

From: [L.Osterer](#)
To: [DBEDT.LUC](#)
Subject: Hokua Place Development, Kauai
Date: Sunday, December 16, 2018 6:30:56 PM

Dear Land Use Commissioners,

This development does not provide enough affordable houses for the negative impact it will have on Kauai's traffic and infrastructure. Until those needs are met, the best alternative is "no action" from the 2nd draft of the Environmental Impact Statement.

The developer should bear the increased cost of roads, water, sewer, schools, police and fire services, not the taxpayers. History has shown that the county has not collected appropriate costs in advance so that the infrastructure will be ready for increased population. Our local population cannot afford this housing, Instead it will mostly provide more mainland investors with real estate profit. Please consider how little remaining usable agricultural land we have and the need for sustainability on Kauai.

This development does not stand alone in your evaluation. It comes along with two resorts already approved and soon to be developed in the Wailua-Kapa'a corridor (Coconut Beach Resort and Coconut Plantation, a pending resort redevelopment (Coco Palms), and a residential development on the north end of Kapa'a (Kealia Mauka). Traffic has increased dramatically increase over the past year. Residents of the east side, and those driving through on Bypass would experience an influx of about 1500 more cars from Hokua Place, when it is already unbearable even without the new resorts. When will it stop? Tourists are already complaining; and they will no longer prefer Kauai as the less crowded more pristine island it was.

You have an opportunity to stop this urban development now, before the land and quality of life on Kauai is unrecoverable. Please hear the public opinion against this project and do not let our island be bought out by greedy developers.

I am a Kauai resident detrimentally impacted and limited by current development, sincerely hoping for better planning.

Lorraine Osterer, Koloa, Hi.