

Hakoda, Riley K

From: Margery Freeman <freemanmargery@gmail.com>
Sent: Thursday, November 26, 2020 9:38 AM
To: Hakoda, Riley K
Subject: [EXTERNAL] Building 769 new housing units

Categories: Red Category

Dear Sir:

Changing the zoning from ag. to urban in Kapaa, is a really bad idea.

Why have we just agreed on an Ag. designation for that area to want to change it right away?

We don't need 769 more housing units in that area since it will increase the traffic load by around 1100 or more cars in Kapaa which cannot handle the cars now.

This is NOT affordable housing.

The question of water, sewage, roads and other infrastructure makes it obvious none of the infrastructure is good enough to handle even what we have now.

We need to have MORE ag. land and farmers not less.

The cost of new schools, police protection, etc. will go way up for people and their taxes.

These are only a few of the reasons to refuse this permit, and there are NO reasons for it.

Please vote against it.

Sincerely,

Margery Freeman
4-820 Kuhio Hwy #D405
Kapaa, HI 96746

Hakoda, Riley K

From: Lorraine Newman <alohalorraine@gmail.com>
Sent: Wednesday, November 25, 2020 7:52 PM
To: Hakoda, Riley K
Subject: [EXTERNAL] Hokua Place, LUC Docket No. A11-791/HG

Aloha from Kilauea, Kauai,

I am a 35 year resident of Kauai, so I feel I have a valid perspective on the island's growth, housing needs, traffic issues, etc.

I have already written to various "powers that be" on several occasions to express my deep concern about the Hokua Place project.

It seems this project never dies, even as it must.

Please reject this proposed change of zoning and residential development

First, I ask you to do some due diligence and track the sale and ownership lineage of the land.

The current owners had big plans in mind when they bought this parcel just before the housing bubble burst.

Rather than take a loss or pivot to a new idea for using the land, it appears the owners are pursuing this project.

I can see no evidence of an intention to serve our community by offering affordable housing and such; but rather, this is a clear pursuit of a self-serving plan to dig the owners out of a financial mess.

I do feel for these folks, but not to the degree that I think we should sacrifice the health of this island and our people.

The proposed project will harm rather than help Kauai, as I will explain below.

The good news, and the very first point I want to make - emphatically - is that there is NO LEGAL pressure on the county or state to approve this project. If the land were already zoned for urban development this would be a different issue. Again, the basic request to upzone from agricultural to urban is a request that bears no legal consequence upon rejection.

A denial of this rezoning request does not cause a loss of a right.

Just yesterday, I sat in on two virtual meetings of panel discussions involving multiple local state and county offices and organizations, the subject of both being how to move Kauai forward in a manner that serves us best.

The first meeting was entirely about transportation and how to reduce the traffic that (pre-covid) had reached the point of obvious glaring concern.

In this regard, the Hokua Place project will only exacerbate our Kapa'a corridor traffic problems.

The Kapa'a's bypass was built to relieve highway traffic, but already traffic backs up on the bypass as well as the highway during peak hours.

Adding some 769 units, some of which will house multiple automobiles, would be blatant disregard of a problem everyone is already struggling to solve.

In the same line of thought, both wastewater and fresh water systems in the Wailua area are already burdened with problems we have yet to solve.

We cannot add more usage when these systems are already compromised and in dire need of repairs and upgrades.(which we cannot afford as it is).

There is also the fact that all state and county offices and organizations are pressing for a more sustainable economy, and one of the major pillars identified towards achieving this goal is expanding agricultural development.

We must protect our agricultural lands from development.

This land could easily be used for livestock, for instance.
Right now CARES act funds are helping with the creation of cattle finishing on island.
The local livestock business is sure to grow moving forward.
This is not the time to be reducing our highly accessible agricultural lands.

While there are several more reasons why this project should not move forward, it must be made clear that there are very few affordable housing units being proposed. History here in Hawaii (and statistics) have shown that increasing the number of houses does not actually lower rental rates as the "supply and demand" theory suggests. Homes that are not technically affordable come with mortgages and other costs (insurance, taxes, maintenance) that are traditionally passed on to renters, who must work several jobs to pay rent.

This is not the time for a project like this.
There is absolutely no good reason to allow this project to move forward.

Mahalo nui loa for taking the time to read and truly listen to my mana'o,

Lorraine Newman
Kilauea, Kauai

Hakoda, Riley K

From: John Witeck <jwiteck@yahoo.com>
Sent: Wednesday, November 25, 2020 5:51 PM
To: Hakoda, Riley K
Cc: stophokuaplace@gmail.com
Subject: [EXTERNAL] Opposition to Hokuia Place development, LUC Docket A11-791/HG

Dear Land Use Commissioners,

My spouse Lucy and I have friends and relatives on Kauai and want to provide this testimony to register our opposition to the proposed Hokuia Place development. This housing project will not provide affordable housing. It will burden Kauai's wastewater treatment capacity and its water resources. It will also take away substantial acreage from agriculture at a time when food production is becoming increasingly vital.

We also understand that other housing projects have already been approved and are pending construction. Please reject this housing development proposal and preserve Kauai's excellent agricultural lands.

Aloha, mahalo for considering our testimony.

John and Lucy Witeck, 2252 Puna Street, Honolulu, HI 96817

Hakoda, Riley K

From: Valerie Weiss <valerieweiss31@gmail.com>
Sent: Wednesday, November 25, 2020 4:23 PM
To: Hakoda, Riley K
Cc: stophokuaplace@gmail.com
Subject: [EXTERNAL] Hokua Place

Aloha.

Thank you for the opportunity to voice my *strong opposition* and concerns about the proposed Hokua Place development of seven hundred sixty nine residences, adjacent to the crowded town of Kapaa.

Next to nothing has been done about Kapaa's traffic gridlock for ages, except installing the bypass which on the south end just funnels that traffic back onto the crowded highway and on to our structurally deficient Wailua River Bridge. And yet Hokua Place misleads with this statement about reducing traffic: "HoKua Place's contribution to Policy #7 in order to reduce traffic congestion is creating a real opportunity for a walking/bicycle community integrated with Kapa'a town."

In non-pandemic times we can barely move on the highway in and out of Kapaa and now this immense project wants to "provide" 769 residences in exactly the wrong area of the island, Kapaa, which is on overload. We cannot absorb this kind of congestion.

Hokua Place would also add to crowds at our recreational locations but on page 198 of the FEIS they give us this:

"Thus, open space and recreation will not be adversely affected. Park and beaches of Kapa'a are within walking distance from the Project."

It's just one of many unbelievable statements as if most beach goers from the development will arrive at the beach with only what they can carry, and won't take up any space on the beach because they didn't drive?

We cannot build out Kauai without first upgrading our tiny roads. You don't want larger roads? Then don't build more projects. For any new project in or near Kapaa, the Wailua Bridge must be upgraded to handle the current load as well as the extra load as well. Additionally the project offers nothing about upgrading the Lydgate Sewage plant which had 3 overflows within weeks of each other, last year.

In non-pandemic times we can't move on the little highway during many hours of the day, and now we can expect to add to the overload if this immense project is built.

Yet the claim is, even with 769 residences, only 487 vehicles will be added to our AM peak traffic and 560 for peak PM traffic. *Those numbers are extremely low, as if only 1/2 of one working person would be living in each of these residences.* This is planning? Not even close.

We can't handle any more vehicles on our tiny road. And all of Hokua Place's claims will do nothing to help our hopeless traffic situation or reduce Lydgate Sewage Facility's propensity to overflow into

the river, ocean, park and roadside. The project instead will add significantly to these problems. How many months on end was Lydgate Pond closed last year due to sewage spills? Multiple months.

769 residences would be hard to absorb almost anywhere on Kauai but especially for Kapaa. *And yet they claim our traffic will be "reduced" by the addition of a very short bike/walk path from the development to town and one short turn lane into the project from the ByPass.*

It's time we stop allowing more caution to the wind urban planning and take care of the inadequate infrastructure we are currently dealing with. Until we build more bridges and roads we need a building moratorium, not more development. These 96 acres should stay in the AG land designation and not be zoned urban at any point, without overhauling our infrastructure first.

Let's finally do our planning right. This is not 1970 and hasn't been for a long time.

Valerie Weiss
Wailua Homesteads

Hakoda, Riley K

From: Bianca Isaki <bianca@kahea.org>
Sent: Wednesday, November 25, 2020 4:15 PM
To: Hakoda, Riley K
Cc: Liko Martin; Laulani Teale; stophokuaplace@gmail.com; Bridget Hammerquist
Subject: [EXTERNAL] Hokua Place, LUC Docket No. A11-791/HG

Aloha e Commissioners,

I'm writing in regard to the LUC's decisionmaking on Hokua Place, LUC Docket No. A11-791/HG. Most especially, I am concerned about the provision of water resources for this project.

The current source relies on Grove Farm's Waiahi surface water treatment plant. There are already existing concerns with this facility's ability to provide water, including the absence of a NPDS wastewater permit with the State since May 2016 and ongoing litigation relating to the unpermitted taking of water from streams in conservation areas.

Though KDOW/ Grove Farm may propose to increase the capacity of the water treatment plant, there are ongoing concerns about the private use by Grove Farm of public trust water resources from Wailua and Hanamaulu streams without any oversight by the Water Commission. Grove Farm's Waiahi Water Treatment Plant has been operating out of compliance for at least four years and their proposed NPDES permit is greatly flawed by the failure to explain whether and how potable water can be produced without addressing the aluminum-laden sludge waste product from potable water treatment. More information should be provided about the project's water resources.

Yours,
Bianca Isaki

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Bianca Isaki, Ph.D., Esq.
808.927.5606

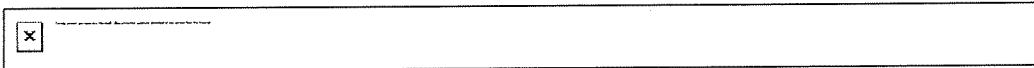
Hakoda, Riley K

From: iris mcgowan <irisanne1@aol.com>
Sent: Thursday, November 26, 2020 11:08 AM
To: Hakoda, Riley K
Subject: [EXTERNAL] Fwd: Stop Hokuia Place ~ A Call for Testimony from Kaua'i Residents

Categories: Red Category

-----Original Message-----

From: Hawai'i Alliance for Progressive Action <fern@hapahi.org>
To: Doris <irisanne1@aol.com>
Sent: Wed, Nov 25, 2020 3:01 pm
Subject: Stop Hokuia Place ~ A Call for Testimony from Kaua'i Residents



Aloha Doris,

Developers are currently attempting to change 96 acres of Agricultural District Land to Urban District Land to build 769 units on the Kapa'a Bypass Road (across from the the Crossroads Christian Fellowship church) on the basis of a report that is full of misleading statements, inconsistencies, and incorrect data.

The developer has presented an inadequate & incomplete Environmental Impact Statement (EIS). The infrastructure, services & waste treatment abilities of the Kapa'a area cannot accommodate this project and it would majorly compound east side traffic problems. Furthermore, the project is not actually "affordable housing", despite claims. It is also not a

“sustainable” development despite claims in the EIS that it is. This is not the time to be developing these agricultural lands. To top it off there is insufficient water supply and infrastructure solutions to meet the Hokua Place project’s needs.

Kaua’i has reached a tipping point. Our infrastructure is over capacity, and failing. It simply cannot sustain this kind of overdevelopment. We should protect our agricultural lands and the kind of future we want for our keiki. Aging and overstressed infrastructure is present all around us and is evident when we sit in excessive traffic delays, drive on roads that are in disrepair, when sewage overflows into the ocean, when our school classrooms are overcrowded, and our coral reefs and environment buckle under the stress of over development. Currently 85-90% of our food is imported and we have no food security, we should not allow more of our precious agricultural lands to be lost to urban designation. Now, more than ever, we need to be able to grow our own food and we need to preserve ag lands.

What Can you do?

- Draft your testimony now!
- Email testimony to LUC Chief Clerk, Riley Hakoda, riley.k.hakoda@hawaii.gov
Subject: *Hokua Place, LUC Docket No. A11-791/HG*
If comfortable sharing please also cc stophokuaplace@gmail.com
- Be ready to testify virtually at the upcoming hearing, expected date January 6-7, 2021. The most important thing would be to testify (virtually) for this upcoming hearing against changing these 96-acres of Agricultural District land to Urban! *Because of COVID there will be **no in-person testimony**.*



Considerations for Testimony

Testimony is always best in your own words. Include where you are from on Kaua'i and personal concerns about how this project would impact you and your family's future. You can also use or expand upon the following concerns that have been addressed by others:

1. Hokuia Place is proposed because the developer claimed Kaua'i needs housing. In making this claim and in their EIS, they fail to inform the LUC that hundreds of houses are already approved or are being built which do not require redistricting and the loss of agricultural land.
2. There is limited wastewater capacity in Wailua. The Wailua wastewater treatment plant and transfer station have already been fined multiple times by the State for overflows and spills. This infrastructure is old and in need of repair. Paving roads and pouring concrete for the proposed Hokuia Place units will clearly add an additional burden to an already overburdened system.
3. Fresh water access to this area is also limited. The current source relies on Grove Farm's Waiahi surface water treatment plant. There are already existing concerns with this facility's ability to provide water, including the absence of a NPDS wastewater permit with the State since May 2016 and ongoing litigation relating to the unpermitted taking of water from streams in conservation areas. Not to mention the water plant is already at or near capacity.
4. Roads are already heavily overburdened with traffic and in poor condition. Adding 769 homes mauka of the Kapa'a bypass will turn the Kapa'a crawl into a parking lot.



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