

From: [Laura Michele](#)
To: [Hakoda, Riley K](#)
Date: Sunday, February 7, 2021 9:03:47 PM

Aloha Land Use Commission,

I am sorry for the late response, I have just been notified of these upcoming issues.

I have had the honor of living on Kauai for the last 15 years, helping the community offering alternative health options. I came here to be part of the rural community and nature Kauai has to offer as well as contribute to self sustaining farming and empowered healthcare.

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The developer has already presented an inadequate and incomplete Environmental Impact Statement using old and outdated data which fails to assess the entire picture or include additional already approved projects in the Kapa'a area.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 healthcare worker for the last 15 years, 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 as well as the island 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.

Kindest regards and gratitude,

Laura Michele, DAOM

