

**From:** [Robert Zelkovsky](#)  
**To:** [DBEDT LUC](#)  
**Date:** Tuesday, March 2, 2021 9:59:09 AM

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Mahalo for receiving this testimony.

I am a 46 year resident of Kauai's east side and have seen much growth and many changes.

This project is ill advised for many reasons and you have heard them all.

Quickly, the affordability issue. As proposed they are not affordable and by the time they are built prices will be even higher.

Please vote NO on HoKua Place.

Thank you

Robert A Zelkovsky, DC

**From:** [Amanda Elizabeth](#)  
**To:** [DBEDT LUC](#)  
**Date:** Tuesday, March 2, 2021 10:16:52 AM

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Hawaii Land Use Commission,

1. This project is not a true affordable housing nor is it likely to provide average Kaua'i income earners with homes. In the EIS the developer makes the claim that Kaua'i needs housing yet fails to include in their assessment the hundreds of houses already approved, or being built, which do not require redistricting these agricultural lands for HoKua Place. In addition to the single family homes starting at over \$650,000, it's likely that owners of condos at Hokua Place will also have to pay a sizable maintenance fee each month as high as \$800 to \$1100.
2. There is limited wastewater capacity in Wailua. The Wailua Wastewater Treatment Plant and Transfer Station have already been fined multiple times by the State 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. Paving roads and pouring concrete for the proposed HoKua Place units will clearly add an additional burden to an already overburdened system.
3. Roads are already heavily overburdened with traffic and in poor condition. Adding 769 homes mauka of the Kapa'a bypass will turn the Kapa'a crawl into a parking lot. The infrastructure in this area cannot accommodate this development. Our roads are already heavily overburdened with traffic and in poor condition. HoKua Place at full capacity would bring about 1,300 additional vehicles to the ByPass, the roundabout and downtown Kapa'a. Furthermore, an outdated Traffic Study done by the state is not valid and the solutions proposed in the EIS to address traffic concerns were unrealistic and inadequate.
4. Lack of water availability is far reaching in the Kapa'a area. HoKua Place developers dug a well, which failed to provide water. It's not clear whether the county can provide water to this huge 760 house development. A water permit hasn't been issued to HoKua Place by the Dept. of Water. There are already apparently several lots in Kapa'a that can't get permits.
5. In addition to maxed out infrastructure needs our schools and critical community infrastructure are stressed. This shortage is evident in the lack of teachers in the Kapa'a schools, which are already at or nearing capacity.
6. More than ever, we have recently been reminded with the COVID pandemic that we need to be protecting and preserving agricultural lands in each ahupua'a. We should be seriously reconsidering changes to designation and instead developing in areas already marked for urban and where infrastructure is built to suit.

Thank you  
Amanda Niles

Email: [amandaniles18@gmail.com](mailto:amandaniles18@gmail.com)

**From:** [Marissa Leimakanalani Ornellas](#)  
**To:** [DBEDT LUC](#)  
**Date:** Tuesday, March 2, 2021 10:45:53 AM

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Aloha,

Please add my testimony to those opposing the development of Hokua place on Kaua'i.

I strongly oppose the change in zoning from agriculture to urban or residential; I particularly oppose the development of homes that we all know are out of the price range of most local families and will be voraciously gobbled up by new "residents" from the mainland with deeper pockets.

Our own county and government is slowly pushing out our Hawaiian and local multi-generational families by selling out our most invaluable and limited asset: OUR LAND.

The profits/jobs gained are only a very short term solution to much larger issues:

1. An imminent housing crisis. This is already being felt most strongly by local families and will only increase as "affordable housing" is not even affordable for locals who need the housing. Hokua is not truly housing that is affordable for local families.
2. A county budget overly reliant on income from ever-increasing real property taxes. The increase in r.p tax is spurred on by deep-pocket mainland buyers paying ridiculous prices for houses next to mom & pop whose own r.p taxes increase until it's unaffordable to live in their family houses & have to sell— see Hanalei for prime example).
3. Our natural resources (particularly clean fresh water, land and sea) are finite. The current infrastructure is inadequate and adding more environmental burden particularly in the consumption of fresh water and the discharge of waste (trash and human feces) needs to be addresses instead of rushing into poorly thought out developments like Hokua.

Me ke aloha,  
Marissa Ornellas

**From:** [bpenn@hawaii.rr.com](mailto:bpenn@hawaii.rr.com)  
**To:** [DBEDT LUC](#)  
**Date:** Tuesday, March 2, 2021 10:56:08 AM

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Aloha,

My name is Barbara Penn and I am a homeowner in the Wailua Homesteads. I am opposed to this development as it will not benefit me, my family or the community. It will have an adverse effect on our traffic situation which is still an issue even now with so few visitors. The prices will NOT be affordable for local families and will only encourage the gentrification of Kauai. Also there is the issue of water and sewer infrastructure that is in short supply. We need our Agriculture lands in order to become more self sufficient. This has been clearly evident throughout this pandemic.

Mahalo for your time,

Barbara Penn  
644 Kamalu Rd  
Kapaa, HI 96746

**From:** [Diane Koerner](#)  
**To:** [DBEDT LUC](#)  
**Date:** Tuesday, March 2, 2021 11:12:17 AM

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Aloha,

I am submitting testimony that I **strongly oppose** approval of the building of HoKua Place and changing the designation from rural to "urban." If this project goes forward, I will have to move off this island. The traffic in Kapaa town, where I live, is already past the tipping point, even before all the tourists return. More and more people take Olohena Road and Hwy 581, then Kuamoo Rd., as a "bypass" for driving through town. If you add more and more cars driving down Olohena to Kapaa, you will make Kapaa unlivable for me and other local residents.

I object to the development of HoKua Place on these grounds, and I beg you not to let this travesty go forward.

1. Roads are already heavily overburdened with traffic and in poor condition. Adding 769 homes mauka of the Kapa'a bypass will turn the Kapa'a crawl into a parking lot. The infrastructure in this area cannot accommodate this development. Our roads are already heavily overburdened with traffic and in poor condition. HoKua Place at full capacity would bring about 1,300 additional vehicles to the ByPass, the roundabout and downtown Kapa'a. Furthermore, an outdated Traffic Study done by the state is not valid and the solutions proposed in the EIS to address traffic concerns were unrealistic and inadequate.
2. This project is not a truly affordable housing nor is it likely to provide average Kaua'i income earners with homes. In the EIS the developer makes the claim that Kaua'i needs housing yet fails to include in their assessment the hundreds of houses already approved, or being built, which do not require redistricting these agricultural lands for HoKua Place. In addition to the single family homes starting at over \$650,000, it's likely that owners of condos at Hokua Place will also have to pay a sizable maintenance fee each month as high as \$800 to \$1100.
3. 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. Paving roads and pouring concrete for the proposed HoKua Place units will clearly add an additional burden to an already overburdened system.
4. Lack of water availability is far-reaching in the Kapa'a area. HoKua Place developers dug a well, which failed to provide water. It's not clear whether the county can provide water to this huge 760 house development. A water permit hasn't been issued to HoKua Place by the Dept. of Water. There are already apparently several lots in Kapa'a that can't get permits.
5. In addition to maxed out infrastructure needs our schools and critical community infrastructure are stressed. This shortage is evident in the lack of teachers in the Kapa'a schools, which are already at or nearing capacity.
6. More than ever, we have recently been reminded with the COVID pandemic that we need to be protecting and preserving agricultural lands in each ahupua'a. We should be seriously reconsidering changes to designation and instead developing in areas already marked for urban

and where infrastructure is built to suit.

Mahalo,

Diane Koerner, 420 Molo St., Kapaa, HI

**From:** [Joseph Kohn MD](#)  
**To:** [DBEDT LUC](#)  
**Cc:** [Gary Hooser, President of Hawai'i Alliance for Progressive Action](#)  
**Date:** Tuesday, March 2, 2021 11:21:26 AM

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STRONGLY OPPOSE *HoKua Place, LUC Docket No. A11-791/HG*

For many reasons, including:

This project is not a true affordable housing nor is it likely to provide average Kaua'i income earners with homes. In the EIS the developer makes the claim that Kaua'i needs housing yet fails to include in their assessment the hundreds of houses already approved, or being built, which do not require redistricting these agricultural lands for HoKua Place. In addition to the single family homes starting at over \$650,000, it's likely that owners of condos at Hokuia Place will also have to pay a sizable maintenance fee each month as high as \$800 to \$1100.

Mahalo for your kokua,

Joseph Kohn MD  
Founder, We Are One, Inc. - [www.WeAreOne.cc](http://www.WeAreOne.cc) - WAO  
493 Pio Dr Apt 209  
Wailuku, HI 96793-2641  
808-359-6605  
[Joseph@WeAreOne.cc](mailto:Joseph@WeAreOne.cc)  
[www.WeAreOne.cc](http://www.WeAreOne.cc)

**From:** [Becca Chopra](#)  
**To:** [DBEDT LUC](#)  
**Date:** Tuesday, March 2, 2021 11:40:17 AM

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As a resident of Kapaa, I **strongly oppose** approval of the building of HoKua Place and changing the designation from rural to "urban." The traffic in Kapaa town, where I live, is already past the tipping point, even before all the tourists return. This alone should keep planners from assuming our infrastructure can handle 769 new homes!!! More and more people take Olohena Road and Hwy 581, then Kuamoo Rd., as a "bypass" for driving through town. If you add more and more cars driving down Olohena to Kapaa, you will make Kapaa unlivable for me and other local residents.

I object to the development of HoKua Place on these grounds:

1. Roads are already heavily overburdened with traffic and in poor condition. Adding 769 homes mauka of the Kapa'a bypass will turn the Kapa'a crawl into a parking lot. The infrastructure in this area cannot accommodate this development. Our roads are already heavily overburdened with traffic and in poor condition. HoKua Place at full capacity would bring about 1,300 additional vehicles to the ByPass, the roundabout, and downtown Kapa'a. Furthermore, an outdated Traffic Study done by the state is not valid and the solutions proposed in the EIS to address traffic concerns were unrealistic and inadequate.
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3. 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. Paving roads and pouring concrete for the proposed HoKua Place units will clearly add an additional burden to an already overburdened system.
4. Lack of water availability is far-reaching in the Kapa'a area. HoKua Place developers dug a well, which failed to provide water. It's not clear whether the county can provide water to this huge 760 house development. A water permit hasn't been issued to HoKua Place by the Dept. of Water. There are already apparently several lots in Kapa'a that can't get permits.
5. In addition to maxed out infrastructure needs our schools and critical community infrastructure are stressed. This shortage is evident in the lack of teachers in the Kapa'a schools, which are already at or nearing capacity.
6. More than ever, we have recently been reminded with the COVID pandemic that we need to be protecting and preserving agricultural lands in each ahupua'a. We should be seriously reconsidering changes to the designation instead of developing in areas already marked for urban and where infrastructure is built to suit.



Mahalo,

Becca Chopra

Kapaa, HI

**From:** [Mrs. Woods](#)  
**To:** [DBEDT LUC](#)  
**Date:** Tuesday, March 2, 2021 11:46:47 AM

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Dear Land Use Commission,

Thank you for taking time to review my testimony in opposition to changing ag land to urban zoning for the ultimate development of Hokua Place. Too many times in the history of our island local leaders have sold out to developers. Please do not leave that legacy for yourselves. The concept of this development is absurd. We do not have the infrastructure to support it which you would know if you've ever been stuck in Kapaa traffic, not to mention sewer and water issues. More importantly, changing agricultural land that is key to helping our island provide for the people here is a dangerous mistake. We have seen how quickly the stability in our world can be shaken with the Covid Pandemic. At any time there could be some other disaster or war or pandemic that disrupts our shipping routes and leaves everyone on this island hungry or starving. Becoming sustainable isn't just an ideal, it is a matter of life and death. We need ag land to be farmed for sustainable island living, we do not need it handed on a plate to developers. I know there is an argument that Kauai needs affordable housing, but this is NOT the answer. If this county cared about affordable housing they would do something about all the empty houses owned by people who don't even live here. Please be part of the solution and not part of the problems by opposing the zoning change for proposed Hokua Place.

Denise Woods, RN  
Kapa'a, HI

**From:** [Mrs. Woods](#)  
**To:** [DBEDT LUC](#)  
**Date:** Tuesday, March 2, 2021 11:47:54 AM

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Dear Land Use Commission,

Thank you for taking time to review my testimony in opposition to changing ag land to urban zoning for the ultimate development of Hokua Place. Too many times in the history of our island local leaders have sold out to developers. Please do not leave that legacy for yourselves. The concept of this development is absurd. We do not have the infrastructure to support it which you would know if you've ever been stuck in Kapaa traffic, not to mention sewer and water issues. More importantly, changing agricultural land that is key to helping our island provide for the people here is a dangerous mistake. We have seen how quickly the stability in our world can be shaken with the Covid Pandemic. At any time there could be some other disaster or war or pandemic that disrupts our shipping routes and leaves everyone on this island hungry or starving. Becoming sustainable isn't just an ideal, it is a matter of life and death. We need ag land to be farmed for sustainable island living, we do not need it handed on a plate to developers. I know there is an argument that Kauai needs affordable housing, but this is NOT the answer. If this county cared about affordable housing they would do something about all the empty houses owned by people who don't even live here. Please be part of the solution and not part of the problems by opposing the zoning change for proposed Hokua Place.

Denise Woods, RN  
Kapa'a, HI

**From:** [Diane Ware](#)  
**To:** [DBEDT LUC](#)  
**Date:** Tuesday, March 2, 2021 3:15:48 PM

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Dear Land Use Commissioners,

Kaua'i has reached a tipping point. Our infrastructure is over capacity and failing and cannot sustain this kind of overdevelopment. The infrastructure, services & waste treatment abilities of the Kapa'a area cannot accommodate HoKua Place project.

1. This project is not a true affordable housing nor is it likely to provide average Kaua'i income earners with homes. In the EIS the developer makes the claim that Kaua'i needs housing yet fails to include in their assessment the hundreds of houses already approved, or being built, which do not require redistricting these agricultural lands for HoKua Place. In addition to the single family homes starting at over \$650,000, it's likely that owners of condos at Hokua Place will also have to pay a sizable maintenance fee each month as high as \$800 to \$1100. This is not affordable to low income working families.

2. There is limited wastewater capacity in Wailua. The Wailua Wastewater Treatment Plant and Transfer Station have already been fined multiple times by the State 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. Paving roads and pouring concrete for the proposed HoKua Place units will clearly add an additional burden to an already overburdened system.

3. Roads are already heavily overburdened with traffic and in poor condition. Adding 769 homes mauka of the Kapa'a bypass will turn the Kapa'a crawl into a parking lot. The infrastructure in this area cannot accommodate this development. Our roads are already heavily overburdened with traffic and in poor condition. HoKua Place at full capacity would bring about 1,300 additional vehicles to the ByPass, the roundabout and downtown Kapa'a. Furthermore, an outdated Traffic Study done by the state is not valid and the solutions proposed in the EIS to address traffic concerns were unrealistic and inadequate.

4. Lack of water availability is far reaching in the Kapa'a area. HoKua Place developers dug a well, which failed to provide water. It's not clear whether the county can provide water to this huge 760 house development. A water permit hasn't been issued to HoKua Place by the Dept. of Water. There are already apparently several lots in Kapa'a that can't get permits.

Respectfully,

Diane Ware  
808-967-8642

**From:** [Abi Jones](#)  
**To:** [DBEDT LUC](#)  
**Date:** Tuesday, March 2, 2021 4:20:41 PM

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> Dear Planning Department,

> Please please please do not approve the zoning of this subdivision, Hokua Place. Kapaa is already inundated by traffic, and they want to add to that ? Are they crazy? Please don't help destroy Kapaa, or this island any more by approving more construction, by turning yet even more farmland, which we crucially need, into overpriced houses for mainlanders to buy, especially construction that will add to Kapaa traffic directly !!! We are trying to become more food secure, we need more farms, we don't need MORE MAINLANDERS. We must first handle the Infrastructure, the sewage problem, and the traffic situation. Please don't let them buy you off like Kealia Kai bought Mary Ann Kusaka ! It s really up to you to control and stop these new subdivisions until the underlying infrastructure is handled. Don't let the developers, real estate, and construction, rule this island. Now is the time to develop other industries that are SUSTAINABLE AND ECOLOGICALLY APPROPRIATE And Hokua Place ISNT ! You are the protectors of this aina, please do your job with love and integrity!!!

Ps do you realize how fast the food would leave the shelves of all our food providers, in an emergency? Or if the Supply boats stopped coming?

> Most Sincerely,

> Abigail jones

**From:** [Regina Floyd](#)  
**To:** [DBEDT LUC](#)  
**Date:** Tuesday, March 2, 2021 4:32:20 PM

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My name is Regina Floyd and I currently live in Wailua Homesteads off Kuamoo Road. I have lived in this area of Kauai for 5 of 6 years now.

My personal concerns for this project are as follows:

1. **We need to preserve Agricultural lands** : During this CV19 pandemic, it has never been more obvious that Kaua'i MUST find a way to be self-sufficient to be able to feed her people. Thankfully, the many farmers stepped up and made ways for people with no means to get food, to have fresh fruits and vegetables. This was my first real exposure to the importance of growing foods on our island as I received free produce for several months. All of us know that should a big event happen that stops the ships and barges, we are in trouble as much of our current food resources are shipped in.

2. **We need AFFORDABLE HOUSING** for the people of this island, not affordable for people wanting to move here. The median house cost now is around \$800,000 making buying a home near impossible for most Kaua'i people, and after CV19 hit, Impossible for those who can't even work right now.

We need houses the working class can actually afford as well as affordable rentals. At home starting at over \$600,000 is not affordable to the majority of working people of this island.

3. **Wastewater** .. I live in Wailua and I frequent Lydgate where our current treatment facility is located. It can barely handle what we have now, never mind new homes. It is my understanding that 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.

4. **TRAFFIC:** Our Eastside Roads are already filled with too much traffic and are in poor condition. With barely any tourists on the island, traffic is back to a standstill from Kapaa town going to Lihue on weekend days, taking 30-45 minutes to get from Safeway to Kuamoo where I live. The bypass road, which is supposed to be an alternative is just as backed up and at key times, is standstill as well backed all the way up to the roundabout.

Some people take the back roads and use Kamalu. Having lived on that road too, I can tell you what a nightmare it is as people speed heavily at all hours and it's like having a freeway in residential neighborhoods where families and kids live and play.

Adding 769 homes mauka of the Kapa'a bypass will turn the Kapa'a crawl into even more of a parking lot. The infrastructure in this area cannot accommodate this development.

HoKua Place at full capacity would bring approximately 1,300 additional vehicles to the ByPass, the roundabout and downtown Kapa'a. I cant even imagine all the current traffic, rental cars back in full force and now 1300 more vehicles on the roads I must travel daily.

In addition, an outdated Traffic Study done by the state is not valid and the solutions proposed in

the EIS to address traffic concerns were unrealistic and inadequate.

5. **WATER:** There are already many places that can not get water. It is my understanding that HoKua Place developers dug a well, which failed to provide water. It's not clear whether the county can provide water to this huge 760 house development. A water permit has not been issued to HoKua Place by the Dept. of Water. There are already apparently several lots in Kapa'a that can not get permits.

6. **SCHOOLS:** Besides everything I've mentioned above, having had a child in the public school system (Kapaa middle and Kapaa High School) I believe our schools and critical community infrastructure are already too stressed. This shortage is evident in the lack of teachers in the Kapa'a schools, which are already at or nearing capacity with classroom sizes that make it difficult to receive adequate education.

I hope and pray you will reconsider this zoning change and OPPOSE it for the sake of our Kaua'i people, as well as people like myself who live and are affected by what happens in Kapaa.

Thank you for your consideration.

Regina

Regina L Floyd  
Digital Marketing Consultant  
SimpleOBD.com  
702 292 2372 (mobile)  
808 742 8424 (home)  
808 400 1460 (work)

**From:** [John Witeck](#)  
**To:** [DBEDT LUC](#)  
**Date:** Tuesday, March 2, 2021 4:35:33 PM

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Please turn down the change in zoning that would allow the HoKua development. Such development is not affordable and deprives the islands of precious agricultural land. Water and wastewater capacities would be taxed by allowing this development. Kapa'a will be changed in a negative way and Kauai's people will be harmed. Keep the country country and maintain the small town charm of Kapa'a!

We urge you to vote against the land use change!

John & Lucy Witeck



**From:** [Tina Taniguchi](#)  
**To:** [DBEDT LUC](#)  
**Date:** Tuesday, March 2, 2021 7:25:56 PM

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----- Forwarded message -----  
**From:** **Tina Taniguchi** <[tinammlt@gmail.com](mailto:tinammlt@gmail.com)>  
**Date:** Tue, Mar 2, 2021, 5:53 PM  
**Subject:** Hokua place testimony  
**To:** <[dbedt.luc.web@hawaii.com](mailto:dbedt.luc.web@hawaii.com)>

#### Hokua Place Testimony

Aloha, 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.

It is very noticeable that Kulana is being pushed ahead and if that continues (and it will since its near completion) that will already burden our community with traffic, and take from those who currently farming there (ex Kauai Animal Education Center).

This potential development of Hokua Pl 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 opportunity 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:** [Lisa Hennessy](#)  
**To:** [DBEDT LUC](#)  
**Date:** Tuesday, March 2, 2021 7:57:37 PM

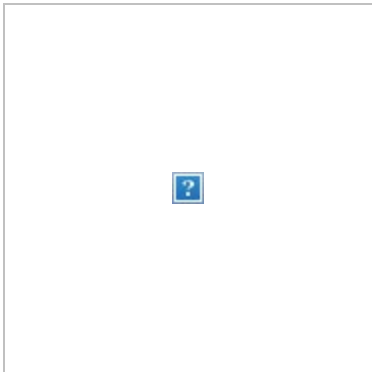
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## Testimony in OPPOSITION to HoKua Place

I would like to submit make known that I believe that HoKua Place would in now way at all benefit the local community. The destruction of precious farmland, the addition of even more traffic and the waste water problem would all have terrible effect on the environment and should be avoided at all cost!

Thanks for hearing me.

Best, Lisa Hennessy



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Lisa Hennessy  
Creative Director

[lisa@fernweh.land](mailto:lisa@fernweh.land)  
+1 310 614 9242



[www.fernweh.land](http://www.fernweh.land)

**From:** [Joanna Pokipala](#)  
**To:** [DBEDT LUC](#)  
**Date:** Tuesday, March 2, 2021 9:19:53 PM

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Aloha,

My name is Maile Resurrection and I am opposed to this development. I am opposed to this development because:

1. This project is not a true affordable housing nor is it likely to provide average Kaua'i income earners with homes. In the EIS the developer makes the claim that Kaua'i needs housing yet fails to include in their assessment the hundreds of houses already approved, or being built, which do not require redistricting these agricultural lands for HoKua Place. In addition to the single family homes starting at over \$650,000, it's likely that owners of condos at Hokua Place will also have to pay a sizable maintenance fee each month as high as \$800 to \$1100.
2. There is limited wastewater capacity in Wailua. The Wailua Wastewater Treatment Plant and Transfer Station have already been fined multiple times by the State 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. Paving roads and pouring concrete for the proposed HoKua Place units will clearly add an additional burden to an already overburdened system.
3. Roads are already heavily overburdened with traffic and in poor condition. Adding 769 homes mauka of the Kapa'a bypass will turn the Kapa'a crawl into a parking lot. The infrastructure in this area cannot accommodate this development. Our roads are already heavily overburdened with traffic and in poor condition. HoKua Place at full capacity would bring about 1,300 additional vehicles to the ByPass, the roundabout and downtown Kapa'a. Furthermore, an outdated Traffic Study done by the state is not valid and the solutions proposed in the EIS to address traffic concerns were unrealistic and inadequate.
4. Lack of water availability is far reaching in the Kapa'a area. HoKua Place developers dug a well, which failed to provide water. It's not clear whether the county can provide water to this huge 760 house development. A water permit hasn't been issued to HoKua Place by the Dept. of Water. There are already apparently several lots in Kapa'a that can't get permits.
5. In addition to maxed out infrastructure needs our schools and critical community infrastructure are stressed. This shortage is evident in the lack of teachers in the Kapa'a schools, which are already at or nearing capacity.
6. More than ever, we have recently been reminded with the COVID pandemic that we need to be protecting and preserving agricultural lands in each ahupua'a. We should be seriously reconsidering changes to designation and instead developing in areas already marked for urban and where infrastructure is built to suit.

Please stop to think about the community and their request to oppose this project.

Mahalo,

Maile

Sent from my iPhone

**From:** [Brett Woods](#)  
**To:** [DBEDT LUC](#)  
**Date:** Tuesday, March 2, 2021 9:22:04 PM

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Regarding the development in question Hokua Place Kapaa...if you allow developers to keep crowding Kauai for profit, we will all end up living like Maui or Honolulu. Why are you failing to see that we have to restrict development in order to preserve Kauai?

THINK... PLEASE.

The problems Kapaa and Kauai have with traffic is already bad enough...we don't want freeways, we don't want overcrowding on Kauai. Please stop allowing Kauai to be ruined by overdevelopment.

A few years ago I wrote a letter to the Editor and they published it as an article...none of the issues brought up then have been addressed in a way that actually makes sense for the majority of the people of Kauai. While a very small minority wants to build, build, build, to make money...we all have to pay the price while they leave to find somewhere else to speculate/develop and usually ruin as they overdevelop it and burden the population with taxation to develop the infrastructure, that is then desperately lacking. Make them pay for the infrastructure and the profit margins will be less appealing.

Mahalo,

Brett Woods RN

**From:** [Greg Yost](#)  
**To:** [DBEDT LUC](#)  
**Date:** Tuesday, March 2, 2021 9:41:32 PM

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Hi Guys!

We have too much traffic to increase density. No re- zoning Ag land should be allowed or considered.  
Thank you.

Sincerely,

Greg Yost

**From:** [rexann dubiel](#)  
**To:** [DBEDT LUC](#)  
**Date:** Tuesday, March 2, 2021 9:59:58 PM

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I oppose changing the zoning from Ag to Urban for HoKua Place.  
Don't do it!  
Rexann Dubiel Shanahan  
Veteran Public School Teacher  
Hawaii resident since 1974.

Sent from my T-Mobile 4G LTE Device



**From:** [Kahaka Patolo](#)  
**To:** [DBEDT LUC](#)  
**Date:** Tuesday, March 2, 2021 10:21:17 PM

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A'OLE. Agricultural lands are for agriculture for food sustainability . How Insulting to the rightful heirs to these lands. Cease and desist immediately

**From:** [philipki@hawaii.edu](mailto:philipki@hawaii.edu)  
**To:** [DBEDT LUC](#)  
**Date:** Wednesday, March 3, 2021 6:29:44 AM

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Aloha,

I oppose the development of HoKua Place. I don't believe that building housing around decrepit infrastructure is pono. The stress placed on sewage, roads, and Kapa'a's schools from the additional people that will live there are inadequately and inappropriately addressed. Please rescind the development of HoKua Place.

E mālama pono,  
Philip Kitamura

Graduate Assistant, [Price Lab](#)  
Dept. of Natural Resources and Environmental Management  
University of Hawai'i Mānoa | Sherman 101 |