

From: [Anne Thurston](#)
To: [DBEDT LUC](#)
Subject: Hokua Place - opposed
Date: Sunday, December 23, 2018 3:28:25 PM

Dear Land Use Commissioners,

I understand the argument that Kaua'i needs more housing, but in my view, Hokua Place is not the answer. I have been sending testimony consistently, from 2015 onward (first to the State Land Use Commission, then to the Kaua'i Planning Commission and then to the Kaua'i County Council), as have many of my neighbours, always repeating the same concerns, the most serious of which are:

- Hokua Place will not make a meaningful contribution to the housing problem on the island. The single family homes will be unaffordable for local residents, and while some of the condos will be affordable, they prices are not protected and can increase. This poses the high risk that Hokua Place homes will be sold to mainlanders rather than benefiting those who need them. This is an urgent problem and needs a solution that is not motivated by financial gain.
- At a time when we urgently need to grow more food to become a more sustainable community and when 90% of our food is imported, allowing Hokua Place would place us at graver risky threatening our food security.
- Our infrastructure is already severely overstretched. Hokua Place would would result in real strain on, for instance, our solid waste system, which is not yet at a capacity to handle a substantial additional burden.
- It would be very risky to create major traffic jams with no real solution. Hokua Place, as acknowledged in the second environmental impact statement, is expected to generate 487 vehicle trips per hour, with a higher rate during morning and evening peak traffic hours, or another estimated 1900 cars added to already approved resorts. The developers' solutions do not even begin to address the problem. The claims that they own the bypass road and that this will somehow solve the problem are of real concern, as they certainly do not own it. I live on Kaua'i's North Shore, and the traffic that will be associated with this development would simply cut off our ability to carry out necessary business in Lihue and it will damage tourism.

We ask you now, most sincerely, please do not to allow the severe and crippling disruption that this development would bring.

Yours sincerely,

Anne Thurston