

From: [Sylvia Partridge](#)
To: [DBEDT LUC](#)
Subject: Hokua Place - please keep the zoning agricultural
Date: Monday, December 24, 2018 9:07:18 AM

Aloha State Land Use Commission:

Please say no to the requested zoning change of 97 acres of agricultural land in Kapaa to urban center zoning for the Hokua Place Development:

1) Traffic through Kapaa has already reached nightmarish conditions of overcrowding and the Hokua Place Development of 769 new residential units would make the nightmare worse by adding many more cars to the road.

I live in Princeville and drive through Kapaa to Lihue often so I can say from my own experience that the traffic situation is already resulting in long lines and long delays. Additionally, the physical condition of the roads is rated D minus (with F being the worst) by those of us living in the area with no money or realistic plans for the substantial improvements needed.

2) The starting price of \$650,000 means these new planned units are already out of reach of low and middle income residents so the development will not help with the truly affordable housing units that are actually needed on the island (most favorably located in Lihue where most of the jobs are - not Kapaa).

I live in a condominium complex in Princeville called Kamahana consisting of 30 units. Of those 30 units only 12 are occupied by long term residents such as myself - the rest are mostly owned by mainlanders who may come for one or two weeks a year and the rest of the time do short term vacation rentals to make money. Because of the price of the Hokua Place units, that is probably what will happen in this new development. And this is why we don't need more residential units that are not TRULY affordable. The development of the island is mostly aimed at wealthy people who live elsewhere. And, as we all know, young people born here are being driven away by lack of truly affordable housing.

3) Wastewater - Hokua Place wants to hook up to the Wailua wastewater treatment plant which is old and outdated and most importantly is in a flood zone and susceptible to sea level rise.

Thanks for your consideration in regard to turning this rezoning request down.

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