

From: [LAUREL PETTERSON](#)
To: [Wil Welsh](#)
Cc: [DBEDT LUC](#)
Subject: Re: Oppose Zoning Change for Hokua Place
Date: Monday, December 24, 2018 8:05:41 AM

Wil,

Thanks for expressing this so clearly.
Aloha, Laurel

Sent from my iPhone

On Dec 23, 2018, at 8:04 PM, Wil Welsh <wilwelsh2@yahoo.com> wrote:

To Whom It May Concern:

As I understand you are looking for public input to be received prior to 5 p.m. Monday, December 24, 2018, this e-mail is written in opposition to any zoning upgrade that may be considered for the development of 97 acres south of the Kapaa Middle School. Hokua Place proposes 769 residences on land currently zoned for agriculture. As a Kauai resident for over 50 years, I urge you to deny zoning changes or any accommodation that would substantially change land use of this parcel.

While the developers have reportedly touted "affordability" as a selling point and a "shortage" of housing on Kauai, building of homes with price-tags of \$650,000 and higher will have a very small percentage of local buyers. Furthermore, the project would greatly impact already jammed traffic flow. Projected vehicular traffic increases to one or two-thousand vehicles per hour per day is beyond intolerable. Will Hokua be required to put in four-lane highways both north and south to accommodate that increase? Will Hokua be required to provide shuttles into Kapaa town, then north and south to help mitigate the problems the project will create?

In past hearings, the public opinion has been very clear--they don't want nor need this project. If passed, the project may make money for developers, but Kauai residents will pay dearly for the developers profit via lost time in traffic, infrastructure costs, highway repairs, lost time, demands on public services, and others. One example of increased expenses to the public is the pressure on sewage handling on an already overloaded system. Even if developers have partial plans to mitigate the vast

problems this project will create, it can't be enough, and it can't compensate Kauai people for the loss of open space, future agricultural use, and a daily nuisance factor. From the public's perspective, there is no good reason to grant increased density on these 97 acres.

Should Hokua Place receive approval? Should a zoning change be granted? The answer is a simple and resounding: NO!

Respectfully,

Wil Welsh

Realtor, Principal Broker
Waioli Properties, Inc.
4-1351 Kukui Hwy.
Kapaa, Kauai, HI 96746
808-652-8178