wasteful use of fossil fuels, and the resources needed for the extravagant consumer lifestyle the modern world has become accustomed to has brought us to a situation in which we are facing real declines in sources of cheap energy and resources.
Since 2008 we have been living in a collapsed world consumer-based industrial economy that faces negative growth forecasts. Although characterized as a financial collapse, the crash in 2008 was largely driven by having reached world PeaK Oil production at that time.

Cheap, plentiful fossil fuels to "grow the world economy indefinitely" will not recur again. As a result there is little reason to believe that the technology and industry supported by cheap oil will persist. This would include affordable world-wide shipping, easy access to containers filled with consumer products or packaged and refrigerated food.

In Hawaii we already face some of the highest consumer costs in the world. It is certain that we in Hawaii will face ever increasing costs to import food and all other industrial products to our islands.

CLIMATE CHANGE

But even more tragic is that the byproduct of modern industrialization and food production has been the ever increasing CO2 content of our atmosphere. This "greenhouse" gas is wreaking havoc with the climate of the Earth and driving worldwide temperatures higher.

In Hawaii we are already seeing impacts on the environment. The jetstream has become more erratic. Here on Kauai our regular north-east trade wind has become irregular and replaced by drier and polluted Kona winds.

Climate scientists at the University of Hawaii have found an association with rising ocean temperatures and the elevations of the clouds over Hawaii. On Kauai rainfall on Mount Waialeale has been falling for decades. Much of Kauai is now in a moderate drought.

Climate Change and Global Warming are identified with the state-wide extreme drought in California that is quickly returning the Central Valley to desert conditions. Less snowfall in the mountains of California will continue due to Global Warming and has doomed agriculture there. And desert is what much California was before the last unusually wet century and the diversion of Colorado River.

Up until 2014 more than half of America's vegetables, fruits and nuts were grown in California. That will no longer be the case.

As California returns to the old normal we will see end of the recent cornucopia of fruits and vegetables in the supermarkets of America and Hawaii.

Why is this relevant to the LUC decision on Kukua Place to convert the land to it on from an Agricultural District to an Urban District?

In one simple word it is patently "UNSUSTAINABLE!" And we need to be self sustaining in Hawaii. Not only will Kauai have to provide for the food for its residents, but all the outer islands will have to contribute food to Oahu with its overburden of hundreds of thousands of people.

FOOD SECURITY

All agriculture land in Hawaii should now be viewed as a lifeboat to the future. We now know that industrial mono-crop farming requiring high energy inputs, synthetic fertilizers and massive pesticide use and will not work in Hawaii.

Sustainable food growing practices such as Organic Farming, Permaculture and Food Forests as well as some traditional farming pasturing and orcharding should be practiced. We need to find what works as quickly as possible.

In general, I would suggest that the LUC evaluate proposals in Agricultural Districts with strict set of criteria regarding an increase in local food production, and avoiding increased automobile dependence, population growth, and suburban sprawl.

If any changes in designation of Kauai Agricultural Districts is contemplated it should be to either Conservation or Rural Districts. To sustain water resources we will need more forestation and meet our food security requirements, we will need more residents on small farms.

And projects on designated Rural Districts should be required to be at least self sustaining in the production of all things as fruits, vegetables, chickens, and eggs.

How else shall we live on Kauai in the future?

Mahalo for your considerations of this matter.

Juan Wilson
Architect/Planner
Executive Committee member of the Kauai Group of the Hawaii Chapter of the Sierra Club

See also:
Eco Ra`i`i A`ina: Ho`Kua Place Comment Deadline 6/18/15

Response, 10/01/2018

Mr. Wilson,

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Exhibit "C.1" Agricultural Suitability Report states what most people in the agricultural business have known for some time now. That is, Kauai has an abundance of agricultural lands to sustain our island. The problem is the lack of farmers and the lack of farm workers. The economics for farming just does not work. The comfortable fact is that should Kauai be forced to grow its own food due to some national economic disaster, we do have an abundance of agricultural lands to sustain ourselves. The County of Kauai Important Agriculture Lands Study of 2015 supports the attached Agricultural Suitability Report.

The General Plan developed "Visions" and "Goals" to guide Kauai in future developments. Goal # 1 specifically states that "Sustainability means growing responsibility to meet the needs of current and future generations without depleting important resources."

HoKua Place provides opportunity for housing for all people as they aspire for a better life. The Project will substantially address the current need for housing in the area for all income brackets. The Project will not deplete our important resources. HoKua Place is designated as "Neighborhood General" in the General Plan. It is substantially within a 10 minute walking distance to Kapa'a Town. It's close proximity to Kapa'a Town offers opportunity for town businesses to grow and provide economic opportunities for the businesses as well as the residents of the project. Phase I of HoKua Place offers 16 agricultural lots that will offer opportunities for local food production. In anticipation of this Project, Phase I has an existing 1.8 MW solar voltaic system that is contributing to clean energy. Thus, HoKua Place contributes to Goal # 1 of the General Plan, a Sustainable Island.

Thank you for voicing your concerns,

Ron Agor
Aloha Ms. Walton,

The attached response addresses your concerns about Hokua Place. Thank you for taking the time to reach out and voice your concerns. This concern has been included within Exhibit Q of the DEIS.

A second Draft Environmental Impact Assessment (DEIS) will be published for comments in the weeks to come.

Mahalo,

Sara Jehn, RA
AgorJehnArch.com
O: 808 947 2467
C: 808 373 8025

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Dear Land Use Commission,

If you add to the Hokua Place proposal, the proposed new development at Coko Palms, Coconut Beach resort and coconut plantation, it's expected that an additional 1,200 vehicles will be added to the traffic load along the Kapaa-Waimea corridor. If you are concerned how this is going to work in light of the current gridlock that already exists in Kapaa from 10:00 AM to 6:30 PM every day? On top of that, DOT does not have a sufficient plan in place to address the current gridlock, much less adding 1,200 vehicles to the mix in Kapaa town.

This approach to land use planning is not at its best, without consideration of the appropriate infrastructure to support new development and the end goal is not sustainable with the interests of developers. What you risk is the loss of quality of life, the loss of tourism revenue - a major source of income for this Island, and most of all, the loss of agricultural land to housing developments turning the garden into the suburban Idle.

The project has been presented under the guise of being a low-income housing project, however with full disclosure it is clear that 70% of the project does not fall within this category. As of today, 78 houses are built on Cokoa, do we really need more rental high-value housing? Given the number of individuals that are on the waiting list for other rental housing, don't they deserve a fair chance at housing.

I am a full time resident and property owner in the Homesteads, I do have an interest in the outcome of your decision. Please do not change the land use designation from agricultural/residential in order to accommodate the building of Hokua Place.

Mahalo,

Anne Walton
Wai'anae Homesteads

Response, 10/01/2016:

Ms. Walton,

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It is the intention of this project to provide housing to those who live and work in Wai'anae-Kapaa area. People who live in the area already contribute to the current congestion that is experienced at times. As you mentioned, there are three major projects that will be completed in the next 5 years. These projects will add as much as 500 jobs to the area. Hokua Place will provide housing opportunities for workers of these new projects. These workers will encourage to use the bus or car pool to work from Hokua Place. There is discussion about having the developments and the project association providing shuttles for employees to and from work. I know Coco Palms has already committed to this concept. This will be better than the alternative of them driving through town from the north and south to get to work.

Hokua Place intends to provide housing opportunities for all income brackets. The Petitioner has committed to the policies of the County Affordable Housing policy.

Thank you for voicing your concerns,

Ron Agor
Aloha Mr. Roe,

The attached response addresses your concerns about Hoku Place. Thank you for taking the time to reach out and voice your concerns. This concern has been included within Exhibit Q of the DEIS.

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Mahalo,

Sara Jahn, RA
Agor Jahn Architects
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O: 808.947.2467
C: 808.373.6025

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Peter T Young

To: Peter Young:

For the record, I am against the Hoku Place development. This land is agricultural land. It should remain agricultural land and be put to that use. Otherwise, this is a new example of someone from out of state buying AG land on Kauai without the least intention of using it as agricultural and instead trying to make as much money as they can from it. This is not for the Community. How naive can they expect us to be?

I understand that Greg Allen is trying to get this pushed through for his own profit. This is the same person that built that monstrosity on Anini Beach and also is just finishing up another inappropriate structure on State Conservation land along the Waipoua River.

Sincerely,

Randall Roe
Wallua

Response, 10/01/2018:

Mr. Roe,

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Phase I of HoKua entails 16 ag lots that will offer opportunities for farming.

Mr. Roe, you should know that Greg Allen had the subject land ready to go out for sale with agricultural lots, (gentlemen farms). In 2015 he was asked by the planning director to develop the property with 1000 housing units. Greg deliberated on the issue for quite a while. He eventually thought that the gentlemen farms would attract only the rich and that he was not doing anything for the locals. Thus, he is complying to his commitment to the planning director of providing housing opportunities for the locals.

Thank you for voicing your concerns,

Ron Agor
Sara Jahn

From: Sara Jahn <sara@agorjehnarch.com>
Sent: Friday, October 5, 2018 1:07 PM
To: michael.ritz@ymail.com
Subject: Response to Hokua Place DEIS 2015 Comment
Attachments: Q-4 Michael Ritz.pdf

Aloha Mr. Ritz,

The attached response addresses your concerns about Hokua Place. Thank you for taking the time to reach out and voice your concerns. This concern has been included within Exhibit Q of the DEIS.

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Mahalo,

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Peter T Young

From: MICHAEL RITZ <michael_ritz@ymail.com>
Sent: Monday, June 15, 2015 4:41 PM
To: info@hokuainc.com
Subject: Hokua Place

We are opposed to the proposed development in Kipaa mauka of the alternate round-about. Any further developments should be south of the river until the East Side traffic can be reduced. Mike and Donna Ritz Princeville

Response, 10/01/2018:

Mr. Ritz

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Both the 2000 General Plan and the current General Plan depicts the housing needs for East Kauai. The General Plan was generated with the input of the people of Kaua’i. Hokua Place provides housing opportunities for people living on the east side, thus following the current General Plan.

Thank you for voicing your concerns,

Ron Agor
Response, 10/01/2018:

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It is the intention of this project to provide housing to those who live and work in Wallua-Kapa area. People who live in this area already contribute to the current congestion that is experienced at times. There are upcoming projects that will be completed in the next 5 years. These projects will add jobs to the area. HoKua Place will provide housing for workers of these new projects. These workers will be encouraged to use the bus or car pool to work from HoKua Place. Discussions are underway on the aforementioned developments and this project providing shuttles to and from work for the workers. Coco Palms have already committed to this concept. This will be better than the alternate of them driving through town from the north and south to get to work.

Thank you for voicing your concerns,
Ron Agor
Response to Ho'oku Place DEIS 2015 Comment
Q-4 Terry O'Shaughnessy.pdf

Aloha Terry O’Shaughnessy,

The attached response addresses your concerns about Ho'oku Place. Thank you for taking the time to reach out and voice your concerns. This concern has been included within Exhibit Q of the DEIS.

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Mahalo,

Sara Juhn, RA
Agor Juhn Architects

From: Sara Juhn <sara@agorjuhnarch.com>
Sent: Friday, October 5, 2018 1:10 PM
To: terryo@halka.com
Subject: Response to Ho'oku Place DEIS 2015 Comment
Attachments: Q-4 Terry O'Shaughnessy.pdf

Dear Sir,

My husband and I have been residents of Wailea Homesteads for the past 43 years. I am writing to tell you that I disagree strongly with the proposed change of zoning for the Kapaa property that will be called Ho'oku Place. This land should remain as agriculture zoning in hopes that in the future it will be used in Ag capacity. A change to residential zoning will create a huge increase in vehicles on our already bogged Eastside roads. We MUST fix the traffic problems now before any more housing or hotel projects can be added to this mess. Please do the right thing and vote against this foolish zone change. Thank you. Sincerely, Terry O'Shaughnessy

From: Terry O'Shaughnessy <terryo@halka.com>
Sent: Sunday, June 14, 2015 5:27 AM
To: info@hookuhana.com
Subject: Please stop proposed Ho'oku Place Development

Response, 10/01/2018:

Ms. O'Shaughnessy,

Please note that a "Second Draft Environmental Impact Assessment (2nd DEIS)" will be published for comments in the weeks to come. In order to address concerns of the already published Draft Environmental Impact Assessment, new information in the form of reports, and studies were added. Therefore, the submittal of the 2nd DEIS will allow the public to comment on the new information.

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It is the intention of this project to provide housing to those who live and work in Wailea-Kapaa area. People who live in the area already contribute to the current congestion that is experienced at times. There are upcoming projects that will be completed in the next 5 years. These projects will add jobs to the area. Ho'oku Place will provide housing for workers of these new projects. These workers will be encouraged to use the bus or car pool to work from Ho'oku Place. Discussions are underway on the aforementioned developments and this project providing shuttles to and from work for the workers. Coco Palms have already committed to this concept. This will be better than the alternate of them driving through town from the north and south to get to work.

Thank you for voicing your concerns,

Ron Agor
Aloha Ms. Muzik,

The attached response addresses your concerns about Hoku'a Place. Thank you for taking the time to reach out and voice your concerns. This concern has been included within Exhibit Q of the DEIS.

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Mahalo,

Sara Jahn, RA
Agor Jahn Architects

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June 21, 2015

Dear Aloha Land Use Commission,

Simply put, to remain inhabitable by humans, this Island of Kaua‘i needs for us to restore its soils and protect its waters. It does not repeat NOL need further development.

The Hoku'a Place project is not an appropriate solution to our island’s problems. It pretends to provide affordable housing but in reality it does not. Worse, importing the massive amounts of materials needed and then using them for construction here will make an unacceptably substantial contribution to global carbon dioxide pollution, not to mention erosion, increasing our already desperate climate situation.

I am an marine biologist, with a PhD in Hawaiian corals, 4 years here recently in Kaua‘i and 45 years of familiarity with coral reefs worldwide.

I am appalled at the current condition of our coral reefs here in Kaua‘i. I have begun a small restoration project in Kapa‘a, and encounter only three (3) species, barely surviving. It is quite frightening. Disintegration (disintegration) of the reef substrate is being favored by local human activities. These activities, including construction projects, poor sewage management, poor farming techniques, and excessive traffic produce the toxic chemicals that wash away from automobile tires and are flushed with the rain directly into the sea, and consequently wash out the corals.

As so many have written to you quite elegantly and convincingly already, we are a tiny remote island. We have no need to become so efficient, starting immediately. As I begin my opening sentence, we need to restore our soils and protect our waters.

I am against the Hoku'a Housing project.

Katharine Muzik, Ph.D.
Associate in Natural Sciences. Bishop Museum and
Marine Biologist, National Tropical Botanical Garden

Response, 10/01/2018:

Ms. Muzik,

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The General Plan now designates the project site as “Neighborhood General”. It is substantially within a 10-minute walk to Kapa‘a Town. The development will include smart street design, short residential blocks, walking and bicycle paths integrated with Kapa‘a Town’s future paths, etc. The project is intended to help preserve the rural character of Kapa‘a town and intended to minimizing driving. Please read Section 5.1 of the 2nd DEIS.

Thank you for voicing your concerns,

Ron Agor
You've just received a new submission to your HoKua Place.

Submitted Information:

Name
Aaror Higa

Email

Comment
Why can't it be like the Kakaako project in Oahu where it's being sold for less but if Owner sells in future they must pay back the difference? This Kakaako project is being geared towards Hawaii families and not people moving here from the Mainland. How many Hawaii families can afford a 600k home!

Response, 10/01/2018:

Mr. Higa,

It is the intention of the Petitioner to provide housing for our local population as the General Plan expressed for this need on East Kauai. This project will provide local housing for all income brackets. HoKua has committed to following the County Affordable Housing policy.

Ron Agor