

**From:** [Heidi Schemp](#)  
**To:** [Hakoda, Riley K](#)  
**Date:** Monday, January 4, 2021 8:57:52 AM

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Aloha Land Use Commission,

Please do not change the designation from agriculture to urban for the proposed Hokua Place development. The reason is simple, the general plan, which is the voice of the community, does not propose new growth in Kapaa. No one wants more traffic. The housing will not be “affordable”. We need roads first! The Kapaa crawl is crazy horrible as it is now!!! This development is not what the community wants.

Thank you,

Heidi Schemp  
Kilauea resident

**From:** [Makoto Lane](#)  
**To:** [Hakoda, Riley K](#)  
**Date:** Monday, January 4, 2021 10:57:20 AM

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Attn: Mr Riley Hakoda

Aloha Land Use commission,

Please do not rezone the agricultural land to be used for the proposed Hokua Place development. The limiting parameters of infrastructure, natural resources and residential will should reflect the ineligibility for this land rezoning and proposed project to move forward.

Thank you for reading my testimony,

Makoto lane  
Community Advocate

**From:** [Fern A Holland](#)  
**To:** [Hakoda, Riley K](#)  
**Date:** Monday, January 4, 2021 11:37:33 AM

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Attn: Mr Riley Hakoda

Aloha Hawai'i State Land Use Commission,

I was born and raised in Kapa'a and live immediately up the road from this parcel for which this proposal is considering the changing of 96 acres of Agricultural District Land to Urban District Land to accommodate Hokua Place.

I kindly and respectfully ask that you do not change the designation of these lands from agriculture to urban for the proposed Hokua Place development. I am in strong opposition to the development of Hokua Place in this location and feel that it will personally impact my day to day life given my close proximity and dependency on the Kapa'a Bypass Road.

The developer has already presented an inadequate and incomplete Environmental Impact Statement using old and outdated data which fails to assess the entire picture or include additional already approved projects in the Kapa'a area. The report was full of misleading statements, inconsistencies and incorrect data.

This project is not a true affordable housing project nor is it likely to provide average Kaua'i income earners with homes. Hokua Place is proposed because the developer claimed Kaua'i needs housing, but this is not the type of housing we need! In the EIS they make this claim about the need for this project yet fail to include in their assessment the hundreds of houses already approved or being built which do not require redistricting these agricultural lands or building Hokua Place, some of which are affordable housing projects.

As a resident, daily commuter and lifelong local I can tell you with certainty that the infrastructure in this area can not accommodate this development. Our roads are already heavily overburdened with traffic and in poor condition. Adding 769 homes mauka of the Kapa'a Bypass Road will turn the 'Kapa'a crawl' into a parking lot. The solutions proposed in the EIS to address traffic concerns are unrealistic and inadequate.

There is limited wastewater capacity in Wailua. The Wailua Wastewater Treatment Plant and Transfer Station have already been fined multiple times by the State of Hawai'i for overflows and spill violations. This infrastructure is old and in need of repair before this additional project should even be considered.

The paving of roads and pouring of the concrete for Hokua Place will clearly add additional burden to an already overburdened overland flow drainage system.

Fresh water access to this area is also limited and the current proposed source would rely on Grove Farms Waiahi Surface Water Treatment Plant and there are already existing concerns with this facilities ability to provide water into the future including the absence of a NPDS wastewater permit with the State of Hawai'i since May 2016. There is also ongoing litigation relating to the un-permitted taking of water from streams within adjacent conservation areas that feed into the Waiahi Plant. In addition the water plant is already at or near capacity.

Personally I really believe that Kaua'i has reached a tipping point. Our infrastructure is over capacity and failing and it simply cannot sustain this kind of overdevelopment in this area. Aging and overstressed infrastructure is present all around the area being considered and is evident as we sit in excessive traffic delays, drive on roads that are in disrepair, when sewage overflows into the ocean, when our school classrooms are overcrowded and our coral reefs and environment buckle under the stress of overdevelopment or development in which infrastructure needs and thoughtful planning aren't considered

first.

Furthermore, more than ever, we have recently realized that we need to be protecting and preserving agricultural lands in each ahupua'a. Now more than ever we should be seriously reconsidering changes to designation and developing in areas already marked for urban and where infrastructure is built to suit.

I strongly feel that this project will endanger my quality of life on the east side of Kaua'i and our communities future. Please oppose the re-designation of this area from agriculture to urban and reject the proposed Hokua Place development.

Sincere gratitude & kind regards,

Fern

**Fern Ānuenue Holland BSc.**

Ecologist & Environmental Scientist  
Community Organizer & Advocate  
Ph: (808) 634-6242

**From:** [Janice Glennie](#)  
**To:** [Hakoda, Riley K](#)  
**Date:** Monday, January 4, 2021 11:47:20 AM

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Aloha Land Use Commission,

I am a 40-year resident of Hawai'i living on Hawai'i Island and I've been involved in the agricultural industry for 35 of those years.

I feel strongly that the change of designation before you should be denied as it sets precedent for the state in its incorrect use of agricultural lands. Additionally, it is widely opposed by the residents of Kauai for that and many other reasons that they feel will affect community health, wealth and well-being.

I ask that you vote against this change of designation for all of the reasons you hear at the January 5th hearing and from prior written testimony you received.

Mahalo and sincerely,

Janice Palma-Glennie

P.O. Box 4849  
Kailua-Kona, Hawai'i 96745

**From:** [Kate Paine](#)  
**To:** [Hakoda, Riley K](#)  
**Date:** Monday, January 4, 2021 12:17:29 PM

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LUC Chief Clerk, Riley Hakodate

Very short-sighted to take away ag land that can never be recovered again! There's a lot of pressure to succumb to development money, but the job of government is to protect the citizens, so by extension, the land that gives us life. The carrying capacity in the build area has serious issues that your office would overlook if irresponsibility passing this thru.

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Kate Paine  
Keiki o Ka Akina

**From:** [Tlaloc Tokuda](#)  
**To:** [Hakoda, Riley K](#)  
**Date:** Monday, January 4, 2021 12:23:04 PM

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Dear LUC Chief Clerk, Hakoda and the Land Use Commission,  
I kindly request that you do not change the designation of these lands from agriculture to urban for the proposed Hokua Place development.

The developer has already presented an inadequate and incomplete Environmental Impact Statement using old and outdated data which fails to assess the entire picture or include additional already approved projects in the Kapa'a area. The report was full of misleading statements, inconsistencies and incorrect data.

How many times have we heard (on all the islands) about developers building **affordable housing** (AH) and not getting any AF? This project is not a true affordable housing project nor is it likely to provide average Kaua'i income earners with homes. Hokua Place is proposed because the developer claimed Kaua'i needs housing, but this is not the type of housing we need! In the EIS they make this claim about the need for this project yet fail to include in their assessment the hundreds of houses already approved or being built which do not require redistricting these agricultural lands or building Hokua Place, some of which are affordable housing projects.

Too often developers build many homes without adequate infrastructure for the area. Hokua Place is a perfect example of this! The roads in this area are beyond capacity. The EIS's traffic concerns were unrealistic and inadequate.

There is limited wastewater capacity in Wailua. The Wailua Wastewater Treatment Plant and Transfer Station have already been fined multiple times by the State of Hawai'i for overflows and spill violations. This infrastructure is old and in need of repair before 750+ homes are added to the wastewater burden.

The paving of roads and pouring of the concrete for Hokua Place will clearly add additional burden to an already overburdened overland flow drainage system.

Fresh water access to this area is also limited and the current proposed source would rely on Grove Farms Waiahi Surface Water Treatment Plant and there are already existing concerns with this facilities ability to provide water into the future including the absence of a NPDS wastewater permit with the State of Hawai'i since May 2016. There is also ongoing litigation relating to the un-permitted taking of water from streams within adjacent conservation areas that feed into the Waiahi Plant. In

addition, the water plant is already at or near capacity. Fresh water access to this area is also limited and the current proposed source would rely on Grove Farms Waiahi Surface Water Treatment Plant and there are already existing concerns with this facilities ability to provide water into the future including the absence of a NPDS wastewater permit with the State of Hawai'i since May 2016. There is also ongoing litigation relating to the un-permitted taking of water from streams within adjacent conservation areas that feed into the Waiahi Plant. In addition, the water plant is already at or near capacity.

The covid pandemic has showed us that it is folly to depend so heavily on tourism. We need to grow our own food much more. We need to protect and preserve our agricultural lands. Now more than ever we should be seriously reconsidering changes to designation and developing in areas already marked for urban and where infrastructure is built to suit. And we need to retain all designated Ag land.

This project and it's faulty EIS falls far short of a sane development and should be rejected. Please oppose the re-designation of this area from agriculture to urban and reject the proposed Hokua Place development.

Mahalo,

Tlaloc Tokuda

Kailua Kona, 96740, HI



**From:** [Tanya Anne](#)  
**To:** [Hakoda, Riley K](#)  
**Date:** Monday, January 4, 2021 12:26:45 PM

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Aloha Land Use Commission,

I support the Kauai community and their desire to not have the land designation changed from agriculture to urban for the proposed Hokua Place development. Hokua Place is proposed because the developer claims Kaua'i needs housing, but this is not the type of affordable housing Kauai needs for its residents.

Tanya Aynessazian  
PO Box 1860, Pahoa, HI 96778

"Freedom lies in being bold." Robert Frost

**From:** [bpenn@hawaii.rr.com](mailto:bpenn@hawaii.rr.com)  
**To:** [Hakoda, Riley K](#)  
**Date:** Monday, January 4, 2021 12:35:13 PM

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Aloha,

I am a resident and homeowner in Kapaa. I am opposed to this development as it will adversely effect the traffic situation. This will NOT be affordable to local residents and will only encourage investors from other states. I do not believe that the infrastructure is sufficient to accommodate that many homes. It would also negatively impact our watershed. This development would be of NO benefit to the local community except for a few jobs. Please deny this request to develop Hokua Place.

Mahalo,

Barbara Penn  
644 Kamalu Rd  
Kapaa, Hi 96746

**From:** [Keinan Kawaihalau-Alejo](#)  
**To:** [Hakoda, Riley K](#)  
**Date:** Monday, January 4, 2021 12:35:44 PM

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Aloha Land Use Commission,

I was born and raised in Kapa‘a and live immediately up the road from the 96 acres of Agricultural District Land that this proposal is requesting be redesignated as Urban District Land to accommodate the 769 units that makeup Hokua Place.

I kindly and respectfully ask that you do not change the designation of these lands from agriculture to urban for the proposed Hokua Place development. I am in strong opposition to the development of Hokua Place in this location and feel that it will personally impact my day-to-day life given my close proximity and dependency on the Kapa‘a Bypass Road.

The developer has already presented an inadequate and incomplete Environmental Impact Statement using old and outdated data which fails to assess the entire picture or include additional already approved projects in the Kapa‘a area. The report was full of misleading statements, inconsistencies, and incorrect data.

This project is not a true affordable housing project nor is it likely to provide average Kaua‘i income earners with homes. Hokua Place is proposed because the developer claimed Kaua‘i needs housing, but this is not the type of housing we need! In the EIS they make this claim about the need for this project yet fail to include in their assessment the hundreds of houses already approved or being built which do not require redistricting these agricultural lands or building Hokua Place, some of which are affordable housing projects.

As a resident, daily commuter and lifelong local I can tell you with certainty that the infrastructure in this area cannot accommodate this development. Our roads are already heavily overburdened with traffic and in poor condition. Adding 769 homes mauka of the Kapa‘a Bypass Road will turn the ‘Kapa‘a crawl’ into a parking lot. The solutions proposed in the EIS to address traffic concerns are unrealistic and inadequate.

There is limited wastewater capacity in Wailua. The Wailua Wastewater Treatment Plant and Transfer Station have already been fined multiple times by the State of Hawai‘i for overflows and spill violations. This infrastructure is old and in need of repair before this additional project should even be considered.

The paving of roads and pouring of the concrete for Hokua Place will clearly add additional burden to an already overburdened overland flow drainage system.

Freshwater access to this area is also limited and the current proposed source would rely on Grove Farms Waiahi Surface Water Treatment Plant and there are already existing concerns

with this facilities ability to provide water into the future including the absence of an NPDS wastewater permit with the State of Hawai‘i since May 2016. There is also ongoing litigation relating to the un-permitted taking of water from streams within adjacent conservation areas that feed into the Waiahi Plant. In addition, the water plant is already at or near capacity.

Personally, I really believe that Kaua‘i has reached a tipping point. Our infrastructure is over capacity and failing and it simply cannot sustain this kind of overdevelopment in this area.

Aging and overstressed infrastructure is present all around the area being considered and is evident as we sit in excessive traffic delays, drive on roads that are in disrepair, when sewage overflows into the ocean, when our school classrooms are overcrowded and our coral reefs and environment buckle under the stress of overdevelopment or development in which infrastructure needs and thoughtful planning aren’t considered first.

Furthermore, more than ever, we have recently realized that we need to be protecting and preserving agricultural lands in each ahupua‘a. Now more than ever we should be seriously reconsidering changes to the designation and developing in areas already marked for urban and where infrastructure is built to suit.

I strongly feel that this project will endanger my quality of life on the east side of Kaua‘i and our community’s future. Please oppose the re-designation of this area from agriculture to urban and reject the proposed Hokua Place development.

Sincere gratitude & kind regards,

Keinan Kawaihalau-Alejo

**From:** [Ashley Gutierrez](#)  
**To:** [Hakoda, Riley K](#)  
**Date:** Monday, January 4, 2021 12:37:01 PM

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Aloha Land Use Commission,

I was born and raised in Hanalei Valley and attended Kapaa Middle School directly up the road from the 96 acres of Agricultural District Land that this proposal is requesting be redesignated as Urban District Land to accommodate the 769 units that make up Hokua Place. I also have children who attend KMS currently and will have no problem suing you if they get sick from construction on Hokua Place.

I ask that you do not change the designation of these lands from agriculture to urban for the proposed Hokua Place development. I am in strong opposition to the development of Hokua Place in this location and feel that it will personally impact my families/School Children's day-to-day life given Kapa'a Bypass Road. Construction and pollution of the project will go upwind to the Kapaa Middle School. Distracting, Disturbing, and Poisoning the children while attending a public school.

The developer has already presented an inadequate and incomplete Environmental Impact Statement using old and outdated data which fails to assess the entire picture or include additional already approved projects in the Kapa'a area. The report was full of misleading statements, inconsistencies and incorrect data.

This project is not a true affordable housing project nor is it likely to provide average Kaua'i income earners with homes. Hokua Place is proposed because the developer claimed Kaua'i needs housing, but this is not the type of housing we need! In the EIS they make this claim about the need for this project yet fail to include in their assessment the hundreds of houses already approved or being built which do not require redistricting these agricultural lands or building Hokua Place, some of which are affordable housing projects.

As a resident, daily commuter and lifelong local I can tell you with certainty that the infrastructure in this area cannot accommodate this development. Our roads are already heavily overburdened with traffic and in poor condition. Adding 769 homes mauka of the Kapa'a Bypass Road will turn the 'Kapa'a crawl' into a parking lot. The solutions proposed in the EIS to address traffic concerns are unrealistic and inadequate.

There is limited wastewater capacity in Wailua. The Wailua Wastewater Treatment Plant and Transfer Station have already been fined multiple times by the State of Hawai'i for overflows and spill violations. This infrastructure is old and in need of

repair before this additional project should even be considered.

The paving of roads and pouring of the concrete for Hokua Place will clearly add additional burden to an already overburdened overland flow drainage system.

Fresh water access to this area is also limited and the current proposed source would rely on Grove Farms Waiahi Surface Water Treatment Plant and there are already existing concerns with this facilities ability to provide water into the future including the absence of a NPDS wastewater permit with the State of Hawai'i since May 2016.

There is also ongoing litigation relating to the un-permitted taking of water from streams within adjacent conservation areas that feed into the Waiahi Plant. In addition, the water plant is already at or near capacity. Which is why I am in full belief that KIUC is in cahoots with this project, drilling un permitted tunnels in the mountains for the past couple years to get water to this project. You should look into their wrongdoings.

Personally, I really believe that Kaua'i has reached a tipping point. Our infrastructure is over capacity and failing and it simply cannot sustain this kind of overdevelopment in this area.

Aging and overstressed infrastructure is present all around the area being considered and is evident as we sit in excessive traffic delays, drive on roads that are in disrepair, when sewage overflows into the ocean, when our school classrooms are overcrowded and our coral reefs and environment buckle under the stress of overdevelopment or development in which infrastructure needs and thoughtful planning aren't considered first.

Furthermore, more than ever, we have recently realized that we need to be protecting and preserving agricultural lands in each ahupua'a. Now more than ever we should be seriously reconsidering changes to designation and developing in areas already marked for urban and where infrastructure is built to suit.

I strongly feel that this project will endanger my quality of life on the east side of Kaua'i and our community's future. Please oppose the re-designation of this area from agriculture to urban and reject the proposed Hokua Place development.

There are LITERALLY thousands of already EMPTY vacation rentals, legal and illegal, that have been sitting for months. TOURISM is a failure and will not be returning. You have no need to build more housing when many will be coming available very soon. We are in a pandemic. Get your priorities straight and plant some trees on AGRICULTURAL land. FEED THE PEOPLE, YOU ARE KEEPING THEM DEPENDENT ON BARGES.

Ashley Gutierrez  
Kaua'i Property Care- Owner  
Kauai'I Cleaning Done Right- Owner  
(808) 634-1547

**From:** [Hoku](#)  
**To:** [Hakoda, Riley K](#)  
**Date:** Monday, January 4, 2021 12:47:53 PM

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Aloha Riley Hakoda,

This email is in opposition to developers currently attempting to change 96 acres of Agricultural District Land to Urban District Land to build 769 units in Kapaa. The Hokua Place project needs to be denied as it is not in the best interest of our island and people at this time. The Kaua'i community is strong and united in standing against this atrocity to our island.

Mahalo,

Hoku



**From:** [David Dinner](#)  
**To:** [Hakoda, Riley K](#)  
**Date:** Monday, January 4, 2021 12:47:56 PM

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Dear Mr Hakoda

Over and over, the citizens of Kaua'i and especially those of Kapa'a have done their best to resist the Hokua Place development. In considering the merits of a development such as this, one must decide on a number of factors. First, does the project benefit the residents or is it a detriment to existing community members. Second, is the infrastructure adequate to support the development and last, is there a negative effect on the surrounding communities. Third, is the middle of a pandemic with economic uncertainty out of control, a good time to consider expansion? When all of these factors are considered, there is no way that this project can be approved. Increase in traffic, affecting not only Kapa'a but access through Kapa'a in both directions, inadequate sewer, water and other infrastructure components, lack of affordability and increased pressure on our beaches and bike trails are only the most glaring reasons to refuse to allow Hokua Place to exist.

Please vote NO

Aloha  
David Dinner  
Kilauea, HI

David Dinner  
Rotary Club of Hanalei Bay, President 2020-2021  
Craniosacral work and Biodynamic craniosacral work, certified.  
Sent from my iPad with Aloha

**From:** [mira](#)  
**To:** [Hakoda, Riley K](#)  
**Date:** Monday, January 4, 2021 12:54:50 PM

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I am a resident of Kauai since 1999 and need to travel thru Kapaa often,

WE all know there needs to be a solution to the traffic that does not flow....not increase a large population that will most likely have 2 cars per household

This is not a low cost housing proposal and it is VERY Obvious that The proposed project will allow the developer gain huge profits...without providing Low Cost Housing

Kaua'i has reached a tipping point. Our infrastructure is over capacity, and failing. It simply cannot sustain this kind of overdevelopment. We should protect our agricultural lands and the kind of future we want for our keiki. Aging and overstressed infrastructure is present all around us and is evident when we sit in excessive traffic delays, drive on roads that are in disrepair, when sewage overflows into the ocean, our school classrooms are overcrowded, and our coral reefs and environment buckle under the stress of over development.

Thank You for reading this and considering the reality that Kapaa and the island is in danger to this sort of selfish, unecological proposal...No one gains....and the quality of life to the community is at take.

Sincerely,  
Mira Sharan

**From:** [Polli Oliver](#)  
**To:** [Hakoda, Riley K](#)  
**Date:** Monday, January 4, 2021 1:01:42 PM

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Dear land Use Commission:

I am writing in strong opposition to the approval of the Holua Place development for many reasons.

First and foremost I believe that decisions like these should be for the benefit of and in the interest of the residents of this island community. Approving this development is not in the best interests of our community.

I have lived on Kauai for 45 years and all 4 of my children live and work here. Holua Place is not a development that is truly needed. It does not provide "affordable housing," which most residents are in need of, especially in these tenuous economic times.

I am concerned about wastewater capacity in the Kapaa area.

I do not believe that our already overtaxed and insufficient infrastructure can handle this development.

The increase in traffic will be horrific. Traffic traffic traffic!

I truly believe that the loss of agriculture lands will result in a major decrease in the quality of life for everyone on this island.

It is time to consider the true wants and needs of the residents and taxpayers on Kauai, rather than the interests of developers.

Please do not approve this development.

Your kind and thoughtful consideration in this matter is greatly appreciated.

Sincerely

Polli Oliver

**From:** [April Lee](#)  
**To:** [Hakoda, Riley K](#)  
**Date:** Monday, January 4, 2021 1:26:31 PM

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Aloha Chief Clerk Mr. Hakoda,

My ohana & I appreciate you getting this into the records regarding the conversion of Agricultural land on Kauai to Urban District. I was born in Hawai'i and even though I don't live near this aina, I am very concerned about what is happening to the Hawai'i nei I love so much.

The developer, HG Kaua'i Joint Ventures, LLC, has presented an inadequate & incomplete (& actually misleading) Environmental Impact Statement (EIS). The infrastructure, services & waste treatment abilities of the Kapa'a area cannot accommodate this project and it would majorly compound east side traffic problems. Furthermore, the project is not actually "affordable housing", despite claims. It is also not a "sustainable" development despite claims in the EIS that it is. This is not the time to be developing these agricultural lands. To top it off there is insufficient water supply and infrastructure solutions to meet the Hokua Place project's needs.

If you were going into a future relationship with a person or a firm, would you feel secure if on their application, they lied about themselves...I am sure you'd want to protect your self and all your loved ones who depended on you & you would not allow a "thief in the henhouse". Please consider the physical evidence... The developer has presented an inadequate & incomplete Environmental Impact Statement (EIS). The infrastructure, services & waste treatment abilities of the Kapa'a area cannot accommodate this project and it would majorly compound east side traffic problems. Furthermore, the project is not actually "affordable housing", despite claims. It is also not a "sustainable" development despite claims in the EIS that it is. This is not the time to be developing these agricultural lands. To top it off there is insufficient water supply and infrastructure solutions to meet the Hokua Place project's needs.

NO TASK IS TOO BIG WHEN DONE TOGETHER



*Hau'oli Makahiki Hou to you,*

**April K. Lee, RB, BA**

**P.O. Box 190705; Hawi, HI 96719-0705**

**Office: 808.889.5505 Fax: 866.521.5750 Cell: 808.989.5995**

**Email: [april@kre2.com](mailto:april@kre2.com)**

**From:** [Dr. Ihor Basko](#)  
**To:** [Hakoda, Riley K](#)  
**Date:** Monday, January 4, 2021 1:31:58 PM

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January 4, 2021

RE: Hokua Place LUC Docket No. A11-791/HG

Dear Council members, Mayor Kawakami and the Planning Department

I am against building a 700 plus unit housing tract on agricultural land that is not even going to be affordable for the average Kauai family.

This is not the time to be developing these agricultural lands. To top it off there is insufficient water supply and infrastructure solutions to meet the Hokua Place project's needs.

More Traffic!

We need better ideas for building sustainable affordable housing tracts to meet the needs of the people here, and not encourage more mainlanders coming to live here when we have people living in tents because they are homeless, or 8 families members living in the same house.

This is Not Pono!

We need better ideas from our elected county government officials than this Pilau tract.

Sincerely,

Ihor Basko, DVM

6240 Helena Lane

Kapaa, HI

808-652-0395

Ihor Basko DVM, CVA  
All Creatures Great and Small Veterinary Services  
Kapaa, Hawaii 96746  
[www.drbasko.com](http://www.drbasko.com)



**From:** [L Osterer](#)  
**To:** [Hakoda, Riley K](#)  
**Date:** Monday, January 4, 2021 1:45:14 PM

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It is not in the public interest to convert ag land to a large housing development at this time. Such decision should be postponed until post covid and until the Environmental Impact Statement (EIS) is revised, using corrected, updated and more complete data. In addition, the infrastructure, particularly traffic abatement and waste treatment in Kapaa are insufficient for this project. This project has been mislabeled as “affordable housing” when most local workers cannot afford it, and “sustainable” while there will be insufficient water supply and infrastructure to meet the Hokua Place population. Kauai already has sewage overflows into the ocean, overcrowded classrooms and covid restrictions, and our coral reefs beyond recovery. The EIS assessment of both sewage and traffic concerns are unrealistic and inadequate. The sewage and traffic conditions will be exacerbated by the pre-approved increased hotel development in Kapaa.

The Wailua Wastewater Treatment Plant and Transfer Station have been fined multiple times by the State for overflows and spill violations and evidently not capable of additional capacity. It is old and in need of major repair before this additional project should even be considered.

Fresh water access to this area is also limited and the proposed source of water using Grove Farms Waiahi Surface Water Treatment Plant is problematic. This facilities ability to provide water in the future is questionable, with the absence of a NPDS wastewater permit in the State of Hawai'i since 2016. That plant is already at or near capacity and there is ongoing litigation over the un-permitted taking of water from streams supplying the Waiahi Plant.

Many houses (hundreds) are already approved or being built which do not require large agricultural lands, or expansion of infrastructure, some of which are affordable housing projects. In the long run, this project will not add anywhere near enough property taxes to pay for the additional infrastructure and negatively affects Kauai's main source of income from tourism, with already unacceptable traffic delays in Kapaa. We need to be en route to more sustainable conditions on Kauai before adding extensive housing development.

I respectfully request that you do not change the designation of these lands from agricultural to urban.

Thank you for your consideration.

L. Osterer, long term Kauai resident



**From:** [Jen Bartz](#)  
**To:** [Hakoda, Riley K](#)  
**Date:** Monday, January 4, 2021 2:07:05 PM

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Aloha Land Use Commission,

I own a home in Kapa'a and live immediately up the road from the 96 acres of Agricultural District Land that this proposal is requesting be redesignated as Urban District Land to accommodate the 769 units that make up Hokua Place.

I kindly and respectfully ask that you do not change the designation of these lands from agriculture to urban for the proposed Hokua Place development. I am in strong opposition to the development of Hokua Place in this location and feel that it will personally impact my day-to-day life given my close proximity and dependency on the Kapa'a Bypass Road.

The developer has already presented an inadequate and incomplete Environmental Impact Statement using old and outdated data which fails to assess the entire picture or include additional already approved projects in the Kapa'a area. The report was full of misleading statements, inconsistencies and incorrect data.

This project is not a true affordable housing project nor is it likely to provide average Kaua'i income earners with homes. Hokua Place is proposed because the developer claimed Kaua'i needs housing, but this is not the type of housing we need! In the EIS they make this claim about the need for this project yet fail to include in their assessment the hundreds of houses already approved or being built which do not require redistricting these agricultural lands or building Hokua Place, some of which are affordable housing projects.

As a resident, daily commuter and active member of the community I can tell you with certainty that the infrastructure in this area cannot accommodate this development. Our roads are already heavily overburdened with traffic and in poor condition. Adding 769 homes mauka of the Kapa'a Bypass Road will turn the 'Kapa'a crawl' into a parking lot. The solutions proposed in the EIS to address traffic concerns are unrealistic and inadequate.

There is limited wastewater capacity in Wailua. The Wailua Wastewater Treatment Plant and Transfer Station have already been fined multiple times by the State of Hawai'i for overflows and spill violations. This infrastructure is old and in need of repair before this additional project should even be considered.

The paving of roads and pouring of the concrete for Hokua Place will clearly add

additional burden to an already overburdened overland flow drainage system.

Fresh water access to this area is also limited and the current proposed source would rely on Grove Farms Waiahi Surface Water Treatment Plant and there are already existing concerns with this facilities ability to provide water into the future including the absence of a NPDS wastewater permit with the State of Hawai'i since May 2016.

There is also ongoing litigation relating to the un-permitted taking of water from streams within adjacent conservation areas that feed into the Waiahi Plant. In addition, the water plant is already at or near capacity.

Personally, I really believe that Kaua'i has reached a tipping point. Our infrastructure is over capacity and failing and it simply cannot sustain this kind of overdevelopment in this area.

Aging and overstressed infrastructure is present all around the area being considered and is evident as we sit in excessive traffic delays, drive on roads that are in disrepair, when sewage overflows into the ocean, when our school classrooms are overcrowded and our coral reefs and environment buckle under the stress of overdevelopment or development in which infrastructure needs and thoughtful planning aren't considered first.

Furthermore, more than ever, we have recently realized that we need to be protecting and preserving agricultural lands in each ahupua'a. Now more than ever we should be seriously reconsidering changes to designation and developing in areas already marked for urban and where infrastructure is built to suit.

I strongly feel that this project will endanger my quality of life on the east side of Kaua'i and our community's future. Please oppose the re-designation of this area from agriculture to urban and reject the proposed Hokua Place development.

Sincere gratitude & kind regards,

Gayatri Bartz

**From:** [Noel Kent](#)  
**To:** [Hakoda, Riley K](#)  
**Date:** Monday, January 4, 2021 2:50:55 PM

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Aloha Land Use Commission. One thing is Hawai'i is certain. We have reached the point where tourism in a "normal" year (think 2019 and 2025) is destructive to our local lifestyle and communities. Kauai, with 72,000 people hosts 33,000 tourists a day and the 2019 confrontations on the North Shore tell us that locals are turning against further large scale development, such as Hokuia on Kauai. This is a project with numerous defects, but what is crucial is the fact that more development in the interest of outsiders no longer benefits those of us who live here. Please reject this application.

Noel Kent Professor Emeritus University of Hawaii Manoa

**From:** [Respiratory&EnvironmentalDisabilitiesAssocHI](#)  
**To:** [Hakoda, Riley K](#)  
**Date:** Monday, January 4, 2021 2:51:46 PM

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I kindly and respectfully ask that you do not change the designation of these lands from agriculture to urban for the proposed Hokua Place development. I am in strong opposition to the development of Hokua Place in this location.

The developer has already presented an inadequate and incomplete Environmental Impact Statement using old and outdated data which fails to assess the entire picture or include additional already approved projects in the Kapa'a area. The report was full of misleading statements, inconsistencies and incorrect data.

This project is not a true affordable housing project nor is it likely to provide average Kaua'i income earners with homes. Hokua Place is proposed because the developer claimed Kaua'i needs housing, but this is not the type of housing they need! In the EIS they make this claim about the need for this project yet fail to include in their assessment the hundreds of houses already approved or being built which do not require redistricting these agricultural lands or building Hokua Place, some of which are affordable housing projects. The infrastructure in this area cannot accommodate this development. The roads are already heavily overburdened with traffic and in poor condition. Adding 769 homes mauka of the Kapa'a Bypass Road will turn the 'Kapa'a crawl' into a parking lot. The solutions proposed in the EIS to address traffic concerns are unrealistic and inadequate.

There is limited wastewater capacity in Wailua. The Wailua Wastewater Treatment Plant and Transfer Station have already been fined multiple times by the State of Hawai'i for overflows and spill violations. This infrastructure is old and in need of repair before this additional project should even be considered.

The paving of roads and pouring of the concrete for Hokua Place will clearly add additional burden to an already overburdened overland flow drainage system.

Fresh water access to this area is also limited and the current proposed source would rely on Grove Farms Waiahi Surface Water Treatment Plant and there are already existing concerns with this facilities ability to provide water into the future including the absence of a NPDS wastewater permit with the State of Hawai'i since May 2016. There is also ongoing litigation relating to the un-permitted taking of water from streams within adjacent conservation areas that feed into the Waiahi Plant. In addition, the water plant is already at or near capacity.

My friend in Kaapa'a has told me she believes that Kaua'i has reached a tipping point. The infrastructure is over capacity and failing and it simply cannot sustain this kind of overdevelopment in this area.

Aging and overstressed infrastructure is present all around the area being considered and is evident as they sit in excessive traffic delays, drive on roads that are in disrepair, when sewage overflows into the ocean, when their school classrooms are overcrowded and the coral reefs and environment buckle under the stress of overdevelopment or development in which infrastructure needs and thoughtful planning aren't considered first.

We need to be protecting and preserving agricultural lands in each ahupua'a. Now more than ever we should be seriously reconsidering changes to designation and developing in areas already marked for urban and where infrastructure is built to suit.

She strongly feels this project will endanger her quality of life on the east side of Kaua'i and her community's future. Please oppose the re-designation of this area from agriculture to urban and reject the proposed Hokua Place development.

Mahalo for your consideration,

B.A. McClintock, REDAHI

**From:** [Diane Koerner](#)  
**To:** [Hakoda, Riley K](#)  
**Date:** Monday, January 4, 2021 3:59:35 PM

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Aloha Land Use Commission,

For the last 30 years, I have lived in Kapa'a up the road from the 96 acres of Agricultural District Land that this proposal is requesting be redesignated as Urban District Land to accommodate the 769 units that make up Hokua Place.

I kindly and respectfully ask that you do not change the designation of these lands from agriculture to urban for the proposed Hokua Place development. I am in strong opposition to the development of Hokua Place in this location and feel that it will personally impact my day-to-day life given my close proximity and dependency on the Kapa'a Bypass Road.

The developer has presented an inadequate & incomplete Environmental Impact Statement (EIS). The infrastructure, services & waste treatment abilities of the Kapa'a area cannot accommodate this project and it would majorly compound east side traffic problems. Furthermore, the project is not actually "affordable housing", despite claims. It is also not a "sustainable" development despite claims in the EIS that it is. This is not the time to be developing these agricultural lands. To top it off there is insufficient water supply and infrastructure solutions to meet the Hokua Place project's needs.

Kaua'i has reached a tipping point. Our infrastructure is over-capacity, and failing. It simply cannot sustain this kind of overdevelopment. We should protect our agricultural lands and the kind of future we want for our keiki. Aging and overstressed infrastructure is present all around us and is evident when we sit in excessive traffic delays, drive on roads that are in disrepair, when sewage overflows into the ocean, when or our school classrooms are overcrowded, and our coral reefs and environment buckle under the stress of overdevelopment.

More than ever, we have recently realized that we need to be protecting and preserving agricultural lands in each ahupua'a.

I strongly feel that this project will endanger my quality of life on the east side of Kaua'i and our community's future. Please oppose the re-designation of this area from agriculture to urban and reject the proposed Hokua Place development.

Mahalo,  
Diane Koerner

Kapa'a, HI 96746

**From:** [MaryLu Kelley](#)  
**To:** [Hakoda, Riley K](#)  
**Date:** Monday, January 4, 2021 4:00:56 PM

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Aloha Land Use Commission,

I have been living on Kauai for the past 33 years.

I kindly and respectfully ask that you do not change the designation of these lands from agriculture to urban for the proposed Hokua Place development. I am in strong opposition to the development of Hokua Place in this location and feel that it will personally impact my day-to-day life given my close proximity and dependency on the Kapa'a Bypass Road.

The developer has already presented an inadequate and incomplete Environmental Impact Statement using old and outdated data which fails to assess the entire picture or include additional already approved projects in the Kapa'a area. The report was full of misleading statements, inconsistencies and incorrect data.

This project is not a true affordable housing project nor is it likely to provide average Kaua'i income earners with homes. Hokua Place is proposed because the developer claimed Kaua'i needs housing, but this is not the type of housing we need! In the EIS they make this claim about the need for this project yet fail to include in their assessment the hundreds of houses already approved or being built which do not require redistricting these agricultural lands or building Hokua Place, some of which are affordable housing projects.

Our roads are already heavily overburdened with traffic and in poor condition. Adding 769 homes mauka of the Kapa'a Bypass Road will turn the 'Kapa'a crawl' into a parking lot. The solutions proposed in the EIS to address traffic concerns are unrealistic and inadequate.

The Wailua Wastewater Treatment Plant and Transfer Station have already been fined multiple times by the State of Hawai'i for overflows and spill violations. This infrastructure is old and in need of repair before this additional project should even be considered.

The paving of roads and pouring of the concrete for Hokua Place will clearly add additional burden to an already overburdened overland flow drainage system.

Fresh water access to this area is also limited and the current proposed source would rely on Grove Farms Waiahi Surface Water Treatment Plant and there are already existing concerns with this facilities ability to provide water into the future including the



absence of a NPDS wastewater permit with the State of Hawai'i since May 2016.

There is also ongoing litigation relating to the un-permitted taking of water from streams within adjacent conservation areas that feed into the Waiahi Plant. In addition, the water plant is already at or near capacity.

Our infrastructure is over capacity and failing and it simply cannot sustain this kind of overdevelopment in this area. Aging and overstressed infrastructure is present all around the area being considered and is evident as we sit in excessive traffic delays, drive on roads that are in disrepair, when sewage overflows into the ocean, when our school classrooms are overcrowded and our coral reefs and environment buckle under the stress of overdevelopment or development in which infrastructure needs and thoughtful planning aren't considered first.

Now more than ever we should be seriously reconsidering changes to designation and developing in areas already marked for urban and where infrastructure is built to suit.

Please oppose the re-designation of this area from agriculture to urban and reject the proposed Hokua Place development.

Aloha & mahalo,

Mary Lu Kelley

P. O. Box 289

3644 Lawaiuka Road

Lawai, HI 96765

**From:** [Alani Bagcal](#)  
**To:** [Hakoda, Riley K](#)  
**Date:** Monday, January 4, 2021 5:26:28 PM  
**Attachments:** [image001.png](#)

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Aloha Land Use Commission,

I kindly and respectfully ask that you do not change the designation of these lands from agriculture to urban for the proposed Hokua Place development. I am in strong opposition to the development of Hokua Place in this location and feel that it will impact dependency on the Kapa'a Bypass Road.

This project is not a true affordable housing project nor is it likely to provide average Kaua'i income earners with homes. Hokua Place is proposed because the developer claimed Kaua'i needs housing, but this is not the type of housing we need! In the EIS they make this claim about the need for this project yet fail to include in their assessment the hundreds of houses already approved or being built which do not require redistricting these agricultural lands or building Hokua Place, some of which are affordable housing projects.

Please oppose the re-designation of this area from agriculture to urban and reject the proposed Hokua Place development.

Sincere gratitude & kind regards,  
Alani Bagcal

**Alani Bagcal (she/her)**

Hawai'i Field Organizer

[Planned Parenthood Votes Northwest and Hawai'i](#)

C 808.628.0681 | O 808.954.4746 | [ppvnh.org](#)



**From:** [Linda](#)  
**To:** [Hakoda, Riley K](#)  
**Date:** Monday, January 4, 2021 5:40:17 PM

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Linda Shigeta  
P.O. Box 662353  
Lihue, HI 96766

01/04/2021

LUC Chief Clerk  
Riley Hakoda  
Re: LUC Docket No. A11-791/HG

Aloha Land Use Commission ,

I am opposed to the transference of 96 acres of agricultural district land to urban district land. We need our agriculture land for agricultural especially during a pandemic. It has been clear to me the need to not just build when there is inadequate infrastructure for waste treatment abilities for Kapa'a. A complete & accurate Environmental Impact Statement has not been accomplished as stated. This plan can not accommodate what has been proposed. I would like the opportunity to testify virtually regarding these issues. I appreciate your valuable time. I am a retired HGEA member.

Sincerely,  
Linda Shigeta  
[olas@hawaiiantel.net](mailto:olas@hawaiiantel.net)

Sent from my iPhone

**From:** [Dave Kisor](#)  
**To:** [Hakoda, Riley K](#)  
**Date:** Monday, January 4, 2021 5:41:02 PM

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Aloha Chief Clerk Hakoda

First and foremost on the order of battle, I shall attempt to be nice, a task that I can assure you will not be an easy one. The vast majority of our food in Hawai'i comes from A: Hawaii or B: somewhere a long ways away that must be shipped? Now that you've correctly answered B, could we be self sufficient or even marginally reliant on our own food growth if our ag land became urbanized human warehouses? Why do developers do what they do? To get filthy rich by charging people to live in their flashy, glitzy, fluffy little human warehouses.

Which is more sustainable, growing food or bringing in more stomachs to feed with an inadequate infrastructure to support them? What about the Kanaka Maole who may be living there, farming the land? Convert their land into urban sprawl and you've delanded more Hawaiians. I know I made up my own word, but that's what happens to indigenous populations. Apparently many developers only see \$\$\$\$\$ and aren't that concerned about the consequences of their actions.

Anchors aweigh!  
Mahalo nui loa,

Dave Kisor: Veteran USN / USNR; Geographer; retired USFS research tech

Puna Makai District, Hawai'i Island

**From:** [Steve & Sharry Glass](#)  
**To:** [Hakoda, Riley K](#)  
**Date:** Monday, January 4, 2021 6:18:20 PM

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Dear LUC Chief Clerk Mr. Hakoda,

I am writing to oppose vehemently the proposed development called Hokua Place. Besides the fact that our present infrastructure cannot support this development; it is proposed for Ag land which will be needed to increase our local food supply. The proposed housing is absolutely not affordable for most Kaua`I families, and will end up being bought by people from elsewhere and especially as this is happening at this time when we need to be increasing our housing stock for low-income Kaua`I families. And the traffic created by this development cannot be accommodated.

Presently due to the restrictions enforced by the COVID 19 crisis, we have had an opportunity to understand the terrible effects to our residents and our aina of the previous level of visitors and increased population on Kaua`i. Traffic in Kapaa crawled for hours every day; sometimes completely stopped. Our Eastside waste facility has polluted the ocean and for years, the methane smell overwhelms people driving on Kuhio Highway.

Until our infrastructure has been updated; including all the present cesspools exchanged for municipal waste systems, a development such as the one proposed should never be approved.

In the future we will need to allow development inland to retreat from sea level rise, but the development needs to be homes for Kaua`I people, with a comprehensive EIS, and properly supported by sufficient infrastructure- water, electricity, waste systems, traffic accommodation, etc. The development should not be just more expensive homes possibly owned by off-islanders, and burdening our already overwhelmed infrastructure.

Mahalo for your attention to this matter.

Sincerely,

Sharry Glass

Kapaa

**From:** [Michele Lincoln](#)  
**To:** [Hakoda, Riley K](#)  
**Date:** Monday, January 4, 2021 7:01:06 PM

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Please consider the inter-island impact of boundary amendments from agriculture to urban designation. Community plans and state plans outline parameters for growth. Great time and effort are put into these decisions. Commissions and councils meet for hours considering how to create living environments reflecting the desires of the community.

After the sugar and pineapple plantations closed, agricultural land has been neglected and abused. As long as those controlling agriculture designated land are allowed to develop it, they will never seriously consider agricultural pursuits.

In 2018, Hurricane Lane's wildfire in Lahaina rampaged through neglected agriculture land with loss of many homes and damage to nearby schools and businesses. Soon after the fire, Governor Ige sent over a representative from the State Agriculture Department, Scott Enright, to address concerns of some of the few farms affected by the fire in the region.

The Maui News reported on September 19, 2018: Enright acknowledged, since the end of sugar, large landowners are not interested in agriculture. "He said he does not know what the intent is for individual owners, but they have made a business decision to forgo agriculture.

"The public sees fallow lands that at one point were prolific agriculture lands and say why not," he said. "It's because they couldn't make economic sense of doing an agricultural venture. I believe that changes over the course of time."

Enright continued "the scarcest resource on the planet is not oil. It's fresh water. These islands have rich water resources. We need to use them judiciously, but we do have them. Over the course of time, we'll see more agriculture than we have today, but it will always be about whether there's a return on investment." Enright said the department cannot force landowners to actively farm."

Perhaps that needs to change with a "use it or lose it" policy. Food security along with sustainable employment is more beneficial over the course of time than shortsighted developments or gentleman estates posing as legitimate agriculture.

COVID-19's impact makes us more aware of the dangers of trusting in tourism alone as Hawaii's major economic resource. Consider the importance

of “The Strategy” under HRS§226-55:

“The Hawaii State Constitution, the Hawaii State Plan, the New Day Plan, Hawaii Comprehensive Development Strategy and other state policy documents support increasing Hawaii’s food self-sufficiency...The economic impact of food import replacement is significant. Food expenditures of local consumers in 2004-2005 amounted to \$3.7 billion. Assuming that 85% of the food we consume is imported, this translates to \$3.1 billion leaving our state. Replacing just 10% of the food we currently import would amount to approximately \$313 million. Assuming a 30% farm share, \$94 million would be realized at the farm-gate, which would generate an economy-wide impact of an additional \$188 million in sales, \$47 million in earnings, \$6 million in state tax revenues, and more than 2,300 jobs. Increasing food self-sufficiency will keep money circulating in Hawaii’s economy rather than supporting agribusiness in other states or countries. It will help to diversify Hawaii’s economy.”

These statistics are projected for only a 10% increase. Imagine the economic impacts and employment sustainability if agriculture production increased to a greater degree.

The State Land Use Commission is one of the determining factors of what will become of the islands. Allowing boundary amendments on agriculture land to urban designation may have greater financial benefit to the developer and investors but overall will be detrimental to Hawaii’s future.

Construction industries may benefit initially from these boundary amendments for development but proves to be shortsighted. Developing agribusinesses will benefit them more by providing similar employment options and construction necessary for farm and ranch processing and distribution infrastructure.

Developing truly affordable housing in perpetuity within the urban designated boundaries is something the State Land Use Commission can encourage by denying boundary amendments. When large landholders realize farming is the only option for their agriculture designated property, then they will find a way to make it economically viable or sell it to someone who can.

Now is the time to send a message to developers and the Unions that concessions must be made for the greater good. Looking to the future, agribusiness is viable for Hawaii’s economy, job sustainability, and food security. The State Land Use Commission has the wherewithal to incentivize landholders to develop agriculture by denying boundary amendments for urban developments.

Thank you for your time and service,

Michele Lincoln

Lahaina Maui Hawaii

(808) 385-3157



**From:** [EveKauai](#)  
**To:** [Hakoda, Riley K](#)  
**Date:** Monday, January 4, 2021 7:01:49 PM

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Aloha,

As a long-time resident of Kapa'a I can confirm that despite the current EIS report to the contrary, the proposal to add a new housing development off the Kapa'a bypass road (Hokua Place) would be disastrous, inasmuch as the infrastructure of this part of the East side simply cannot adequately contain and support a development of this size, and in this location.

It is already problematic that the waste-water plant for Kapa'a, located in Lydgate Park, regularly overflows due to overwhelm, and the traffic congestion through the town is well-known. Additionally, there is a shortage of affordable homes in the area which Hokua Place would not serve.

In addition to quality of life for residents there is the question of quality of vacation experience for visitors; if Kaua'i's tourism industry has any hope of reviving, it cannot become a destination along the lines of Acapulco, driving away people willing to spend dollars for a relaxing week or two in serene surroundings; the island is small enough to offer quality experiences for vacationers willing to pay a little more, and this must be the goal - something which overcrowding cannot contribute to, indeed, would severely detract from.

Please do not permit profit-motivated short-sightedness to prevail. Kaua'i is a special place and requires protection, to maintain and improve the quality of life for all, residents and visitors alike.

Mahalo.

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Paradise Production Studios, Inc.

## Hakoda, Riley K

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**From:** Layna Larot <layna.larot@icloud.com>  
**Sent:** Monday, January 4, 2021 7:11 PM  
**To:** Hakoda, Riley K  
**Subject:** [EXTERNAL] HoKua Pl. luc

The developer has presented an inadequate & incomplete Environmental Impact Statement (EIS). The infrastructure, services & waste treatment abilities of the Kapa'a area cannot accommodate this project & it would majorly compound east side traffic problems. Furthermore, the project is not actually "affordable housing", despite claims. It is also not a "sustainable" development despite claims in the EIS that it is. This is not the time to be developing these agricultural lands. To top it off there is insufficient water supply and infrastructure solutions to meet the Hokua Place project's needs.

Kaua'i has reached a tipping point. Our infrastructure is over capacity & failing. It simply cannot sustain this kind of overdevelopment. We should protect our agricultural lands & the kind of future we want for our keiki. Aging & overstressed infrastructure is present all around us & is evident when we sit in excessive traffic delays, drive on roads that are in disrepair, when sewage overflows into the ocean, when our school classrooms are overcrowded, & our coral reefs & environment buckle under the stress of over development.

What Can you do?

1) Email Testimony by 9am tomorrow morning, Jan 5th 2021 to LUC Chief Clerk, Riley Hakoda, riley.k.hakoda@hawaii.gov Subject: Hokua Place, LUC Docket No. A11-791/HG (See testimony example in comments)

2) Email & request to testify virtually at the hearing, January 6 & 7 at 9am. Because of COVID there will be no in-person testimony.

Sent from my iPhone

**From:** [M. L.](#)  
**To:** [Hakoda, Riley K](#)  
**Date:** Monday, January 4, 2021 8:01:39 PM

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Aloha To Everyone At The Land Use Commission, Kauai.

My family and I visited Ohana both on Oahu & Kauai frequently as a child and teenager. We learned of our ancestors traveling Back and forth very much the way we did to and from Oahu and Kauai. I've also got an older half sister that stays in Kapaa with her family, who also has Ohana ties to Niihau.. Now The Agricultural District Land's in all of Hawai'i Nei has and always will be for OUR Children's and our Children Children. So On And So Forth.. In Perpetuity.. As Kanaka Maoli what we have left is taken ancestral lands and an ever loosening Of ourselves to Our Ancestors And Their Land's. The united States takes and takes never asking How did these lands get to their hands.. Who took these lands, soo precious to the Hawaiian People..?? Do not change the designation of these lands from and Our Children's Grandchildren's Future Farming agriculture to Forever Losts If designated to urban.?? Hokua Place development is another New development that is a waste of land usage.!!! If There are abandoned building's just sitting around wanting to be recycled and reused Never Abuse Lands In Hawai'i.!!! The Kanaka Maoli Are Homeless.. Struggling and developments on every island is at a point where it Run-A-Way Land

Developments!!!! It Was Golf courses!!!! We Sit And We Watch As Our Ancestors  
Lands Are Destroyed, Every Last Vestiges Of Our Self-sufficiency Taken Away,  
Because Of The Cost Of Tearing Down A Building Instead Of Very Easily MIS-Using  
Your Department By Using NEW Lands!!!!!! Agriculturally Designated Lands Should  
REMAIN Pristine!!!!!! God Help Us From People Who Propose These Things!!!! We  
Are Appalled By This Suggestion!!!! I Am In Strong Opposition to the development of  
Hokua Place..!!!!!! Apparently The report was full of misleading statements,  
inconsistencies and incorrect data.

This botched project is not a true affordable housing or is it close to providing average  
Kaua'i income earners with Homes.

The solutions proposed in the EIS to address traffic concerns are very unrealistic and  
some can say inadequate. The paving of additional roads and an over pouring of the  
concrete for Hokua Place will clearly place an additional burden to an already  
overburdened overland flow drainage system. Moreover the Fresh water access to  
this beautiful area is also limited. And there is also ongoing litigation relating to the  
un-permitted taking of water from streams, and within adjacent conservation  
area. Personally, I really believe that Kaua'i has reached the tipping point. It is

unnecessary To Keep Destroying Ag Lands.!!!

Please Please Please Oppose the re-designation of this Precious area from Our  
Children's future agricultural lands to horrible unnecessary urban and reject the  
Proposed Hokua Place developer's and development. Save Hawai'i Nei For Our  
Children..

**From:** [Alicia Morrier](#)  
**To:** [Hakoda, Riley K](#)  
**Date:** Monday, January 4, 2021 8:09:22 PM

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Aloha Land Use Commission,

I was born and raised in Kapa'a and live immediately up the road from the 96 acres of Agricultural District Land that this proposal is requesting be redesignated as Urban District Land to accommodate the 769 units that make up Hokua Place.

I kindly and respectfully ask that you do not change the designation of these lands from agriculture to urban for the proposed Hokua Place development. I am in strong opposition to the development of Hokua Place in this location and feel that it will personally impact my day-to-day life given my close proximity and dependency on the Kapa'a Bypass Road.

The developer has already presented an inadequate and incomplete Environmental Impact Statement using old and outdated data which fails to assess the entire picture or include additional already approved projects in the Kapa'a area. The report was full of

misleading statements, inconsistencies and incorrect data.

This project is not a true affordable housing project nor is it likely to provide average Kaua'i income earners with homes. Hokua Place is proposed because the developer claimed Kaua'i needs housing, but this is not the type of housing we need! In the EIS they make this claim about the need for this project yet fail to include in their assessment the hundreds of houses already approved or being built which do not require redistricting these agricultural lands or building Hokua Place, some of which are affordable housing projects.

As a resident, daily commuter and lifelong local I can tell you with certainty that the infrastructure in this area cannot accommodate this development. Our roads are already heavily overburdened with traffic and in poor condition. Adding 769 homes mauka of the Kapa'a Bypass Road will turn the 'Kapa'a crawl' into a parking lot. The solutions proposed in the EIS to address traffic concerns are unrealistic and inadequate.

There is limited wastewater capacity in Wailua. The Wailua Wastewater Treatment Plant and Transfer Station have already been fined multiple times by the State of Hawai'i for overflows and spill violations. This infrastructure is old and in need of repair before this additional project should even be considered.

The paving of roads and pouring of the concrete for Hokua Place will clearly add additional burden to an already overburdened overland flow drainage system.

Fresh water access to this area is also limited

and the current proposed source would rely on Grove Farms Waiahi Surface Water Treatment Plant and there are already existing concerns with this facilities ability to provide water into the future including the absence of a NPDS wastewater permit with the State of Hawai'i since May 2016. There is also ongoing litigation relating to the un-permitted taking of water from streams within adjacent conservation areas that feed into the Waiahi Plant. In addition, the water plant is already at or near capacity.

Personally, I really believe that Kaua'i has reached a tipping point. Our infrastructure is over capacity and failing and it simply cannot sustain this kind of overdevelopment in this area.

Aging and overstressed infrastructure is present all around the area being considered and is evident as we sit in excessive traffic delays, drive on roads that are in disrepair, when sewage overflows into the ocean, when our school classrooms are overcrowded and our coral reefs and environment buckle under the stress of overdevelopment or development in which infrastructure needs and thoughtful planning aren't considered first.

Furthermore, more than ever, we have recently realized that we need to be protecting and preserving agricultural lands in each ahupua'a. Now more than ever we should be seriously reconsidering changes to designation and developing in areas already marked for urban and where infrastructure is built to suit.

I strongly feel that this project will endanger my quality of life on the east side of Kaua'i and our community's future. Please oppose the re-



designation of this area from agriculture to urban and reject the proposed Hokua Place development.

Sincere gratitude & kind regards,

Alicia M

**From:** [Lorilani Keohokalole](#)  
**To:** [Hakoda, Riley K](#)  
**Date:** Monday, January 4, 2021 8:27:29 PM  
**Attachments:** [HOKUA Testimony .pdf](#)

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Mr. Riley Hakoda  
LUC Chief Clerk  
[riley.k.hakoda@hawaii.gov](mailto:riley.k.hakoda@hawaii.gov)

January 4, 2021

Aloha Mr. Riley Hakoda and Land Use Commission,

Mahalo nui for taking your time to read our testimony in strong opposition to the Hokua Place development here on the Eastside of Kaua'i.

We are writing to you as very concerned citizens and residents of Kaua'i.

We are parents and community advocates and care deeply about this place and we are concerned for the future of Kauai' and our keiki's future.

With 3 sons born and raised here, we have always encouraged our sons to have a life long commitment and kuleana to Kaua'i. We are not yet homeowners (working toward it) and dream of the day that we will be able to own a piece of land to grow food and have a home to bring our children up in. So, just to be clear... we are not anti-development.

However, with that being said, Hokua Place is not the answer. Perhaps, if there were more attention to the details and changes around the following challenges, more RESIDENTS may be open to this.

Challenges include: NOT being affordable to the average local resident (so to whom will these be sold); HOW will water be supplied and from WHERE; the Infrastructure is already overtaxed as it is; 96 acres of Agricultural District Lands to Urban District Lands for 769 homes that potentially will be out of reach for the average local family to buy....following massive work layoffs; delayed unemployment or no employment and closures of businesses.

We want our Children to remain on Kaua'i. To enjoy the quality of life that this island provides. Hopefully, one day buying their own homes and having their own children. Lack of housing here IS, a challenge but again, Hokua Place and developments like this do nothing positive for the community. It continues the divide, as other more wealthy buyers are seduced into purchasing homes, more likely second homes. Corrupting the infrastructure more; reducing our water supply; over capacitating the treatment plants, adding stress and strain to the traffic here and driving our YOUTH away. Literally.

There has to be a better way. Mahalo for your time and consideration.  
Best Regards,

Lorilani Keohokalole, J Kapule Torio Jr. and Sons

**From:** [nadya.penoff](#)  
**To:** [Hakoda, Riley K](#)  
**Date:** Monday, January 4, 2021 8:33:38 PM

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Aloha all,

I definitely oppose the re-designation to urban from agricultural regarding the Hokua Place development in East Kauai.

It's just not the right place to add these new houses. The additional traffic on the few existing roads will cause even greater anguish to those of us who already drive to, through and from Kapa'a and already endure lengthy traffic delays wasting hours of our time daily.

The traffic on the Eastside is already horrendous. With 769 new homes near the middle school, there will be most likely more than 1538 additional cars traveling on Olohena ( a low estimate of 2 cars per household) and clogging the round about on their way to the highway or by pass.

While we do need more housing, a different location would be much better. The Eastside is not the best place at all.

Kind Regards, Nadya Penoff 5430 Kuapapa St. Kapa'a, HI 96746 nadyapenoff@yahoo.com 808 346-8196

**From:** [Tina Taniguchi](#)  
**To:** [Hakoda, Riley K](#)  
**Date:** Monday, January 4, 2021 8:55:59 PM

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----- Forwarded message -----

**From:** **Tina Taniguchi** <[tinammlt@gmail.com](mailto:tinammlt@gmail.com)>  
**Date:** Sun, Jan 3, 2021, 9:29 PM  
**Subject:** Attn: Mr. Riley Hakoda  
**To:** <[riley.k.hakoda@hawaii.gov](mailto:riley.k.hakoda@hawaii.gov)>

### Hokua Place Testimony

Aloha Mr. Riley Hakoda, I am born and raised on Kauai however moved from the west to the east side about 19yrs ago. 19 yrs ago I already thought Kapaa to be over developed and crowded with infrastructure and traffic and people..

I am in opposition of changing agricultural land in Kapaa to Urban use. I worry of the traffic, the amount of families that will relocate to Kauai and in turn displace Kauai born residents who will not afford these homes. I worry about the neighborhood and our future.

This development is directly besides Kapaa Middle School where my 2 keiki attend. I worry that any development near to the school such as Hokua place including a pool, parks, pathways and private residences would encourage truancy, higher drug use, and other criminal activities within and near our youth. Currently Kapaa Middle School is in a great area surrounded by agricultural land and we (as a community) should be encouraging the proper care and use for those lands. Specifically, what a great oppertunity to surround our keiki with healthy productive agriculture learning opportunities vs. more development, strain on infrastructure, traffic and improper use of one of the last agricultural open lands in Kapaa.

The developer has already presented an inadequate and incomplete Environmental Impact Statement using old and outdated data which fails to assess the entire picture or include additional already approved projects in the Kapa'a area. The report was full of misleading statements, inconsistencies and incorrect data.

I strongly feel that this project will endanger the quality of life, and future for myself as well as our youth here in Kapaa. Please oppose the re-designation of this area from agriculture to urban and reject the proposed Hokua Place development.

Mahalo for reading this!  
- Tina Taniguchi  
Kapaa resident

**From:** [Haley Molnar](#)  
**To:** [Hakoda, Riley K](#)  
**Date:** Monday, January 4, 2021 9:09:07 PM

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Aloha,

I have lived in Old Town Kapaa for over 2 years, just down the hill from the 96 acres of Agricultural District Land that this proposal is requesting be designated as Urban District Land to accommodate the 769 units that make up Hokua Place.

I ask that you do NOT change the designation of these lands from agriculture to urban for the proposed Hokua Place development. I oppose the development of Hokua Place in this location because it will negatively impact my own day-day commute to work along with so many others who travel the Kapaa roads (especially the bypass) to get to work or school. I can't even imagine what terrible impacts will come down the line, a few years from now when traffic and road conditions are too much for county or state folks to manage.

Our roads are already heavily overburdened with traffic and in poor condition. Adding 769 homes mauka of the Kapa'a Bypass Road will turn the 'Kapa'a crawl' into a parking lot. The solutions proposed in the EIS to address traffic concerns are unrealistic and inadequate.

The developer has already presented an inadequate and incomplete Environmental Impact Statement using old and outdated data which fails to assess the entire picture or include additional already approved projects in the Kapa'a area. The report was full of misleading statements, inconsistencies and incorrect data.

This project is not a true affordable housing project nor is it likely to provide average Kaua'i income earners with homes. Hokua Place is proposed because the developer claimed Kaua'i needs housing, but this is not the type of housing we need! In the EIS they make this claim about the need for this project yet fail to include in their assessment the hundreds of houses already approved or being built which do not require redistricting these agricultural lands or building Hokua Place, some of which are affordable housing projects.

There is limited wastewater capacity in Wailua. The Wailua Wastewater Treatment Plant and Transfer Station have already been fined multiple times by the State of Hawai'i for overflows and spill violations. This infrastructure is old and in need of repair before this additional project should even be considered.

The paving of roads and pouring of the concrete for Hokua Place will clearly add additional burden to an already overburdened overland flow drainage system.

Fresh water access to this area is also limited and the current proposed source would rely on Grove Farms Waiahi Surface Water Treatment Plant and there are already existing concerns with this facilities ability to provide water into the future including the absence of a NPDS wastewater permit with the State of Hawai'i since May 2016. There is also ongoing litigation relating to the un-permitted taking of water from streams within adjacent conservation areas that feed into the Waiahi Plant. In addition the water plant is already at or near capacity.

Personally I really believe that Kaua'i has reached a tipping point. Our infrastructure is over capacity and failing and it simply cannot sustain this kind of overdevelopment in this area. Aging and overstressed infrastruure is present all around the area being considered and is evident as we sit in excessive traffic delays, drive on roads that are in disrepair, when sewage overflows into the ocean, when our school classrooms are overcrowded and our coral reefs and environment buckle under the stress of overdevelopment or development in which infrastructure needs and thoughtful planning aren't considered first.

Furthermore, more than ever, we have recently realized that we need to be protecting and preserving agricultural lands in each ahupua'a. Now more than ever we should be seriously reconsidering changes to designation and developing in areas already marked for urban and where infrastructure is built to suit.

I strongly feel that this project will endanger my quality of life on the east side of Kaua'i and our communities future quality of life as well (people and ahupua'a) Please oppose the re-designation of this area from agriculture to urban and reject the proposed Hokua Place development.

Sincerely,

Haley Molnar

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Haley Molnar

Mālama Kaua'i

[\(808\) 828-0685 x25](tel:(808)828-0685)

[www.malamakauai.org](http://www.malamakauai.org)

*Advocating, educating, and driving action towards a sustainable Kaua'i.*



**From:** [Maria Walker](#)  
**To:** [Hakoda, Riley K](#)  
**Date:** Monday, January 4, 2021 9:24:43 PM

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Aloha to the Land Use Commission,

I am a 22 year resident of Kapahi and live within a few miles of the proposed Hokua Place project. I am strongly opposed to this development and entreat you to keep these lands designated for Agriculture and not change the zoning of this parcel to Urban District Land *I believe that Agricultural land is one of Kaua'i's most precious resources, and critical to protect as Kaua'i and the rest of the state move to become more locally food secure.* The pandemic has made it painfully obvious that our state's current model of importing almost all of our food and supplies must change if we are to become more resilient in the face of future climate problems and future outbreaks of disease.

Those of us who live on the east side of Kaua'i know all too well how uncomfortably and unsustainably overcrowded this area has become. Kapa'a absolutely cannot contain another development containing hundreds of units.

Here are just some of the reasons why this is the case:

- There is no dependable fresh water supply to the site. The Grove Farm Waiahi Plant is already very near capacity and has been operating without a permit for the last four years; the legality of GF's taking from these sources of water is currently under question. Grove Farm's continued access to these streams is under litigation, with the potential for decreased usage.
- The Wailua waste treatment plant already is overwhelmed and has been fined multiple times for overflows and violations. It is vital to repair or replace this plant before any more users are added to the system.
- The EIR submitted by the developers uses outdated information, is inadequate and incomplete, and contains incorrect data and misleading statements.
- Before the pandemic, traffic on the east side was nearly gridlocked for most of every day. As we saw when visitors first began returning this fall, it takes very few additional cars to make the traffic stop moving. ANY new development in the Kapa'a/Wailua area will only make this worse.
- Ag lands that are in close proximity to housing, such as this proposed parcel, will be very important in the future as we develop a larger network of small farms to feed the families on Kaua'i and potentially elsewhere in the state. Growing close to where we live and minimizing transport are essential.
- The housing proposed in this plan is not "affordable" and will do nothing to alleviate the great need for housing that is actually possible for local families to afford.

If this project is allowed to move forward, I am completely sure that the lives of myself, my family, and everyone in my neighborhood will be severely negatively impacted by this development. Not only are there many very sound reasons for this permit to be denied, but the most important consideration is the preservation of undeveloped agricultural lands as a desperately necessary investment in the futures of our children and grandchildren. Decision

makers like yourselves hold the fate of our people and our land in your hands, and I implore you to reject this proposal and keep this land safe for growing food to support our island and our state.

Mahalo for hearing my testimony.

Sincerely,

Maria Walker

1728 Hulu Rd.

Kapa'a, HI 96746

(808) 821-0732

**From:** [haylin chock](#)  
**To:** [Hakoda, Riley K](#)  
**Date:** Monday, January 4, 2021 10:13:56 PM  
**Attachments:** [Hokua testimony.pdf](#)

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Mahalo piha  
Haylin Chock

ATTN: Chief Clerk, Riley Hakoda  
 Subject: Hokua Place,LUC Docket  
 No. A11-79/HG

I was born and raised in Wailua and have grown up attending Kapa‘a Middle and High school. This town and community has built who I am and many young adults in my generation. The development of Hokua place is not a project in favor of generational families of Kauai and the future generations of Kama‘aina. With only 24% of units falling within the “affordable housing” bracket, I can't help but wonder who you expect to fill the remaining units? It definitely won't be local people who suffered great financial losses during the pandemic. Working class Kauai residents simply do not have the same opportunity to thrive in developments such as this. I, as a college educated 25 year old woman, cannot confidently see a future for most of my generation being able to make a living here having to compete with mainland buyers.

Consider for a second that you, and the Land Use Commission will be forever responsible for tearing apart the social fabric of our community. You think this project will “create jobs” and stimulate the economy by bringing more residents here but all you will be doing is postponing an inevitable inequity between the community that built the east side of Kauai and the place that is a part of their identity. We are in a housing crisis, plain and simple. Single parents can barely fathom finding affordable housing, maintaining multiple jobs, and living a fulfilling life.

Lance D. Collins, author of *Social Change in West Maui*, explains how Maui's housing crisis has altered the socio-economic fabric of their community. Collins States, “*The housing situation for those in lower income levels has been exacerbated by wage stagnation*”

*“The housing market does not produce housing for the poor because there is relatively little profit in producing housing for low-and moderately low income families, while there is a fantastic profit to be made from luxury housing. So long as the production of affordable housing is subject to the dictates of the market forces demanding that a commodity create the highest profit at lowest cost of production, and that price of the commodity is determined primarily by its exchange value, there will be a lack of affordable housing. In this context the role of the government has been to mitigate the tendencies of the market towards a highly unequal housing situation, where nonresidents dominate the real estate market that largely excludes local resident participation”*

College educated young people are choosing to move away and stay in their college towns because the cost of living is realistic in places like Oregon or Utah.

Our public schools can hardly keep up with preparing the population of youth when I was in high school, how do you think they will fair with the influx of students from

this project? Have you considered ALL of the repercussions of bringing more people to an already strained infrastructure? Have you ever sat in the Kapa'a town traffic prior to covid? Have you considered that the Waiahi freshwater source is already incredibly strained? Highly unlikely. The EIS previously submitted for this project is not only inadequate, but unacceptable. There needs to be a progressive and comprehensive plan for the residents that already live here. Consider the amount of cars and people that were on the road pre-covid, now times that by 5 with an added strain on the stretch of highway in front of coco palms that has already shown significant erosion within 2020 alone. If Hawaii coastlines are projected to be inundated 2-3 ft of sea level rise by the end of the decade, how can you consciously put your community resources in compromising situations?

All of these issues may seem distantly connected to the construction of Hokua place, however we have seen how development has destroyed places like Kailua O'ahu, Front Street in Lahaina, and the leeward coast of O'ahu. Housing, if left unregulated, is the precursor to countless other community crises. Until the Land Use Commission and those in decision making positions can adequately answer these questions of the community, there is absolutely no justifiable reasoning that this project or others like it should be allowed to move forward. The choices you make now will be felt for generations to come and by then, who's telling if your great grandchildren will suffer from snap decisions of this time.

*“Viewing housing purely as a commodity devalues both ‘āina and working families, but again and again, public monies and lands sweeten the deal for developers, in hopes that this time, they might build something people can actually afford. And then we watch in awe and anger, as luxury towers rise into the skyline, agricultural lands become suburban subdivisions, street encampments swell, and our loved ones leave for the US. It's time to ask ourselves, do we have a crisis of supply, or of accountability?”*

— The Value of Hawai'i 3: Hulihiā, the Turning (Biography Monographs) by Noelani Goodyear-Ka'ōpua, Craig Howes, et al.

‘Oia i’o

Haylin Chock, B.A.S Sustainable Community Food Systems, University of Hawaii at West O'ahu

**From:** [Marina Miller](#)  
**To:** [Hakoda, Riley K](#)  
**Date:** Monday, January 4, 2021 10:43:05 PM

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Aloha Land Use Commissioner,

I am writing today to ask you to please stop the progress of the idea/plans/and zoning for "Hokua Place".

I am a resident of Wailua House Lots and my children attend Kapa'a high and elementary schools. This additional congestion would not only lessen our quality of life but also endanger our community that uses the bypass as a means to commute to and from work and school. The location of Hokua Place is less than desirable.

I also think that sewage and water use are two huge factors on why we should not introduce more homes on this side of the island. Again I live in the house lots and have sat at the 4 minute stop light at "poo corner" more times than I wish to remember. Please don't turn our beautiful country side drive into a sewage wasteland.

As a local born and raised Hawaii resident, I ask that you respect the overall consensus that this project is bad for Kaua'i.

Thank you for your time and consideration.

Please let me know when and where I can testify against this project.

Aloha, Marina Miller  
5236 Nonou road  
Kapaa HI 96746  
8084314021

**From:** [Jennifer Lovelett](#)  
**To:** [Hakoda, Riley K](#)  
**Date:** Monday, January 4, 2021 11:28:18 PM

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Sir,

Our island doesn't have the infrastructure for our existing community. New community with out road improvement,

... How can this even be in consideration?

No no no, pono please & Mahalo for chance to weigh in.

Jennifer Love left

6206 Helena La.

Kapahi

278-2745

--

Jennifer

JLL

808-278-2745