

**From:** [Judy Dalton](#)  
**To:** [DBEDT LUC](#)  
**Subject:** Hokua Place Proposed Up-zoning of Lands from Agricultural to Urban Center  
**Date:** Monday, December 24, 2018 1:42:15 PM

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Aloha State of Hawaii Land Use Commission,

We are witnessing the demise of Kaua'i. What was once an island whose quiet, rural way of life was still left mostly intact as recently as 10 years ago has steadily been developed far beyond its carrying capacity. Where there once was remaining open space, we see nature being covered over, smothered with more and more development. This has resulted in highways being clogged to the point of insanity. We sit in our stopped cars, moving an inch at a time and not just during the rush hours.

Hokua Place would contribute to traffic in Kapa'a creating a nightmare situation for both residents and visitors. It would add another estimated 1,000-1,900 vehicles per hour (AM plus PM) to Kuhio Hwy and the By-Pass Road, further miring us in perpetual gridlock. If that isn't enough, imagine Kuhio Highway when 2000 cars are added to the Kapa'a logjam by two already approved resorts ready to go up in the Wailua-Kapa'a corridor (Coconut Beach Resort and Coconut Plantation adding 527 units), an one pending residential development (Kealia Mauka).

The Hokua Place 2<sup>nd</sup> Draft Environmental Impact Statement (DEIS) does not provide sufficient justification to warrant the up-zoning of 97 acres of agricultural lands behind Kapa'a Middle School from State agricultural lands to urban center. As such, I am recommending the Land Use Commission support Alternative 1 in the DEIS – the No Action Alternative. Under this alternative, no action will be taken and the Project area would be left in its current state. Hokua Place would not be built. The land would remain in the State Lands Use Agricultural District.

Hokua Place is being proposed under the guise of affordable housing. It is anything but affordable. Hokua Place developers want to add 769 residential units with a price point starting at \$650K, with the qualifier that these prices are subject to change. \$650K is well beyond the reach of low and middle income families. The net effect is we are continuing to build houses primarily for mainlanders and foreigners (constituting approximately 41% of residential sales), further stressing our limited road system and infrastructure.

I strongly urge you not to support the up-zoning of these 97 acres from State agricultural lands to urban center. The development benefits nobody except the developers of Hokua Place. It is in fact a brutal assault upon the people who call Kauai home and a crime against nature.

Thank you for taking my comments into your consideration for this crucial decision. The future of Kauai is in your hands. Please do the right thing by denying the Up-Zoning of 97 acres of agricultural lands for this project.

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