

From: [Don Cunningham](#)
To: [DBEDT LUC](#)
Subject: Hokua Place
Date: Monday, December 24, 2018 9:18:38 AM

Honorable members of the State Land Commission,

I am writing to implore you to consider an alternative philosophy to growth on Kauai. No one appears to be willing, or to have the authority for comprehensive planning crossing margins of housing, commerce, farming, transportation, utilities, and more.

The proposed development of Hokua Place is yet another example. First, the Kauai economy is virtually entirely driven by tourism, despite decades of trying to diversify the economy. The hospitality industry is notorious for having a large number of very low-paying jobs, incapable of generating wages sufficient to support a family even with multiple jobs and/or wage earners. The beginning price point of Hokua Place is out of reach of the typical Kauaian family with multiple tourism-based incomes.

In addition, if this development is considered in the context of overall available resources on Kauai, it makes no sense, certainly not in this location. Kapa'a is our biggest population base, Lihue is our biggest employment base. The transportation corridor between the two is already highly congested and has the worst traffic on the island. The lack of a four lane highway between these two centers wastes hours of residents' time, hundreds of gallons of gas, and is a source of high levels of frustration for tourists.

In addition, the mere act of buying the family groceries is already difficult in Kapa'a, and will be made more so with hundreds of new households and no new sources of groceries. Otherwise, Kapa'a residents must go to Lihue for additional grocery resources, adding more pressure on that overcrowded transportation corridor.

Before we move forward with any more significant development projects, we must come up with solutions to Kauai's lack of infrastructure to support our current population and tourism load. Many residents believe we have reached a tipping point on Kauai, where available infrastructure is about to be overwhelmed by the demands of a growing population and growing tourism. Further large-scale growth makes no sense under these conditions.

Yet growth is inevitable. But the residents of Kauai have been unable to get the entities of the County, State, and Federal governments to commit to work together to address these issues before they become critical.

I ask that you take a step back and re-examine the benefit of further unbridled growth, and consider a moratorium until the various Federal, State, and County agencies can gather to discuss a plan for managed growth of population **and** infrastructure on Kauai.

Respectfully,

Don Cunningham
Princeville