

# **Kaua`i County Council 2017 (General Plan Update)**



Board of Directors: October 3, 2017

Gary L. Hooser  
President

Andrea N. Brower  
Ikaika M. Hussey  
Co-Vice Presidents

Kim Coco Iwamoto  
Treasurer

Bart E. Dame  
Secretary

Paul Achitoff

Malia K. Chun

Laura Harrelson

Katie McMillan

Walter Ritt e Jr.

Karen Shishido

Leslie Malu Shizue Mik i

Kekaulike Prosper Tomich

Cade Watana be

Aloha Council members,

We thank the Planning Department for its hard work and efforts to develop a General Plan to guide the County in its vision for the next ten years. In particular, we recognize the challenges in balancing the need to increase our affordable housing, while also protecting Kaua'i's unique rural character. There is much to be praised in the current draft of the General Plan.

However, as one compares the current draft of the General Plan beside the of various community group's testimony, it appears that certain key recommendations have yet to be meaningfully integrated.

We respectfully request that the Council address the following key areas:

1. Address Inaccurate Visitor Growth Projections

Much of the planning for infrastructure, and projected demand on our natural resources is based on unrealistic or inaccurate assumptions about visitor growth. Several of the prior testimonies on the draft general plan have cited these inaccuracies in great detail.

2. Managing Growth

Some of the land use designations in the General Plan will further exacerbate overcrowding, and the related stresses on our infrastructure and natural resources. Repeatedly residents have expressed that certain places, especially those heavily trafficked by visitors, simply are no longer accessible to them.

Although the plan makes various references to limiting growth, it lacks a clear framework upon which to deliver. The plan should outline a clear framework for targeting and managing growth. The targets for growth should be informed by a carrying capacity study and accompanied by monitoring programs to ensure that enforcement mechanisms are in place.

*The Hawa'i Alliance for Progressive Action (HAPA) is a public non-profit organization under Section 501(c)(3) of the Internal Revenue Code. HAPA's mission is to catalyze community empowerment and systemic change toward s valuing 'aina (environment) and people ahead of corporate profit.*

10/3/17  
10/3/17  
< 101-111-1



Based on this framework the County can explore incentive/disincentive programs, growth controls and moratoriums.

Growth should primarily be focused on addressing our affordable housing crisis, rather than increasing the stock of resort development, or luxury housing for out of state buyers. Toward that end we support community recommendations to:

- Remove the Princeville II Resort Designation entirely
- Insert stronger language to enforce regulation of non-conforming TVR's
- Explore mechanisms for preserving affordable housing through rent regulation, and caps on the % of increase in the resale of affordable units.
- Explore additional taxes to disincentivize out of state buyers
- Remove Hokua Place from the plan and let it go through its own community process

### 3. Protecting the Public Trust

Although the public trust is cited throughout the plan, the current and future impacts on water and land resources are not adequately accounted for. "Stream diversions, decreasing stream flows and the creation of in-stream flow standards" are listed as a "concern for some communities", but no decisive action is recommended in the plan. The current diversion of 100% base flow of streams, such as the North Fork of the Wailua River, which leave these streams virtually dry below their diversion is a breach of the public trust. We request that the watershed sector include language and actions that acknowledge where the public trust is currently being violated and propose a recommendation to conduct an instream flow standards (IFS) study and restore stream flows accordingly.

The connection of the "Watershed" section to the "Future Land Use" section of the General Plan is underplayed, particularly in regards to changes in zoning classifications and future residential and commercial development and the impacts on both land and water. The 3,000 visitor unit entitlement resorts, plus Hokua Place and Lima Ola are just an example of the future impacts on water and land resources that have not been accounted for.

Thank you for your consideration in addressing these key areas.

Mahalo,

Anne Frederick,  
Executive Director

**From:** Karen Wood <createaloha@hawaiiantel.net>  
**Sent:** Tuesday, October 03, 2017 7:35 AM  
**To:** Council Testimony  
**Subject:** please,no hokua place in Kapaa

1. no, no.no up-zoning to build subdivisions on agricultural lands

2. No Hokua place in Kapaa , too much traffic. need to put it in non- congested areas away from Kapaa town which has too much traffic standstill. Please be realistic, if there is a tsunami we would never be able to move out of the East side area. There are other non congested areas to build on west side etc. Please no ,no, no Hokua. Thank you

Wood

Karen

[Redacted]

[Redacted]

Kapaa

From: Gabriela Taylor <gabrielataylor40@gmail.com>  
Sent: Tuesday, October 03, 2017 6:10 PM  
To: Council Testimony  
Subject: testimony for draft general plan public hearing Oct 4,

**Testimony for Draft General Plan Kauai County Council Public Hearing 10/4/17**

I'm testifying about Land Use in the Draft GP today. But In doing so, I find that Land Use is interrelated with Growth Management, Affordable Housing, Food Security, and Climate Change. There is no way to talk about each separately.

**Agriculture Land Zoning: Kauai County CZO Directives**

**Article 8.1e 8-Agriculture (AG), Purpose:** (a) To protect Ag Lands to insure a resource base adequate to meet the needs of the present and future. (c) To limit and control the dispersal of residential and urban use within agriculture lands. **Article 8-8.3 Purpose:** (1) *To limit, retard and control subdivision of Ag land that will destroy agriculture stability and potential.* (2) To avoid dissipation of Ag. lands by excessive or premature parceling.

**Problem #1 with Draft GPU: 1. Food Security is ignored and Land Use**

**(up zoned) changes aren't sustainable.** Four Ag parcels were up zoned by the Planning Commission recently. Hokua Place, 97 acres, was up zoned from Ag. to Neighborhood General, which would allow 780 dwellings to be built behind Kapaa Middle School, in the heart of an already traffic congested corridor. This blatantly ignores the CZO directives, essentially, to keep AG in AG. We need Ag lands for growing food for local consumption, not export crops or seed farms. Please, "Keep Kauai, Kauai". Our rural lifestyle is being eroded with crowded beaches, trails, and unbearable traffic jams that will only increase if the Draft GPU is not amended.

**Problem #2 with Draft GPU: Growth Management and Climate Change Storms ignored.** If developers for Hokua Place follow the County law that mandates 30% of dwellings to be affordable, that leaves almost 550 dwellings that local residents can't afford. Furthermore, it encourages mainlanders, who can afford the \$400,000 upward to \$900K dwellings, to move to Kauai. Run-away subdivisions need to be harnessed in by the county unless they are, truly, 100% affordable and for locals only. Population, as well as tourism growth, needs to be sustainable. Kauai has reached a tipping point. Without adequate water, roads, land fill, and sewage facilities, Kauai can't support more growth. Also, with climate change, now bringing less rainfall, more severe storms and flooding, an increase in population/tourism, buildings and infrastructure must be halted. This is a tiny vulnerable island far from the mainland. Hurricane **Iniki** knocked out my power for 3 months and blue tarps covered countless damaged roofs. Population/tourism growth only exacerbates damage and lengthens recovery time as seen dramatically in Puerto Rico, Huston and Fla Keys recently.

Please take the time necessary to amend the Draft GPU thoroughly, before it leaves the County Council. The island is too precious to compromise sustainability with overdevelopment. For starters, let's adhere to the CZO directives for Ag. Land and make amendments that will support the law.

Mahalo, Gabriela Taylor, Kapaa

To: County Council  
Re. Public Hearing for General Plan (Sectors 1 & 2)  
From Gabriela Taylor

October 13, 2017

The holding capacity of Kauai and our rural lifestyle and natural environment are in peril. It was said by the Planning Director yesterday that residents have different needs and opinions about how they want to see Kauai's future. That may be true, but it's time for critical decisions that determine our future be crafted with wisdom and foresight, the county acting as a parent protecting a child from harm they can't see. The Council and Planning Dept must take that role and make the General Plan, not just a guiding light, but a solid document with actions and implementation that will protect this special place for the well being of all Kauaians living on this small island now and in the future.

### **Sectors: Growth Management/ Future Land Use**

#### **1. No new Resorts to Be permitted on Kauai**

We are at a dangerous cross road where strong action needs to be taken if we truly want a sustainable Kauai. I support an investigation to learn whose is in charge of making decisions about the additional 43% direct flights coming to Kauai in 2018. It is time to act now and stop that before it's too late.

#### **2. Support a Moratorium on permits for Subdivisions not 100% Affordable for residents**

Land Use is an integral part of Growth Management and Affordable Housing needs. I see that the major cause of in-migration is overbuilding subdivisions that are only required to follow the law that says 30% of houses must be Affordable. If built, Hokua Place in Kapaa, after fulfilling the Affordable Housing mandate, would have almost 550 houses for sale that cost \$500,000 to \$900,000, not possible for locals. Those and other subdivisions, eg huge one now being built in Hanamaulu that has no affordable houses, are the main source of in-migration.

The thought of increasing the number of cars by at least 1400 from Hokua Place into a terribly congested corridor, impacting both Kuhio Highway and the Bypass, is staggering. To top it off, 3 new Tourist Resorts have been permitted in the Wailua corridor, which means that with Hokua Place, 3000 more cars will be added to guarantee perpetual gridlock.

#### **3. Please Keep 780 acres behind Kapaa Middle School Zoned in Agriculture.**

**It is wrong, according, to the CZO, for Agriculture Land, to use Ag land for other purposes.** We need to become food secure and Ag land should not be upzoned to build 780 dwellings for Hokua Place. There is not sufficient infrastructure to support it. In addition, adding 1400 cars to the Kapaa Krawl, will drive us stark raving mad! And we need Ag land to grow food,

Mahalo, Gabriela Taylor, resident of Keapana Valley, Kapaa, for 44 years.

7 -

PS There have been well over 100 oral and written testimonies from Planning Dept. and Planning Commission hearings pleading to stop up-zoning the acreage for Hokua Place *from* Ag, most being residents who are suffering the ravages of traffic in Kapaa now.

(e: i' ,,, , I. (p: L  
V: /p .. /1, ol-,  
E: AT> 1 123 1

**Darrellyne Caldeira**

---

**From:** Gloria Bandsma <gbandsma@hawaii.rr.com>  
**Sent:** Tuesday, October 03, 2017 1:43 PM  
**To:** Council Testimony  
**Subject:** General Plan Update

Aloha Council Members,

I'm not sure where to start as I think so many of these things have been covered before to no avail.

We have to limit growth here, our infrastructure just can not handle more. Before we let anymore resorts or any large projects (Hokua Place in Kapaa) go any further, we have to address these things. Our traffic is horrible and nothing is being done to resolve it. Our sewer systems are overwhelmed, just drive by on your way to Lydgate Park and the smell is unbelievable same thing when you turn to go up to Wailua Homesteads. If we allow more hotels and housing developments it is only going to worsen the problem.

Lets look at Coco Palms. Do any of you drive by it? It is a terrible eye sore to us who live here and our visitors. We do not need any additional visitors as they will keep coming just through word of mouth and returnees. We need to quit paying for all of the advertisement about our Island. Growth management has to start somewhere and this could be a starting point.

Our beautiful natural environment is being overwhelmed. Before long there won't be anything left for us to leave to our children and the next generations. We are here because we love our lifestyle and it is being trampled on every day.

No more large shopping centers . half of the buildings in the old Safeway center are vacant, Coconut Market Place and Ku Grove have more empty stores than occupied ones.

Lets build truly affordable housing. Not like Hanamalulu where the starting price is over \$400,000.00.

You our council people are local people and I would think you would understand why this plan won't work. Do you want to leave to your children a mess?

Please do not pass this update plan as it is. Lets work on it and make it what the people who live here want and need.

Thank you for taking the time to read this.

Gloria Bandsma  
gbandsma@hawaii.rr.com

County Council Members  
Council Services Division  
4396 Rice Street, Suite 209  
Lihou'e, Hawaii 96766

October 4, 2017

Aloha Chairperson Rapozo and County Council Members .

I have already provided a detailed analysis of the General Plan Update document, so I want to use this opportunity to highlight the four most critical areas of concern in the Plan:

1. **FRAMING OF PLAN:** Although the need to address growth is mentioned, labeled and examined throughout the Plan, there is no overall framework or blueprint for how the County intends to address growth, now or into the future. Without this blueprint, this appears to be a Plan with many confusing messages and contradictory approaches to how growth, development and future land use is addressed. And correspondingly, the policies, goals and objectives of the General Plan are not aligned within a single framework. The County needs to show leadership and develop a clear compass reading on growth management and controls and provide a blueprint for moving forward.

As you know, growth management is a land use planning model designed to regulate the location, timing and/or rate of community growth. Growth management tools can also be used to directly or indirectly limit the amount of growth that can take place. However, the system we have been using at both the State and County level has been primarily reactive, with the timing and location of development largely driven by developers. As long as we have ordinance power at the County level, we can control growth through zoning and take development priorities away from the private sector, which has been serving as the primary force in establishing the rules of the development game for far too long on Kaua'i.

In recent decades many local governments have increased their control over private development activities imposing limits on the amount or spread of development, or to slow or stop growth. At the same time, they have shifted the burden of financing development related infrastructure to the private sector. In doing so, they have made the paradigm shift from a reactive to proactive position in managing and controlling growth, placing public interests over those of private property rights. Laws and ordinances enacted at the Federal, State and local levels of government to regulate development and control growth have been tested in the courts, creating a large body of case law that continues to evolve and support public interests over private development.

**Recommendation:** Develop a growth management and control blueprint for Kaua'i and the General Plan. You already have all the techniques, tools, plans and activities for growth management and controls. Under the guidance of this "blueprint" align the application of your tool chest and apply it consistently under this singular framework. This will allow the County to function



proactively in regards to the type and amount of growth it wants to achieve by 2035, directing and guiding public investment, while controlling private development. There are 100s of excellent models of practice for managing and controlling growth including Boulder, CO, Petaluma, CA, San Antonio, TX and believe it or not New York City NY (yes, Manhattan is an island).

2. **HONORING COMMUNITIES AND THEIR OWN PLANNING PROCESSES:** The General Plan broaches on localized issues that should be left within the purview of community plans and planning processes. The "place typing" of community centers does not reflect what was expressed from different communities over the past 2 years. Future land use and zoning change recommendations outright contradict public testimony repeatedly given by at least 3 communities. The rationale, or sometimes lack thereof, does not support the recommendations in the Plan. Another missing piece of this equation is that potential pipeline projects (e.g., the Kealia development) have not been fully accounted for when considering these proposed new developments.

**Recommendation:** Listen to what communities have asked for in terms of future development by taking the recommendations pertaining to specific developments out of the General Plan. Let each land use development proposal be heard on its own merit and not buried within the General Plan - most specifically for Princeville-Phase II, Hokua Place and Lima Ola developments and their adjacent community center designations.

3. **DATA AND PROJECTIONS:** Some of the most critical data sources and projections are inaccurate, incorrect or missing. Case in point is the Average Daily Visitor Census (ADVC) and the Island-Wide Population Projections, which are critical factors in the discussion about how to manage growth. These numbers also have implications for all of the 10 sectors in the General Plan. How can we manage growth when as of today we are already exceeding the 2020 growth projections as stated in the General Plan for residents and visitors? As these projections are multiplied forward to 2035, the discrepancies in the data become even greater. These population data points were also used in the General Plan as the basis for projecting out to 2035 our housing demands and job growth requirements, meaning those data projections may too be grossly inaccurate.

**Recommendation:** Check and correct the data baselines and corresponding projections for ADVC, island-wide population projections, housing demands and job growth requirements. These are all major decision-drivers for the recommendations in both the Future Land Use section and the 10 sectors.

4. **IMPLEMENTATION AND MONITORING:** This section of the General Plan is structured so that there are no clear indicators (measures of a successful Plan), no timeline, no prioritization of actions and no accountability. What we are left with is cafeteria style planning whereby if we throw down enough ideas on the table (in the case of this General Plan there are 500+ actions), hoping maybe something will get implemented, and better yet, we might get lucky and some of those that do get implemented will actually show some results.

**Recommendation:** Before the General Plan receives further scrutiny by the County Council: 1) develop a clear set of criteria for evaluating and prioritizing the 500+ actions in the General Plan to determine which of those are most useful in terms of achieving the stated desired results, and in doing so this will clean out and reduce the number of actions to a realistic body of work; 2) develop an implementation and monitoring plan that prioritizes the

actions against a 6-year timeline, assigns accountability and has clearly identified indicators or measures of success in which to gauge whether we are truly making progress or not.

From this point forward, let's work towards creating a more successful community/County partnership. There are a growing number of people from across all the communities of Kaua'i that want to work with you to recalibrate where we are today and determine if the General Plan Update document is really addressing the challenges Kaua'i is facing. Then, let's start the work towards creating a future that is truly sustainable in terms of quality of life, housing and food security, energy independence, conserving open space, conserving precious resources and maintaining opportunities to adapt to a changing world. Let's show that we have learned from the mistakes of our own past, and the successes of other communities, and make a course correction in County planning before we lose the opportunity to do so. Sound, forward looking, collaborative and visionary planning is the last bargaining chip we have to make Kauai a better place to live. We hope you will accept this offer to work collaboratively in taking the next step in this direction.

Thank you for your consideration and willingness to take on the difficult challenges that lie ahead.

Respectfully,  
Anne Walton

FUTURE LAND USE COMMENTS SPECIFIC TO THE EASTSIDE  
 Submitted to the Wailua-Kapa'a Neighborhood Association  
 by Anne Walton, Wailua Home ste ads

	LOCATION	REFERENCED TEXT/INFORMATION	COMMENTS & PROPOSED CHANGES	RATIONALE
1	Vision, Goals, Policies Section Pg. 27, tables 1-1 thru 1-4	Kauai County Island Wide Population Projections for 2020 of 74,693 have already been exceeded (Table 1-1), therefore, each of the following projections in tables 1-2 thru 1-3 are inaccurate as they are based on these numbers (projections for housing needs and job requirements). Additionally, the Visitor Arrival Projections for 2020 of 1,150 million have already been matched or exceeded.	<b>Comment:</b> Because the General Plan is primarily built around managing growth on Kaua'i, and yet is using inaccurate or dated data sources and associated projections on growth numbers for both residents and visitors, how can it have a sound basis? <b>Recommendation:</b> Update population projections (both residential and visitor) in the GP, then re-evaluate each of the sectors and make a determination if the actions are still appropriate and/or relevant.	
2	Vision, Goals, Policies Section Pg. 33, Goal # 1, pp 2,3,4	Sustainable development does not endanger the natural systems that support life: air, water, soil, and living organisms. It means meeting the basic needs of society and extending to all people the opportunity to satisfy their aspirations for a better life. It means integrating economic and environmental considerations in policy and decision-making. a key concept related to sustainability is managing growth without depleting the natural environment. Many feel the island is near or at carrying capacity with regard to resources, such as parks, roads, and public infrastructure. There is also concern that Kaua'i's natural resources and ecosystems are being irreversibly stressed or depleted. addressing these issues sustainably means frankly assessing the existing conditions and identifying the tools and resources available to provide for their sustainable use and protection into the future. there is a common desire to manage or limit growth, visitor traffic, and development on Kaua'i.	<b>Comment:</b> The way this narrative is written, one wants to believe that the GP is moving in the direction of developing a "sustainable" growth management model or framework for Kaua'i and the GP. Unfortunately, the GP never actually commits to any specific framework, but rather skirts around a whole series of ideas about growth. <b>Recommendation:</b> Go back to the drawing board and commit to an articulated growth management framework, then align the policies and goals with the framework. More than that, develop a series of actions across all sectors that specifically contribute to realizing that framework.	

3	Vision, Goals, Policies Section Pg. 38, policy #1	Policy #1: Manage Growth to Preserve Rural Character  By concentrating growth within or adjacent to existing towns, we designate where urban uses belong in order to better preserve agricultural lands and open space. Infill and compact growth in existing towns will minimize infrastructure costs and help maintain separation between towns. (pp. 1, sentence 5)	<b>Comment:</b> The following recommendation in the GP is in direct contradiction of policy # 1: Neighborhood Center/General applied to previous Urban Center in Kapa'a Town and added to a portion of Olohena Road near Kapa'a Town. Neighborhood General applied to previous Urban Center designation around Kapa'a Middle School. (pg. 60) <b>Recommendation:</b> The agriculture zoning designation around Kapa'a Middle School should remain as it is and not be changed to "Neighborhood General". Nor should the "Neighborhood Center/General" zoning designation be added to a portion of Olohena Road near Kapa'a Town to give the illusion that these two new designations are now contiguous..	
4	Vision, Goals, Policies Section Pg. 39, policy #3, pp2	An overriding theme from community input is the appreciation of Kaua'i's distinct towns separated by open space. This physical attribute contributes to the rural character so valued by residents and visitors.	<b>Comment:</b> Case in point for why the agriculture zoning designation around Kapa'a Middle School should remain as it is and not be changed to "Neighborhood General". <b>Recommendation:</b> Go back to supplemental #3 of the GP which recommended the area remain as an agriculture zone designation because: "Given the community sentiment after the map alternatives were presented publicly, the land use maps have been adjusted to reflect the second alternative, in which the Hokua Place site is assigned an Agriculture land use designation rather than Urban Center. The community comments received on the General Plan Discussion Draft support this direction." (pg. 4-39 of the March 14, 2017 Draft General Plan)	
5	Future Land Use Objectives	<ol style="list-style-type: none"> <li>1. To protect rural character by ensuring new growth is designed to be compact and focused around existing town cores.</li> <li>2. To manage land use and development in a manner that respects the unique character of a place.</li> </ol>		
6	Future Land Use Pg. 52, col 1,	The Map was updated through an in-depth public and technical process. Specific changes were based on community input obtained	<b>Comment:</b> This statement held true up through supplemental #3 of the GP, after which time Kapa'a is proposed to move from a "Small Town" designation to "Large Town" and the degree	


	sentence 4	through visioning workshops, community meetings, and stakeholder consultation.	of change for Kapa'a has been moved from "Incremental" to "Transformational". <b>Recommendation:</b> Return to the recommendation in supplemental #3 which more accurately reflects the input from the community during the "place typing" workshop and assigned Kapa'a town a "small town" designation, with a degree of change as "Incremental".	
7	Future Land Use Pg. 62, pp2 . sentence 2	New communities, located adjacent to existing towns, will be designed to support housing for locals, a range of civic space, and the County's multimodal transportation goals. Consistent with the desire to limit growth north of the Wailua Bridge due to congestion concerns, the majority of growth is steered to the Lihue and South Kauai Planning Districts. This also serves to reduce the cost of living by locating more housing near major job centers.	<b>Comment:</b> Given the statement to the left, then why are we faced with a recommendation for the up-zoning of agricultural land to Neighborhood General and the building of a new development that will not serve residents' needs, particularly in regards to the shortage of affordable housing (Hokua Place). Also, not even mentioned in the GP is the Kealia Development now in front of the Land Use Commission. This is also a contradiction to the statement to the left and not accounted for in this mix at all. <b>Recommendation:</b> Considering one of the major concerns on the east side is traffic and infrastructure, and the fact that we have 3 entitled resort developments underway on the east side, it would be in the best interest of everyone to not allow for another development such as Hokua Place or Kealia until we solve our current problems with traffic and infrastructure.	
8	Future Land Use Pg. 60. East Kauai	Neighborhood Center/General applied to previous Urban Center in Kapa'a Town and added a portion of Olohena Road near Kapa'a Town. Neighborhood General applied to previous Urban Center designation around Kapa'a Middle School.	<b>Comment:</b> These proposed changes represent a back door approach to up-zoning agricultural lands to Urban, the exact alternative the Planning Dept. said the public did not previously want. And what about the twenty policies laid forth in the General Plan that are intended to "address the issues most important to Kauai residents in the face of existing issues and future growth". The interpretation from this statement is that the policies function as a standard in which to gauge whether we are making appropriate decisions about Kauai's future. In particular, I would like to note <u>policy 1</u> : manage growth to preserve rural character, <u>policy 8</u> : address Wailua-Kapa'a traffic, <u>policy 9</u> : protect Kauai's scenic beauty, and <u>policy 12</u> : help agricultural lands be productive. If this is our guidance, then why is the Planning Dept. proposing to make these changes to accommodate the development of Hokua Place - which does not even meet the most directed <u>policy 2</u> : to provide local housing (at least that is affordable). <b>Recommendation:</b> In regards to changes in land use designations, community designation and degree of change for Kapa'a, let's return to where we were as of Supplemental #3 (March 14,	

			2017).	
9	Future Land Use Pg. 61.	In order for new growth to support the unique character of existing towns, a place-based zoning framework will allow communities to shape the feel and design of future in all development and housing types. For this to occur, the island-wide application of place types should inform community plan updates.	<b>Recommendation:</b> Remove the "place-based" designations, any proposals for zoning changes in and around communities, and proposed new developments from the General Plan. Let these types of changes be heard as separate considerations by each respective community, and included, to the extent reasonable, in their own community plans.	
10	Future Land Use Pg. 61, Permitting Actions	2. Build upon place types in future Community Plans and update zoning and development standards to be place-based.	<b>Recommendation:</b> Remove the "place-based" designations, any proposals for zoning changes in and around communities, and proposed new developments from the General Plan. Let these types of changes be heard as separate considerations by each respective community, and included, to the extent reasonable, in their own community plans.	
11	Future Land Use Pg. 61, Plans and Studies	1. Use the community planning process to update and refine the Future Land Use Maps as needed.	<b>Recommendation:</b> Supported by the statement to the left, remove the "place-based" designations, any proposals for zoning changes in and around communities, and proposed new developments from the General Plan. Let these types of changes be heard as separate considerations by each respective community, and included, to the extent reasonable, in their own community plans.	
12	Future Land Use Pg. 62, pp2, sentence 2	Intensive workshops engaged communities in determining how each place sees itself today, how its visions are changing, and what characteristics and values are important to preserve.	<b>Comment:</b> This statement to the left is inconsistent with the recommendations made in the GP as the community did not endorse the "Large Town" designation for Kapa'a or the "Transformational" degree of change. <b>Recommendation:</b> Remove the "place-based" designations, any proposals for zoning changes in and around communities, and proposed new developments from the General Plan. Let these types of changes be heard as separate considerations by each respective community, and included, to the extent reasonable, in their own community plans.	
13	Future Land Use Pg. 82, pp3	Preliminary Vision & Priorities The vision and priorities are preliminary as they have not been examined through an in-depth community planning effort. They provide guidance for specific areas and will	<b>Recommendation:</b> Let the "vision & priorities" be determined by each community through their own community planning process.	

		inform future community planning efforts .	
14	Future Land Use Pg. 82 (boxed)	Place Type: Kap a'a : Large Town Degree of Change: Kapa'a: Transformational	<b>Recommendation:</b> Remove the "place-based" designations, any proposals for zoning changes in and around communities, and proposed new developments from the General Plan. Let these types of changes be heard as separate considerations by each respective community, and included, to the extent reasonable, in their own community plans.
15	Future Land Use Pg. 83, pp2, sentence 2	Kapa'a Town's future growth pattern depends largely upon the intensity of implementation related to a key community policy regarding traffic north of the Wailua bridge . The 2000 General Plan does earmark large residential growth at the Hokua Place property near Kapa'a Middle School. The area is designated as Urban Center. However, community opinion remains divided, with strong concerns about the perceived impacts of the proposed development on traffic. Supporters cite the great need for housing and the consistency of the Hokua Place proposal with smart growth principles. Others feel that the proposed traffic mitigation measures won't be enough to counteract negative impacts, that sewer infrastructure is constrained, and that because of the East Kaua'i congestion , affordable housing development should be concentrated in Lihue	<b>Recommendation:</b> Remove the "place-based" designations, any proposals for zoning changes in and around communities, and proposed new developments from the General Plan. Let these types of changes be heard as separate considerations by each respective community, and included, to the extent reasonable, in their own community plans.
16	Future Land Use Pg. 83, pp3, sentence 3	Hokua Place would organize medium-intensity residential neighborhoods on the Makai side of the property and lower-intensity neighborhoods to the west. In this alternative, residential growth would be absorbed on the Hokua site as well as on opportunity sites in and around central Kapa'a. In particular, sites around the Baptiste sports complex may need infrastructure investment (such as flood control) to make medium-intensity development feasible. In the second alternative, Kapa'a would	<b>Recommendation:</b> Remove the "place-based" designations, any proposals for zoning changes in and around communities, and proposed new developments from the General Plan. Let these types of changes be heard as separate considerations by each respective community, and included, to the extent reasonable, in their own community plans.

		maintain a Small Town place type, concentrating growth in and around three nodes of existing development along the Kubio Highway rather than at Hokuia Place. In this alternative, residential growth would be absorbed on opportunity sites in and around central Kapa'a. This alternative would require more intense development patterns in order to accommodate a similar amount of growth as the first alternative.		
17	Future Land Use Pg. 83, pp 5	The Future Land Use Map moves forward the 2000 General Plan's higher-intensity designation for the area, but also updates and refines the designation based on the first alternative map scenario and new population projections. The previous Urban Center designation is changed to Neighborhood General, which will require a mix of residential building types and a walkable, compact form where connectivity to the school and Kapa'a Town is emphasized. The size of the future Urban District boundary amendment should consider watershed boundaries and accommodate future housing projections.	<b>Recommendation 11:</b> Remove the "place-based" designations, any proposals for zoning changes in and around communities, and proposed new developments from the General Plan. Let these types of changes be heard as separate considerations by each respective community, and included, to the extent reasonable, in their own community plans.	
18	Future Land Use Pg. 84, pp 3, Urban Center	The previous Urban Center designation on and surrounding the Kapa'a Middle School has been updated to Neighborhood General and redefined to be located within a 1/4-mile of the Neighborhood Center designation near the roundabout.	<b>Recommendation:</b> Go back to supplemental #3 of the GP which recommended the area remain as an agriculture zone designation because: "Given the community sentiment after the map alternatives were presented publically, the land use maps have been adjusted to reflect the second alternative, in which the Hokuia Place site is assigned an Agriculture land use designation rather than Urban Center. The community comments received on the General Plan Discussion Draft support this direction." (pg. 4-39 of the March 14, 2017 Draft General Plan)	
<p><b>OVERALL ASSESSMENT: Future land Use for the East Side</b></p> <ul style="list-style-type: none"> <li>The General Plan is very conflicted and contradictory about growth and development, and on the other hand the public's need and interest in preserving the rural life style, agricultural lands and overall quality of life. As such, the narrative, policies and actions are full of inconsistencies when it comes to land use.</li> </ul>				



- 
- The "place-based" designations for Kapa'a town are not supported by the outcomes of the community-based place typing workshops and were clearly altered after supplemental #3 of the General Plan to support and justify the proposed Hokuia Place development.
  - Because the very controversial Hokuia Place development has become the driver for both the changes in zoning for Kapa'a town and the area around the Kapa'a middle school, as well as the place typing designations for Kapa'a town, this whole bundle should be taken out of the General Plan and returned to the community to go through its own process to make these decisions.
  - In general, specific proposals associated with non-entitled projects such as Princeville II, Hokuia Place, and Lima Ola should all be removed from the General Plan and returned to the communities and their planning processes for deciding what is in their best interest.
- 

October 12, 2017

**Testimony Regarding Framework, Statistics and Land Use for Kauai General Plan**

I support the framework for growth that Anne Walton has presented for resilient and sustainable communities. To that end I would like to see sustainable defined in the glossary and the word applied in the context of the plan according to this meaning. It is too important a concept to remain undefined in the plan and used without a consistent definition. I suggest this definition:

"Managing future change so that our current needs are met, while preserving resources and natural ecosystems to maintain them, undiminished, for future generations."

Use already surpasses a sustainable level in some areas. Policy #16 of the Plan call for "protecting access to Kaua'i's treasured places, but already, as previous testimony has pointed out, residents and visitors have lost access at beaches and shopping areas throughout the north shore due to crowding.

The Plan points out that if growth is allowed at projected rates that we will be rationing water by 2035. Clearly, if we allow this, we would be compromising the ability of future generations to meet their needs.

We need to cap growth to keep tourism sustainable and not further degrade our resources and visitor and residents' experiences. I would like to see the Plan manage or limit the *amount* of tourism growth rather than just the *location* of future tourist accommodations. Based on the findings of the Kauai Tourism Strategic Plan Update for 2016-2018, that our island doesn't have the infrastructure to handle more than 23,000-25,000 tourists per day, a "not-to-exceed" ADVC target for tourism that should be adopted in the General Plan. This number should be something less than the 2016 ADVC, as infrastructure is already being overwhelmed by current levels of use.

Consideration of any additional resort or residential units in the VDAs should be based on the adequacy of infrastructure, services and the acceptability of tourism growth's environmental and quality of life impacts.

**Statistics**

The tourism growth projection stated in the Plan is unrealistically low. It predicts that total growth in tourism over the next 20 years will be no more than Kauai has experienced over just the past 2 years.

In addition to I would like to bring attention to two statistics which are not included in the general plan

- In August of 2017 unemployment was 2.3 the lowest in ten years. If we encourage continued growth, that means that we would require new people to move to the island to fill these jobs, increasing competition for affordable housing and making us less resilient in the case of an economic down-tum .

...e, 11, -tt'1<.illt...  
10 1"1- 1-1- 1  
... 01 ... 7

• Ha'ena State Park Master Plan, which is forecast to be implemented in five years, will decrease the number of users allowed in the park from the current level of 2,000 people per day to only 900 people. This will put more pressure on Ha'ena County Park and increase congestion in the area.

Already there is inadequate parking for people going to Mauka(aka Tunnels) Beach. We want to offer visitors a quality experience, rather than turning them away, disappointed, or giving them parking citations.

We need to change the growth management paradigm from one where we welcome all investors and allow all developments to one where it is a privilege to visit. For example, Bhutan has a policy of "High Value, Low Impact Tourism" aimed at attracting discerning tourists that will respect the unique culture and values of the people while also providing the visitors with an unforgettable one-of-a-kind experience. The Galapagos has calculated "Acceptable Visitor Loads for various sites.

### **Land Use**

Land use decisions should be driven by goals in the Plan, not the other way around. I am concerned about the new land use designations such as "provisional agriculture" and reclassifications of lands for the development such as the up-zoning land for the development of Hokua Place.

A National Geographic article from 1977 states that the population was 34,000 and projected to climb to 43,000. It points out that people then were concerned that uncontrolled growth would lead to a loss of Kaua'i's unhurried lifestyle and spiraling land prices. Here we are forty years later with twice the population and the same concerns. It is time to change our management framework and plan for a future where any changes are based on the needs of residents and our ability to provide an outstanding experience for visitors.

Sincerely,

Kathy Valier  
Wainiha, Kauai

Scott Sato

---

From: Anne Thurston <athurston@irmt.org>  
Sent: Sunday, December 10, 2017 10:16 PM  
To: Council Testimony  
Subject: Hokua Place: General Plan testimony


The proposed re-zoning of Hokua Place has caused widespread concern and a strong negative reaction on Kaua'i. Although there may be a few who will benefit financially, the resounding response of the residents is: NO. WE DO NOT WANT THIS DEVELOPMENT. It will bring traffic in Kapa'a to a standstill, endanger our children as they travel to and from school, place an immense burden on an inadequate infrastructure, damage our economy, and irrevocably damage our quality of life. We appeal to the County Council to deny the proposed change in the zoning of 97 acres of land adjacent to the Kapa'a Middle School from Agricultural to Urban Residential.

We are particularly concerned about the following issues:

- The project would result in severe road congestion that would have an enormous impact on the lives of residents, who are already finding it increasingly difficult to travel between the North Shore and Lihue. The inevitable long traffic delays resulting from the proposed development would make Kaua'i very much less attractive to tourists, who are already complaining about long traffic delays. Existing traffic studies are inadequate and out of date due to the growing pressure on the road system. Most significantly, the plans for road widening dating back to 1997 have not been implemented.
- 
- • The risks to the students at Kapa'a Middle School are unacceptably high. Not only is there already a problem for parents in dropping off and picking up students, but there is a risk for students' safety, with students walking or riding bikes along Olohena Road or crossing it to get to the school. Moreover, the middle school is already full to its capacity, and a large additional influx of students could easily undermine the quality of education or leave some children without education.
- 
- • The infrastructure required to support the proposed development is inadequate. We do not have the landfill capacity to handle large amounts of construction waste and personal waste from the projected new homes. Drainage is inadequate to handle the run off from the projected hard surface areas. There is a real question as to whether the Lydgate Sewage Treatment plant could adequately handle the human waste from an additional nearly 800 residential units and associated developments. There is also a concern about the availability of water for the proposed residences.

In summary, this project will bring profit to developers but will severely damage the economy and quality of life of the island of Kaua'i. It will significantly weaken the concept of agricultural land, which has been fundamental to the historical development of the island. For all these reasons, the community strongly opposes it. If this development were to go forward, it would be a clear signal that developers' money is of greater concern than the safety and well-being of the local community.

Yours sincerely,

Anne Thurston  


Scott Sato

---

**From:** Vivian Hager <vhager@msn.com>  
**Sent:** Sunday, December 10, 2017 9:22 AM  
**To:** Council Testimony  
**Subject:** HOKUA & 1500 Other units

The consideration for further development in Kapaa is absurd. Our island drivers are extremely courteous on a roadway that is overwhelming, over crowded with no option but to slowly move through exhausted and weary on what we consider and market as PARADISE !! The people have informed our representatives we are at the tipping point what more can we say? How many times must we voice opinions? Already enough for us. ...and our visitors.

Vivian Hager  
Kapaa

Sent from my Verizon Wireless 4G LTE smartphone

Scott Sato

---

From: Holly Schunk <seabrez@aloha.net>  
Sent: Monday, December 11, 2017 5:58 PM  
To: Council Testimony  
Subject: URGENT: TESTIMONY for DEC 13, 2017 County Council 10am

To Whom it May Concern,

We all love Kauai. Why? Well, mostly because of it's slow pace, back to nature feel and of course the beautiful Aloha spirit. We come to heal in her waters, bathe in her beauty, get spiritually awakened by her purity and love and enjoy all the fun outdoor experiences with many friends and family, just to name a few.

I came as a young widow with my 2 young daughters over 26 years ago. I found the man of my dreams, got married and have called Kauai home for almost 27 years.

Sadly, over the years, I have watched Kauai change. After Hurricane Inniki, big money came to Kauai sometimes with the only intention of expansion, making more money, building bigger homes, bigger hotels and mega outlets, kicking Kauai's mom and pop stores and our multi generational families to the curb.

I come here today as a concerned citizen who loves this island very much. I want to protect the aina and it's people.

The proposed Hokua Place, IS a HUGE mistake.

Close to our rural home, this proposed subdivision is bigger than Wailua Houselots, !

The traffic has already become a nightmare in Kapaa. Can you imagine what another 2500 MORE cars will do ?

One of my biggest issues is the traffic this will cause. This is in an area, where the traffic has **already** become horrific ! . Don't even think about going anywhere from 3 pm on, especially on a Friday. If this comes to fruition, the roads will be deadlocked. No one will be able to get anywhere. What used to take a 1/2 hr is now taking more than an hour and often two ! ..If this complex happens, it WILL get worse and people will be sitting in their cars going no where for hours !

One can only imagine the tension on a hot day and what this will do to ones patience. All you wanted to do was to run down to the store for a few things, go to farmers market, go to the beach for a nice swim or heaven forbid, south to Lihue for your big errand day.

This will effect our kids getting to school on time and people to and from work. Everyone will have to leave an hour earlier or more !

I don't think this proposed Hokua place address the terrible situation our multi -generational families are in. They are having to leave because they no longer can afford to live here since they can't find affordable homes. They say these will be affordable. I say, to whom ? Certainly not those who are struggling daily just to pay rent or who can't even find a home because so many homes are on the market so they can only rent month to month and then their at it again 6 months later.

What about them ? These are precisely the people who need the help the most. They need REAL affordable homes. Not Hoku Place's idea of what an affordable home is. Hoku Place is not following county rules that require 30% of units to be affordable, truly affordable.

I'm also very concerned about the environmental impact to our precious aina and air. What about the possible pesticides for landscaping? This could run off to the ocean into our reefs causing die off, possibly killing our marine life and poisoning our ground water. I'm concerned about an over loaded sewage system and the potential problems that can occur from that.

What about our food security and sustainability ? Kauai imports about 90% of our food. We need AG land zoned to grow food, not Up-Zoning Ag to something we don't need or want !  
Please keep Ag as it should be, AG!

Do we really need MORE...BIG development ? Kauai is already on overload. How much more can she take ?

I believe this will hurt our way of life in so many of these areas. Please think back 25 years ago...and how Kauai has changed since then.

Please have the forethought now to not let it get any worse. Be a HERO for your neighbors, friends, children and grandchildren and PLEASE think with your heart, not your pocket book.

Please respect Kauai's people and our aina and say NO to Hoku Place.

Mahalo.

Sincerely,

Holly Schunk

  
Kapaa, HI 96746

Scott Sato

---

**From:** Rebecca Gorsline <shinyhappyislandgrl@yahoo.com>  
**Sent:** Monday, December 11, 2017 8:20 AM  
**To:** Council Testimony  
**Subject:** Please don't let the Hokua project go forward

Greetings,

I live in Wailua Homesteads.....not far from the proposed site of this project. This area does not need to be developed in this manner. We already have crazy traffic and crumbling roads in this area. Please don't let this happen. Please help to protect Kaua'i rural character and charm. Please have our backs and don't be blinded by money and greed. Thank you.

Rebecca Gorsline  
Kapa'a



Scott Sato

---

From: Sue <susan.cowsmeadow@gmail.com>  
Sent: Monday, December 11, 2017 3:18 PM  
To: Council Testimony  
Subject: "No" to Hokua Place

Greetings Kauai Council Members,

I want to add my voice to the many citizens of Kauai urging you to vote against the Hokua Place development. We need housing for current residents of Kauai that is truly affordable for them. We need adequate infrastructure to accommodate a truly affordable development, and we need it to be on land that is not zoned for agriculture. Let's use agricultural land to raise organic produce for Kauai's people. I know farmers willing to lease land to raise sustainable crops, a better use of it than unsustainable development.

Sincerely,

Susan Coan

  
Lihue HI 96766

Scott Sato

---

**From:** Eve Powers <sacredearth70@gmail.com>  
**Sent:** Monday, December 11, 2017 9:43 AM  
**To:** Council Testimony  
**Subject:** Hokua Place

Please do not approve Hokua Place, since it will have such terrible effects on our island. We need to keep our Ag land for food production--what happens when the barge doesn't come?? Traffic, especially in the Kapa'a corridor is already horrific and has gotten so much worse over the past 12 years. What tourists will want to come to Kaua'i when it becomes like Maui or O'ahu?? We must protect our quality of life and the health of the island of Kaua'i!

Scott Sato

---

From: Sherry Pollock <gaiasbeloved@gmail.com>  
Sent: Monday, December 11, 2017 9:18 AM  
To: Council Testimony  
Subject: Hokua Place

Aloha,

I would like to go on record asking you, please do not approve Hokua Place development, for these reasons:

FIRST - The traffic in Kapaa is already problematic and will become worse with at least 1300 additional cars from Hokua Place and another 1500 from the 3 already permitted resorts in the Wailua Corridor (Coco Palms and 2 behind Longs). The DOT future plan for new roads is not adequate.

SECOND - About 550 of Hokua Place dwellings aren't affordable with selling prices in the \$400,00 to \$900,00 range. Kauai needs truly affordable housing for residents, rather than subdivisions which which will attract mainlanders who can afford those high prices.

THIRD - Food Security/Sustainability: No up-zoning of Ag land should be allowed. Kauai now imports about 90% of our food. We need to keep Ag land zoned to grow food for our residents and visitors. And we need to follow the CZO directives and keep Ag in Ag.

FOURTH - Kauai has reached a Tipping Point. Without adequate infrastructure: water, roads, land fill, and sewage facilities, Kauai can't support more population or tourism growth.

I sincerely hope that you will put the well- being of Kauai's people ahead of profits and make a decision that will make future generations applaud your wisdom!

Mahalo!

Sherry Pollock

  
Anahola

Scott Sato

---

From: MaryLu Kelley <mkelley323@gmail.com>  
Sent: Monday, December 11, 2017 2:03 PM  
To: Council Testimony  
Subject: PLEASE DON'T approve Hokua Place!!

Aloha Council members,

The General Plan Update is winding down and it looks like the County Council will be approving Hokua Place. Tragically, the Planning Commission has moved the zoning from Agriculture (Ag) upward to allow Hokua Place to build 780 dwellings behind the Kapaa Middle School.

Please DON'T approve Hokua Place!!


There is the already Horrendous Kapaa traffic now which will become unbearable with at least 1300 additional cars from Hokua Place and another 1500 from the 3 already permitted resorts in the Wailua Corridor (Coco Palms and 2 behind Longs). The DOT future plan for new roads is not adequate.

About 550 of Hokua Place dwellings aren't affordable with selling prices in the \$400,00 to \$900,00 range. Kauai needs truly affordable housing for residents, rather than subdivisions which will attract mainlanders who can afford those high prices.

I agree that no up-zoning of Ag land should be allowed. Kauai now imports about 90% of our food. We need to keep Ag land zoned to grow food for our residents and visitors. And we need to follow the CZO directives and keep Ag in Ag.

Finally, Kauai has reached a Tipping Point. Without adequate infrastructure: water, roads, land fill, and sewage facilities, Kauai can't support more population or tourism growth.

I can't be there in person to provide my testimony on Wed., so please accept my testimony in writing delivered to you all via this email and whatever you do, DON'T approve Hokua Place!!

Thank you,  
Mary Lu Kelley  
  
Lawai, HI 96765

**Scott Sato**

---

**From:** Eliel Starbright <elielstarbright@gmail.com>  
**Sent:** Monday, December 11, 2017 5:31 PM  
**To:** Council Testimony  
**Subject:** I am against up-zoning Ag land for Hokua Place!!!!

Kauai has reached a Tipping Point. Without adequate infrastructure: water, roads, land fill, and sewage facilities, Kauai can't support more population or tourism growth. I am against up-zoning Ag land for Hokua Place

12-11-17

Aloha Council Members.

I am courteously requesting that you please follow the wisdom of the Land Use Commission by keeping Hokua Place in Agriculture, where it belongs. I testified to the Land Use Commission in June, 2015 against rezoning these Agricultural Lands. My testimony is attached. Onward two and a half years, and things are even worse than in my letter.

Right now, the Kapa'a Crawl is road rage daily. I work in Kapa'a and live in Wailua so turn south on to Kuhio highway every afternoon. We just sit. The traffic coming north from Lihu'e turning up to the bypass, and the traffic coming out from the bypass heading south causes major gridlock. Just too many people for too few lanes. There are so many near misses with people driving crazy and cutting in and missing you by inches, forcing you out into the other lane, it's insane. It's also made worse by people heading south who do not want to sit on the highway with the rest of us, so they turn on Aleka Loop by Longs, and high-tail over the speed bumps – they either turn into the Marketplace at the front parking lot where the construction is, or head back behind the construction to turn into Papaloa Road and then by Kintaro's come flying across two-north bound lanes into the southbound Kuhio highway. How many near misses I see daily when they fly across the two lanes who are of course going top speed, not the speed limit. It's deadly.

To add Hokua Place to this mix would be insanity. We should not be rezoning our Ag lands into development so one guy can get rich and then run and leave us with the mess. His application for rezoning was rightly denied by the Commission several years ago, with all the community input against it. The General Plan as it is right now would bring back the approval of the rezoning from Ag, which is such a bad idea. Greg Allen touts this as "affordable" housing, which it is not. This is NOT affordable housing. We need to look really closely at the General Plan that allowed this initial denial of re-zoning to actually occur - just by naming Kapa'a Big Town as opposed to Small Town! He knew this was Ag land when he bought it and his goal all along was to rezone, flip it, and make a fortune. He could instead lease small lots out to some local people to grow food for our local market, help have fresh Kaua'i produce and stop importing so much stuff. Perfect, sell right down the street at the Kapa'a Farmers Market, and Hokua Place could become Kapa'a Agricultural Farms & Market. Let's give Kilauea a run for their money!

There is already the looming Coco Palms traffic, plus the development of the lot between the Courtyard by Marriott and the Kaua'i Coast at the Beachboy, permitted a long time ago, despite their negative consequences on traffic, especially during hurricane/tsunamis. The evacuation route is Kūhiō Highway which just cannot take these extra vehicles. They'll just sit there in traffic and we're all gonna die. We need to at least make sure we can change the Plan back to what it was and bring the Hokua Place zoning back to Ag. Please, Council Members, keep Hokua Place in Agricultural designation. Once it's changed, it will never come back to Ag. Wouldn't an Agricultural Farm & Market be great up there? Would be awesome!

I speak for many of my friends and `ohana here. Mahalo nui loa for your consideration of our request.

Aloha,

Carol A. Beardmore  
Wailua Homesteads  
[carolb@gmail.com](mailto:carolb@gmail.com)

Attachment: Testimony to Land Use Commission, 6-20-15

[REDACTED] Kapa'a, HI 96746

[REDACTED] [willie.cb@gmail.com](mailto:willie.cb@gmail.com)

To: State Land Use Commission, [luc@dbedt.hawaii.gov](mailto:luc@dbedt.hawaii.gov)  
Planning Department, [mwilliams@kauai.gov](mailto:mwilliams@kauai.gov)  
Peter Young, [info@hookuleana.com](mailto:info@hookuleana.com)

Re: HoKua place, Kapaa

Date: June 20, 2015

The developers of Kapa'a Highlands/HoKua Place knew, and were very much aware, when they purchased this property that it was zoned Agricultural land. Their intent was always to rezone it, develop it, flip it, and walk away with their multi-millions, leaving our residents and tourists with all the mess they will leave behind, cast in stone, forever. They never had any intention of doing agriculture, but with their highly-paid consultants and lawyers, know how to navigate the system.

Affordable housing is only tiny percentage of this project but they are touting it as "affordable" - it makes it more warm and fuzzy - as does now giving it a Hawaiian name. I attended a presentation by Greg Allen a couple of years ago when it was still Kapa'a Highlands. I asked him about the affordable housing, and he said it would be "up to 30%". So I asked that, in theory, that could mean 0.5% or 1% - that is up to 30%...., and he got very angry. And, as for mixed use, etc., if you were rich and looking for a \$900,000 home, would you want to live in an affordable housing development? Plus, be looking down on the old low-income housing down below? I know I wouldn't. None of this makes sense in this area. It would have made more sense for them to have purchased a lot in Lihu'e, already zoned Urban. With all Lihu'e's many extra new and wide roads and highways all over the place now it would have been more viable, as Lihu'e does not have road/traffic issues as does Kapaa.

Whether we like it or not, tourism is our mainstay on Kaua'i. Without it, our economy would completely collapse. It's bad enough that I have to sit in traffic for hours, but I feel so sorry for our visitors, who have come here expecting paradise. Instead they wait in traffic for hours just like they did back in LA. Why would you come here and waste your vacation idling in traffic when you can do the same thing at home for free? How frustrating. We desperately need the dollars from tourism, and I have already seen letters to The Garden Island newspaper from visitors (some of whom have been coming for many years), shocked at how bad the traffic is in Kapa'a, and thinking they may not return until we do something. Nothing is going to happen with DOT for years, and their choices of what to do to alleviate this are extremely limited and costly. The extra stress on everyone is changing the face of Kaua'i too - at least in Kapa'a. What used to be the land of aloha is now the land of anger and rage in some cases - unfortunate but true. Another blow to tourism.

I invite all the Land Use members and the other interested parties noted above to try to come through Kapa'a down to/from Coco Palms - particularly heading south, especially from 1 - 4 pm and especially on Fridays. Hope you won't mind the hour plus it could take you to drive 2 miles, and hope you don't have a plane to catch. And that is now. There are two more future developments in Kapa'a coming soon, authorized years and years ago, that will make this even more of a nightmare. And add HoKua Place to the mix? Crazy. We have one road, two single lanes. It just cannot take any more.

An estimate of vehicles from HoKua Place: one dad - truck, one mom - SUV, one son - truck low-rider, one daughter - car low-rider tinted windows, so 4 cars per "affordable" unit at the very least.

So their traffic estimates are way off target. Our rural (and yes, this area is RURAL, not URBAN,) country lanes are very narrow and winding. Olohena Road just cannot take this extra burden with this HUGE development. Oh yes, and they're going to "preserve the rural-like ("like"?) character of Kapa'a". No they're not! They're going to ruin our rural, green, and lovely, AGRICULTURAL area with URBAN sprawl and an even worse traffic nightmare!

The Kapa'a Bypass already gets backed up, particularly heading south a.m. and p.m., by people trying to beat the madness of the overloaded traffic on Kūhiō Highway to get to Līhu'e, and please don't even try to go north on the Bypass on a Wednesday afternoon, when they hold the Farmer's Market by the Armory in Kapa'a. You'll get stuck in traffic halfway up the Bypass and will sit there for 45 minutes, attempting to reach the roundabout less than a mile away. The same when you're trying to head from Kapa'a town up Olohena Road on this same Wednesday. With all the traffic coming from the north on the bypass, from the south on the bypass, there is total gridlock and road rage with too many people for too few, small roads. And they're going to add another lane down from the the HoKua development down to the Bypass road with extra hundreds and hundreds of vehicles? Madness. Complete madness.

Our infrastructure just cannot take this. Even yesterday, the Department of Water noted that they hope they will have enough water for the island this summer. As we know, global warming is raising temperatures and reducing rainfall. We had an incredibly dry winter, and parts of the island are in drought mode. We have to make sure our infrastructures are in place, roads, water, etc. before we do any more development. For too many years, it has been the other way around, and has to stop, for all the logical reasons. I applaud the Land Use Commission for reviewing our comments and hopefully helping to reverse this, setting this straight, and making it pono.

Our Agricultural land is FINITE, and shrinking as we speak. Once it's gone to development you can't take it back, it's gone forever. All these lands used to be viable for sugar cane and pineapple, and could be viable again for multi-faceted agriculture. Which is what the intent of the current long-time zoning is. Agriculture. The owners could always lease out quarter, half or one-acre lots to small farmers so we can actually produce some of our own food here. Just because you're rich, you shouldn't be able to come in and produce a bunch of documents to eloquently flip the zoning, get richer, and negatively change so many people's lives forever. Will there ever be a time when urban land gets converted to agricultural? I don't think so. This is a one-way highway (so to speak). I'm not against building a housing development. It just needs to be in the right place, with appropriately zoned land and sufficient infrastructure in place first. Kapa'a just cannot handle this.

I beg the members to come and visit first-hand, spend a few days here, see what we see and live what we live with every day. I implore the members of the Land Use Commission to keep this land in Agricultural zoning.

Thank you very much for your time and consideration.

Mahalo nui loa,

Carol A. Beardmore



**Scott Sato**

---


**From:** Anne Walton <annehugginswalton@gmail.com>  
**Sent:** Monday, December 11, 2017 11:58 AM  
**To:** Council Testimony  
**Subject:** Hokua Place

Please remove the Hokua Place up-zoning from Agriculture to Urban General in the General Plan and retain this area around Kapa'a middle school as agricultural lands.

**Mahalo.**

--

ANNE WALTON | Integrated Ocean Management  
Kaua'i Hawaii USA



Scott Sato

---

**From:** Joan Levy <joan@joanlevy.com>  
**Sent:** Tuesday, December 12, 2017 11:53 AM  
**To:** Council Testimony  
**Subject:** The General Plan meeting on Wednesday

Dear County Council members:

I have been here on Kauai for 26 years. Each time the general plan has been up for revision, I and many many residents have voiced the importance of sustainability here on Kauai. Over and over people say that the rural nature of Kauai must be preserved.

We have been expressing our concerns about inadequate infrastructure, increasing traffic problems, favoring developers over resident needs, how new developments get around the ruling for affordable housing (affordable to who!) over and over and over.

It would seem that the will of the people is overwhelmingly against developments that do not take into account these concerns and community needs.

This new proposed General Plan is in direct opposition to maintaining sustainability here on Kauai and is a slap in the face to what we have been asking for over and over. It is a handout to developers financial gain.

In particular, Hokuia Place must be stopped! As well as other plans to upscale ag land.

I have started to wonder why I even bother communicating with the forces that be here on Kauai as it seems we have so little impact on development decisions.

Yet here I am again, pleading with you to demand that the proposed General Plan be rethought and revised. As it stands, it is completely unacceptable. And this Hokuia Place development must be stopped.

We have given you the power to take care of our island. Please do not allow this current proposed General Plan to go through.

Thank you,

Joan Levy  
Kapaa resident

Scott Sato

---

**From:** Joan Go Daddy <joan@joanlevy.com>  
**Sent:** Tuesday, December 19, 2017 1:12 PM  
**To:** Council Testimony  
**Subject:** Your recent decision

Dear council members,

It is 1:17pm on 12/19. Going south Traffic is completely backed up on the highway all through town and wayyyy back on the bypass which is moving at a crawl and wait and then crawl some more rate.

What do you think will happen when hokua place cars are on the road.

Your vote for development was a vote against sane living on kauai.

How could you do this to us?

I would like a response please!

One very unhappy kapaa resident, joan Levy

Sent from Joan Levy's iPhone

Scott Sato

---

**From:** mharsila0 <mharsila0@gmail.com>  
**Sent:** Tuesday, December 12, 2017 2:56 PM  
**To:** Council Testimony  
**Subject:** Hokua Project

We do not need this project. We need to protect our agricultural land.

Sent from my Samsung Galaxy smartphone.

Scott Sato

---

**From:** bob-marion@hawaiiantel.net  
**Sent:** Tuesday, December 12, 2017 9:21 PM  
**To:** Council Testimony  
**Subject:** General plan, Hokua Place

Kauai county council members,

I am seriously concerned about the Hokua Place development being proposed in the general plan. Our small island does not have adequate infrastructure: water, roads, land fill, and sewage facilities, Kauai can't support more population or tourism growth.

This development does not fit the needs of our island. About 550 of Hokua Place dwellings aren't affordable with selling prices in the \$400,00 to \$900,00 range. Kauai needs truly affordable housing for residents, rather than subdivisions which will attract mainlanders who can afford those high prices.

The horrendous Kapaa traffic now will become unbearable with at least 1300 additional cars from Hokua Place and another 1500 from the 3 already permitted resorts in the Wailua Corridor (Coco Palms and 2 behind Longs). The DOT future plan for new roads is not adequate.

I believe the up-zoning of Ag land should not be allowed. Kauai now imports about 90% of our food. We need to keep Ag land zoned to grow food for our residents and visitors. And we need to follow the CZO directives and keep Ag in Ag.

I feel strongly that we need affordable housing for Kauai families and individuals. This will not fulfill this desperate need. Please do not allow this development to move forward. We must take the time to come up with solutions for our island population that will address our needs without taking important ag lands and offering so many of the homes to families from elsewhere.

Thank you for your diligence in this matter.

Sincerely,

Marion McHenry



Princeville, HI 96722

Scott Sato

---

From: kmuzik@gmail.com  
Sent: Tuesday, December 12, 2017 2:08 PM  
To: Council Testimony; Mel Rapozo; JoAnn Yukimura; Mason Chock; Tom & Cindy Goff; Felicia Alongi Cowden; Carl Berg; Richard Diamond; Juan Wilson; Sharon Goodwin  
Subject: Hokuia Place Testimony, Muzik

Aloha County Council Members!

Thank you for this opportunity to comment on the proposed Hokuia Place development here in Kapa'a.

I am adding to the accurate and trenchant Talking Points of my comrades, which include our shared worries about unbearable increases in traffic, decreases in home affordability, food security and sustainability, and finally, deficiencies in infrastructure.

As a Marine Biologist, who bathes in the salty sea every day (sometimes twice!), I am especially concerned about our faulty Kaua'i sewage treatment systems, and thus I shall restrain my comments to address only this problem here today.

We have here in Kaua'i well-over 18,000 cesspools, uncounted septic systems, and failing sewage systems (witness Lydgate and Kalapaki frequent mishaps). I no longer canoe in the Wailua River, I am afraid to swim near any river mouths, or frolic in streams and waterfalls, mauka to makai. Indeed, frequently I regret not being able to visit near shore at my Kapa'a coral reef garden or even Kealia Beach, because I may become severely infected every time there is a substantial rainfall.

May I suggest that Hokuia Place (should you, alas, incomprehensibly approve the proposed Development) **must be required to install A.T.U' s** (individual Advanced Treatment Units) for each and every home, or cluster of homes, that effectively prevent bacteria and pharmaceuticals from entering the watershed, and return usable water for gardening!


Oia i Ka Wai!

Please contact me or my colleagues Tom and Cindy Goff, copied above on this email, who are already successfully manufacturing and installing these effective ATUs on Kaua'i. They are meanwhile creating jobs in manufacture, landscaping and sales, jobs sorely needed by our local youth! ATUs are cleaning up our watersheds!!

Thank you for your attention,

Katherine Muzik, Ph.D.

Kapa'a, Kaua'i

  
[kmuzik@gmail.com](mailto:kmuzik@gmail.com)

Scott Sato

---

From: Kimo Rosen <jrsensei@hotmail.com>  
Sent: Tuesday, December 12, 2017 3:11 PM  
To: Council Testimony  
Subject: Testimony by James "Kimo" Rosen for General Plan

**Testimony by James "Kimo" Rosen for General Plan**

*I received an email blast that said "numbers matter in essence to the General plan that the County council will soon vote on. So please if you care be there. Tragically, the Planning Commission moved the zoning from Agriculture (Ag) upward to allow Hoku Place to build 780 dwellings behind the Kapaa Middle School, and the County Council may keep it there. It's necessary to speak up now, before it's too late."*

*I once asked a former county chair of the council if his mind was ever swayed by somebody's testimony or did he think any other council members vote was swayed by public testimony? Do you know what he told me? His mind was always made up before any public testimony and as far as he knew nobody had ever changed any council members mind.*

*It's nice for the public to testify and get things of their chest, it's a beautiful exercise in democracy and it's the politically correct thing to do, however does it make a difference in any council members vote? No way!*

*So voice your opinions, if it gives you "the warm fuzzies," just know your are not changing any minds, the only way to get your vote noticed is get more issues on the general ballot for "We the people" to vote on ourselves and not leave our future in the hands of seven individuals and at the hand of special interests.*

Word count- 236

James "Kimo" Rosen

Kapaa, HI: 96746

jrsensei@hotmail.com

Scott Sato

---

From: Bridget Collins, MD, FAAFP <bridgetcollinsmd@gmail.com>  
Sent: Tuesday, December 12, 2017 7:38 PM  
To: Council Testimony  
Subject: General Plan Update: Hokua Place and Resort Development

Aloha Esteemed Kauai County Council Members,

I am writing to give my input into the General Plan Update because I work and am unable to attend the meeting and give testimony in person.

As a citizen of Kauai for over 15 years I have noticed the ongoing growth of our island home. I have witnessed development that did not take into account already existing congestion and stressed infrastructure. Since I lived in Kapahi for 11 years and have spent the past 4 in Olohena, I feel that I have a pretty good idea of the Kapaa traffic issues.

The idea of allowing over 750 new dwellings in the area around Kapaa Middle school just astounds me really. Anyone who has negotiated the intersection of Olohena and Kaapuni roads knows how dangerous and busy it is. Both roads are not even handling current traffic and are constantly deteriorating.

I must say that I agree with Ms Yukimura's informative editorial on December 10th in the Garden Island Newspaper forum calling for responsible growth that is FUNDED by the developers.

I don't know what the arrangement was with the Waipouli Beach Resort for example, but it has only created a bigger mess, as anyone who has to drive through that area will tell you. There could have been other arrangements made for the entrance to that development that might have actually helped to keep the congestion from worsening but that obviously is not what happened.

I also agree that re-zoning Ag land to allow for more resort and expensive housing is not what we need on Kauai. I realize that developers are not falling over themselves to develop affordable housing for local families. I mean after all, where is the money in that? But we as a community need to stand up for and do the right thing.

I appreciate you taking the time to read this letter and I hope that you will consider the long term sustainability and health of our people and island as you are deciding what to do.

--

Bridget Collins, MD, FAAFP

Bridget Collins, MD, LLC  
[bridgetcollinsmd@gmail.com](mailto:bridgetcollinsmd@gmail.com)  
(808) 212-9867 office  
[www.bridgetcollinsmd.com](http://www.bridgetcollinsmd.com)

Please consider the environment before printing.

Confidentiality Notice



## Scott Sato

---

**From:** Regina Floyd <reginafloyd@gmail.com>  
**Sent:** Tuesday, December 12, 2017 1:38 PM  
**To:** Council Testimony  
**Subject:** Please stop Hokua Place

I just want to share my opinion that the plans for Hokua Place do not Help Kauai, they cause more problems and concerns.

I live in Kapaa and I believe the LAST thing we need is added congestion to an already burdened area. If you drive the bypass, you understand.

What used to be an alternative to avoid Kapaa traffic is now just as congested and offers no quicker route.

On Wednesday afternoons alone, traffic is at a standstill as the roads can't handle the traffic already present.

I believe that in moving forward with plans for Hokua place, we will pay the price.

Quality of life is already challenging, visitors and locals alike already dislike the dreaded "Kapaa traffic" and allowing a 780-unit residential project be build next to the middle school is NOT going to help one bit.

It's my understanding, it does NOT meet affordable housing needs  
It adds even more cars and traffic to an already troubled area  
and worst of all.. it take agricultural lands away from potential future food production

I haven't been on Kauai long, but I can already see that with the state of the world as it is...we must concentrate more on becoming a sustainable island.

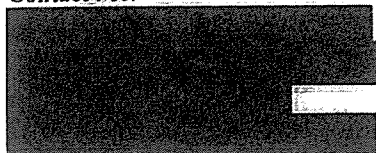
Why not focus our efforts on being able to take care of the people we have here now so when the need arises (and I believe its coming)  
we are able to sustain ourselves with locally grown food?

It is my opinion, that as local government, the responsibility is to care for, listen to and support people living here on Kauai, not big business.

Mahalo

Regina Floyd  
Online Business Developer  
[www.ReginaFloyd.com](http://www.ReginaFloyd.com)

Contact Me:



Scott Sato

---

**From:** Jack Day <jday46@gmail.com>  
**Sent:** Wednesday, December 13, 2017 9:47 AM  
**To:** Council Testimony  
**Subject:** Hokua Place zoning

To the Kauai County Council,

I ask the Council to please reconsider the zoning for the Hokua Place development and bring coherent foresight to the process they have been entrusted with. The development as it stands does not fulfill the need for truly affordable housing for the present island residents. It will most likely attract more out of state buyers for real estate speculation or retirement that our existing infrastructure cannot support.

As we all know and can experience daily when we travel our roads, there is no historical evidence that building first with wishful thinking or a blind eye will bring the infrastructure needed to support more development.

Respectfully,

Jack Day

Kapaa

---

This email has been checked for viruses by Avast antivirus software.  
<https://www.avast.com/antivirus>

## Scott Sato

---

**From:** Nya Day <nyaday52@gmail.com>  
**Sent:** Wednesday, December 13, 2017 9:47 AM  
**To:** Council Testimony  
**Subject:** Testimony re. Hokua Place Proposed Development

To the County Council:

After over 200 testimonies against the development were submitted, I am very upset about the zoning being changed back to "agriculture" for the Hokua Place development and that the Hokua Place subdivision is again being seriously considered for approval. Even though 234 of the 784 dwellings will be so-called "affordable" housing, even though not affordable for most residents here, that doesn't offset the fact that so many new dwellings will cause way more vehicle congestion on Olohena Road, the bypass leading to Kuhio HWY, and other streets in the area, already tied up with traffic.

If the concern, as it should be, is for more affordable housing, there are other open spaces, near Kuhio HWY, closer to Lihue, that would seem to be much more suitable, and that would cause much less traffic congestion, as they are not in an already congested area as Hokua Place would be. Also, it seems only reasonable that more affordable housing and less housing priced to cater to wealthy people from the mainland be built, in any case.

In previous testimony to the County Planning Dept., I asked planners to please consider not allowing this, and ANY other new developments in our area, to be approved until the traffic congestion problems on Kuhio Highway, especially through the Kapaa corridor are resolved enough to truly handle more vehicles on the road. Everyone is aware that at almost any time of day, not just mid-day any more, traffic flowing on Kuhio in both directions through Kapaa to at least as far as the bypass outlet is too often gridlocked.

This is Kauai's number one issue. Everyone I talk to about this feels that there are housing or hotel developments that appear to be going forward before sufficient traffic mitigation measures have been put in place. The proposed future road extension plans would barely relieve the traffic congestion we have now, let alone deal with the added potentially 2,000 + cars from the Hokua Place development and the already approved new hotel developments being built.

**Please do not approve the Hokua Place development**, for the sake of all of us who will have to bear the brunt of more density of traffic in already congested corridors. We are looking to you on the Council to look out for the welfare of the island, and will be inevitably weighing your actions when election time comes around.

Respectfully,

Nya Day

Kapaa


**Scott Sato**

---

**From:** Cathy Evans <cathyevans2@icloud.com>  
**Sent:** Wednesday, December 13, 2017 9:59 AM  
**To:** Council Testimony  
**Subject:** Please stop building more resorts

Please stop the building of Hokua in Kapaa.  
Need to take care of the people who live on Kauai now. The roads can't handle the traffic.

Sincerely,  
Cathy Evans  
Koloa, HI

  
cathyevans2@icloud.com

Scott Sato

---

From: M.Mulhall <mmulhall@hawaii.rr.com>  
Sent: Wednesday, December 13, 2017 12:31 AM  
To: Council Testimony  
Subject: PLEASE do not allow Hokuia Place to further wreck Kapaa - thanks.

Dear Council members,

Since many of us have written multiple times on this issue, I HOPE you have heard the voices and concerns of your constituents.

PLEASE halt development of Hokuia Place.

The development is proposed in the worst possible location.

Yes, we need affordable housing.

Please offer the developers of Hokuia Place a better alternative than anywhere near -or north of- Kapaa.

Areas near Lihue offer better planning alternatives.

Mahalo,  
Mary Mulhall

"Start where you are. Use what you have. Do what you can." - Arthur Ashe

Scott Sato

---

**From:** Lorraine Newman <alohalorraine@gmail.com>  
**Sent:** Wednesday, December 13, 2017 7:41 AM  
**To:** Council Testimony  
**Subject:** Hokua Place

Aloha,

I am not able to attend the council meeting.

I'll be brief.

Please do not allow Hokua Place to be upzoned.

There has been plenty of testimony and letters to the newspaper providing reasons why this land should not be upzoned at this time.

Certainly you have all been stuck in Kapaa traffic, so I won't spell it out again for you.

If, at a future time, the island needs such housing, then the land will still be there, or other land.

At this point the developers are only in it to save their investment. It was never about serving a true need.

It would be an enormous slap in the face of Kauai citizens to approve any sort of development that can increase traffic in the Kapaa area at this point in time.

I, we, hold you responsible.

Mahalo for listening,

Lorraine Newman  
Kilauea

**Scott Sato**

---

**From:** poppylu@hawaii.rr.com  
**Sent:** Tuesday, December 12, 2017 4:55 PM  
**To:** Council Testimony  
**Subject:** Hokua Place

Dear Commissioners,

WE ARE OPPOSED TO up-zoning agricultural land to allow Hokua Place to build 780 dwellings behind Kapaa Middle School! Kapaa traffic would become even more unbearable with the large number of cars from Kokua Place. Agricultural land should be used to grow food not build houses!

Please DO NOT APPROVE UPZONING AGRICULTAL LAND for Hokua Place.  
Robert & Lila Dolan, Kalaheo!

Scott Sato

---

**From:** KatRama Brooks <katrama.brooks@gmail.com>  
**Sent:** Tuesday, December 12, 2017 1:41 PM  
**To:** Council Testimony  
**Subject:** Don Not Approve Hokua PI development

1 Horrendous Kapaa traffic now will become unbearable with at least 1300 additional cars from Hokua Place and another 1500 from the 3 already permitted resorts in the Wailua Corridor (Coco Palms and 2 behind Longs). The DOT future plan for new roads is not adequate.

2. About 550 of Hokua Place dwellings aren't affordable with selling prices in the \$400,00 to \$900,00 range. Kauai needs truly affordable housing for residents, rather than subdivisions which will attract mainlanders who can afford those high prices.

3. Food Security/Sustainability: No up-zoning of Ag land should be allowed. Kauai now imports about 90% of our food. We need to keep Ag land zoned to grow food for our residents and visitors. And we need to follow the CZO directives and keep Ag in Ag.

4 .Kauai has reached a Tipping Point. Without adequate infrastructure: water, roads, land fill, and sewage facilities, Kauai can't support more population or tourism growth.

I Love Kauai Please Keep it the Paradise it is  
Mahalo,  
KatRama Brooks  
28 Yr resident on Kauai



Scott Sato

---

**From:** robin yost <rbnyost@yahoo.com>  
**Sent:** Wednesday, December 13, 2017 8:46 AM  
**To:** Council Testimony  
**Subject:** NO to Hokua Place

Dear County Council Members,

Please DO NOT approve changing the zoning of the area that Hokua Place want to build more houses for mainly the off island wealthy.

The Planning Department correctly refused to change the zoning. Tragically, The Planning Commission overturned this, not listening to the voices of the residents of Kauai.

I know you've heard all this before.....

- 1) Too m much traffic already in this area, particularly. The roads CAN NOT handle more, from the proposed 780 dwellings!!!!
- 2) Infrastructure--tapped out!! Sewage, water, TRASH, landfill is filled already!
- 3) No new development until today's problems are addressed and solve!

PLEASE SPONSOR THE AMENDMENT IN GENERAL PLAN TO KEEP HOKUA PL IN AGRICULTURE ZONE.

Thank you,  
Robin Yost  
Kapaa

Scott Sato

---

From: S & S Glass <ssglass@twc.com>  
Sent: Wednesday, December 13, 2017 8:59 AM  
To: Council Testimony  
Subject: development on ag land

Dear Council Members,

If you drive through Kapaa at any time of day now you understand as you sit in traffic why we cannot allow any more housing development on our agricultural land.

Hokua proposes to include "affordable" housing, but it is NOT affordable by most residents. Unless that housing is "low income" housing it cannot be justified. We do not need "affordable" housing but more "low income" housing both for sale and rental for working residents . We already have sufficient vacation and part-time ownership housing.

Our present infrastructure is taxed now. Sewage, water, roads, emergency services, are not sufficient for this new development. We cannot continue to cover more land with septic systems without polluting our ground water.

At a time when we are planning how to become more sustainable and self-sufficient to meet the challenges of climate change, we need to use agricultural land for local food production; not for housing.

Mahalo for your serious consideration of these issues.

Steve and Sharry Glass  
Kapaa

Scott Sato

---

**From:** Gayle <koloagrri@yahoo.com>  
**Sent:** Wednesday, December 13, 2017 8:19 AM  
**To:** Council Testimony  
**Subject:** Re. Hokuia Place

Please STOP this plan that not only doesn't truly meet the needs of the community, but will make it less liveable for all!  
Mahalo, Gayle O'Donnell, Kauai resident and voter

Sent from Yahoo Mail on Android

From: Carla Vargas Nuyda <superkulot@hotmail.com>  
Sent: Wednesday, December 13, 2017 1:28 AM  
To: Council Testimony  
Subject: Testimony RE Hokua Place

Aloha members of the Kaua‘i County Council:

I am writing to ask you to please reconsider the plan of building a 780-unit residential project next to Kapa‘a Middle School for the following reasons:

- it does not meet affordable housing needs
- it will add up to 1,500 additional cars in Kapa‘a
- this further stresses the county's infrastructure
- it takes agricultural lands out of potential future food production

Truly affordable housing for locals in a less populated area is more appropriate.

We appreciate all of the efforts of the planning department and council on this plan. Thank you for your time, attention and caring for Kaua‘i.

Much aloha,  
Carla Nuyda

**Scott Sato**

---

**From:** John Harder <dumpdoctor@gmail.com>  
**Sent:** Friday, December 15, 2017 8:23 AM  
**To:** Council Testimony  
**Cc:** Bernard Carvalho; Lee Steinmetz; Benjamin Sullivan; Kaaina Hull; Michael Dahilig  
**Subject:** General Plan Update - Hokua Place

As a resident of Kauai for nearly 50 years and an ardent supporter of "Smart Growth" policies I strongly request that you approve the amendment to the General Plan Update, eliminating the up-zoning of the 97 acre parcel in Kapaa known as Hokua Place (mauka of the bypass and below Kapaa Middle School).

Without a significant improvement in infrastructure its impact on the community (especially traffic) would be disastrous. Additional growth on Kauai, where necessary, should be restricted to the existing central core where infrastructure is in place and not be allowed in existing agriculturally zoned lands.

**Mahalo, John Harder, aka the Dumpdoctor**

If you're not for ZERO Waste, how much Waste ARE you for?

Scott Sato

---


From: Michael and Jenica Coon-Waymen <michaelandjenica@gmail.com>  
Sent: Saturday, December 16, 2017 2:34 PM  
To: Council Testimony  
Subject: Testimony re Kauai General Plan - Hokua Place development

Dear Councillors,

I urge you to unanimously vote against any statement or measure within the General Plan that would support the proposed Hokua Place development adjacent to Kapaa - and to specifically make a statement disallowing this proposal.

Thank you.

Michael Coon, MSc

, Koloa 96756

Scott Sato

---

From: Deirdre Weil <deirdreweil@gmail.com>  
Sent: Tuesday, December 19, 2017 4:45 AM  
To: Council Testimony  
Subject: Hokua Place

The east side of Kauai does not need another development taxing our infrastructure, causing air pollution by adding more cars and traffic.

This project will benefit the developers and no one else.

Kauai's open/ agricultural space is dwindling. We are the "garden isle" not only for the Na Pali coast.

Add to that, this project does nothing to address the real housing needs of our residents.

Count us as opposing this project!

Deirdre and Martin Weil

[REDACTED]

Koloa, Hawaii

Council Members  
Kauai County Council  
4396 Rice Street  
Lihue, Hawaii 96766

January 02, 2018

Aloha County Council Members,

We are still extremely concerned that the Planning Committee has not adequately addressed the issues surrounding the Hokua Place subdivision and we hope you will give it further consideration during the January 25 Planning Committee meeting. During your review of all potential impacts of Hokua Place, we hope you will take into consideration the following:

1. **Honoring Community Interests.** Throughout the entire General Plan Update process there has been an enormous amount of public input provided to the County that has been opposed to this project. Having said that, finding a sponsor amongst Planning Committee members has always been received with the caveat that support would only come if someone else were to take the lead and sponsor the amendment. Over the past two months Planning Committee members discussed ad nauseum the issues around traffic, insufficient and poorly maintained infrastructure and the need for truly affordable housing. Yet, when it comes to addressing the kind of development that is actually exasperating these problems, no one is willing to take a stand. So the question remains, how can you ignore all the testimony of those whose quality of life will be most impacted by this decision?
2. **The need for appropriate housing.** Anyone living in the Kapaa-Wailua corridor would certainly agree that we do need housing, but behind Kapaa Middle School is the wrong place and where and when it is ever to be built, it should be affordable for locals/residents. Locating *affordable housing* (or any development for that matter) needs to be made in consideration of context of the immediate area where it is proposed, as well as the size and scope of the development project. With three resort developments in the middle of Wailua (Coco Palms, Coconut Beach Resort and Coconut Plantation, with an expected additional 1800 vehicles added to the traffic load of the Kapaa/Wailua corridor); the push to develop the DHHL project at the south end of the corridor; and Kealia Makai proposed for the north end of the corridor - the already intolerable traffic squeeze will create complete paralysis for not only the east side, but everyone coming and going from the north shore. Add to this to the potential for an additional 4,000 visitor arrivals a week in 2018, and we can all sit back in our idling cars and watch Kauai come to a boiling point.



An additional consideration in terms of infrastructure impacts is in regards to the obsolete and vulnerable Lydgate sewage treatment plant identified as a need to address in the General Plan, not to mention an associated pipeline system in similar condition. How about consideration about availability of water that comes from the Wailua River, is diverted to Lihue, then back to Kapaa. Not only is the movement of water around this island archaic, but we continue to do so without even fully understanding how much water we have. And what about our need for a new landfill and comprehensive recycling program? From all appearances, the east side needs to take some time out and recalibrate its current infrastructure carrying capacity.

And then the final question is, "what is appropriate housing?". There is no dispute amongst the community that there is a urgent need for low income and work force housing. However, housing at Hokua Place with an estimated entry point at \$470,000 is not considered affordable within the Kauai community. On top of that, there needs to be a consideration for the additional monthly cost to the home owner for HOA's, typically running from the \$800-1000 range. Would you consider this affordable?

3. **A development that has redefined a small town's character – the tail wagging the dog syndrome.** Between supplemental 3 and 4 of the General Plan Update document there was a radical, yet unsubstantiated change in the treatment of not only Hokua Place, but the entire surrounding area including the following (text found in the General Plan):

- Add a portion of Olohena Road near Kapa'a Town to the Neighborhood Center/ General designation for Kapa'a town (note: Olohena Road leads to the Hokua Place property).
- Neighborhood Center/ General applied to area around Kapa'a Middle School (note: this is adjacent to the Hokua Place property).
- Kapa'a is proposed to move from a "Small Town" designation to "Large Town" and the degree of change for Kapa'a has been moved from "Incremental" to "Transformational" (no doubt to accommodate Hokua Place development while further exasperating traffic and infrastructure problems – this is in direct contradiction to what the east side community expressed during the Place-Typing workshop in April 2016).

These proposed changes represent a back door approach to up-zoning Agricultural lands to Neighborhood Center/General (aka a variation on Urban), the exact alternative the Planning Dept. said in supplemental 3 that the public did not previously want.

This is also inconsistent and/or contradictory with at least 5 policies in the

General Plan: Policy 1: manage growth to preserve rural character, Policy 8: address Wailua-Kapa'a traffic, Policy 9: protect Kaua'i's scenic beauty, and Policy 12: help agricultural lands be productive. If policy serves as our guidance, then why is the Planning Dept. proposing to make these changes to accommodate the development of Hokua Place - which does not even meet the most directed Policy 2: which is to provide local housing (because nothing about Hokua Place meets our affordable housing needs).

So how did we get from Hokua Place "to remain as an agricultural land use designation" (supplemental #3), to changing the designation of the entirety of Kapa'a town and surrounds (supplemental #4 and what you see in the General Plan today) – all for the sake of accommodating a single development that is not serving our community needs and desires as expressed through General Plan Update process?

4. **Supporting a development without knowing what exactly is being proposed.** The morphology of Hokua Place has evolved with each round of public testimony provided by the developer. The total number of units, the affordable versus market-based units, the type of infrastructure, the promise of an additional by-pass lane, the promise of improving infrastructure, the promise of bus passes for residents . . . and the list goes on. Granted, much of this will have to come to resolution before permits are issued, but how in the interim can the County Council be expected to make a sound decision on this suite of changes (see above #3) that is impacting an entire town and surrounding area, including the potential loss of agricultural lands, without knowing what they are supporting. **You have to ask yourself, does this proposal belong in the General Plan or should it be a stand-alone process, going through the normal channels of proposed land use changes, allowing for proper scrutiny by the community, the Planning Commission and County Council.**
  
5. **And a myriad of other unanticipated impacts yet to be considered.** IMPACTS ON KAPAA MIDDLE SCHOOL which creates another choke point for traffic twice a day, and conversely increased traffic has an impact on the student-based pedestrian traffic walking to and from school. IMPACTS ON KAPAA TOWN BUSINESSES which many residents already avoid due to traffic congestion. For instance, many residents living in Wailua Homesteads would rather go to Lihue to shop than deal with the traffic in Kapaa, and, likewise tourists and north shore residents avoid downtown Kapaa. Using the by-pass means by-passing the Kapaa businesses, but now that is even too congested to be considered a by-pass road. IMPACTS FROM CONSTRUCTION SITE MATERIALS represent a high proportion of what is presently going in our landfill, not to mention increase of solid waste once occupancy of Hokua Place is fully realized. FOOD SECURITY on an island where 90% of food is imported. Have you read the writings of Dr. Keone Dudley? Have you watched how Puerto Rico

is still reeling from hurricane Marie that happened 3 months ago. Imagine Kauai in the same predicament cut off from our food pipeline. Do we really want to surrender our agriculture lands to development that is not serving the residents of Kauai? Once lost, never recovered.

6. **Let's find a viable alternative.** Where? Build affordable houses in Lihue using county, state land and even federal funds. Use the "smart growth" infill model for Kapaa, Lihue and other town centers around the island as affordable housing opportunities. What about building tiny houses as modeled in Anahola? Let's not forget that DHHL provides an opportunity for already secured land on which Hawaiians can build affordable housing. And, let's look at our successful examples of affordable housing like Kalepa Village which is a fine model of "all affordable".

So let's go back to the statement on pg. 4-39 of the March 14, 2017 Draft General Plan that states and I quote: "Given the community sentiment after the map alternatives were presented publically, the land use maps have been adjusted to reflect the second alternative, in which the Hokua Place site is assigned an Agriculture land use designation rather than Urban Center. The community comments received on the General Plan Discussion Draft support this direction."

Respectfully,  
Members of the Community Coalition Kauai