

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

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 |

From: [Valerie](#)
To: [DBEDT LUC](#)
Date: Wednesday, March 3, 2021 9:33:08 AM

Aloha.

Please consider strong opposition from myself, and others, who will be IMPACTED by the ramifications of this large project for decades, should it's land use designation change from agriculture to urban, to allow the project.

We cannot build out Kauai without first upgrading our tiny roads. For any new project in or near Kapaa, the Wailua Bridge must be upgraded to handle the current load as well as the extra load resulting from the Hokua Place development. Additionally the project offers no mitigation for upgrading the Lydgate Sewage plant which had 3 overflows within weeks of each other 2 years ago. This project, plopped down at the edge of Kapaa, will just add to it.

In non-pandemic times we can't move on the little highway during many hours of the day, and now we can expect added overload if the immense project is built. Yet the claim is, even with 769 residences, only 487 vehicles will be added to our AM peak traffic and 560 for peak PM traffic. *Those numbers are extremely low, as if only 1/2 of one working person would be living in each of these residences and working during the day.*

We can't handle any more vehicles on our tiny road even with the state proposed extra lane through Wailua for a distance of .7 miles from mile marker 5.9 to marker 6.6. The structurally deficient Wailua bridge is not being altered.

All of Hokua Place's claims will do nothing to help our hopeless traffic situation or reduce Lydgate Sewage Facility's propensity to overflow into the river, ocean, park and roadside. The project instead will add significantly to these problems. Lydgate Pond was closed 2 years ago due to sewage spills for multiple months.

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

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

Let's finally do our planning right. Thank you for your kind consideration for the people of Kapaa, island residents living elsewhere trying to drive through it, and for those who swim in ocean waters preferably without months of beach closures for

sewer overloads.

Valerie Weiss
Wailua Homesteads

From: [Susan Stayton](#)
To: [DBEDT LUC](#)
Date: Wednesday, March 3, 2021 12:03:07 PM

Dear Land Use Commissioners,
I am writing in opposition to **Hokua Place**. The reasons to oppose this development are many.

We cannot afford to downgrade vital agriculture land to residences. Kauai needs to have more farming, not less.

This project is not for Kauai residents, it is for wealthy mainlanders or foreigners. We need more affordable housing, not more luxury homes.

The infrastructure in that area is deplorably inadequate. The county should not have to pay to upgrade roads, sewers, water supply, and schools just so someone can make a huge profit.

Thank you for your consideration,
Susan

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Susan Stayton
PO Box 1113
Lawai, HI 96765
808-651-9070

From: [Janice Glennie](#)
To: [DBEDT LUC](#)
Date: Wednesday, March 3, 2021 12:17:13 PM

Aloha commissioners,

I'm writing in opposition to the HoKua Place Development on Kaua'i. Though I reside on Hawai'i Island, the ramifications of projects like this can be felt in other places when similar determinations can be made that affect our futures.

Lack of water, truly affordable housing, infrastructure (including insufficient roadways and schools) are just some of the reasons this project should be nixed.

I've been in an agricultural related business in Kona for 35 years. From my perspective and also from knowing how developers can try to skirt their responsibilities in lieu of greater profits while leaving those debts to taxpayers to pay later, I ask that you listen to the people of the state who understand that it's more important to protect and preserve ag lands than to develop them for short-term, private profit.

Please say "NO" to HoKua Place Development.

Mahalo and sincerely,
Janice Palma-Glennie

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

Tel#808-324-0093
Cell#808-989-3549

From: [Barbara Barry](#)
To: [DBEDT LUC](#)
Date: Wednesday, March 3, 2021 12:44:04 PM

Aloha,
I oppose this.
Mahalo,
Barbara Barry

From: [Patricia Blair](#)
To: [DBEDT LUC](#)
Date: Wednesday, March 3, 2021 12:57:02 PM

I oppose HoKua Place Development.

Patricia Blair, Kailua. Sent from my iPad

From: [Dan Freund](#)
To: [DBEDT LUC](#)
Date: Wednesday, March 3, 2021 1:10:19 PM

I write in opposition to the Petition To Amend the Land Use District Boundary for three reasons:

First, it forever alters land planned and set aside for agricultural use. While I understand the lure to a developer to buy cheap ag land and sell expensive residential land, it is better for Kauai for developers to build on land planned for residential purposes.

Second, it adds 760 homes to a rural area that does not have the infrastructure to support an urban development. While the widening of Kuhio Highway south of Kapa'a will support more traffic heading to Lihue,, there are no similar changes in store for the two-lane roads in Kapa'a and points north. No doubt this limitation was in the minds of those who set this land aside for low-traffic agricultural use.

Third, given the developer's proposed prices, it does nothing to solve Kauai's affordable housing crisis. If we're going to lose ag land, let's lose it to housing that benefits the citizens of Kauai.

- Dan Freund
5609A Honua Rd.
Kapa'a, HI 96746

From: [eliel starbright](#)
To: [DBEDT LUC](#)
Date: Wednesday, March 3, 2021 1:15:54 PM

I opposition this change in land use designation. Kaua'i has reached a tipping point. Our infrastructure is over capacity and failing and cannot sustain this kind of overdevelopment. Eliel Starbright, Kapaa ,96746

From: javedmaksoodkauai@gmail.com
To: [DBEDT LUC](#)
Date: Wednesday, March 3, 2021 3:26:20 PM

To

Whom it may Concern

Aloha, I am writing this email to let you know that I am against "The Hokuia Place Development".
Please stop this development.

Mahalo, Javed Maksood.

From: [Meredith Buck](#)
To: [DBEDT LUC](#)
Date: Wednesday, March 3, 2021 5:34:30 PM

Aloha,

My name is Meredith Buck and I live in Kailua Kona. **I am writing to express my concern for my extended community on Kaua'i and my strong opposition toward Hokua Place.**

My first concern is that the **proposed housing will be truly unaffordable** for local residents, instead making way for gentrification, which in turn leads to cultural displacement. This threat is heightened when rural areas are urbanized, as is the proposal for Hokua Place. The environmental, cultural, and overall health impacts of urbanization will quickly outweigh any economic benefit of pursuing this project.

I am also saddened to see the **vast loss of agricultural lands** across the pae 'āina, and especially on O'ahu and Kaua'i. Over 90% of the food in Hawai'i is imported, and this places the entire population at grave risk in a time where climate change is moving quickly out of our control. Instead of redistricting ag land into urban, existing ag lands should be utilized for the good of the citizens to produce food and raw materials, possibly even for export to supplement Hawai'i's economy.

Further, **Infrastructure and services in the community are already maxed out.** This includes roadways (which are often in disrepair and clogged with traffic); water service (which is simply not available); wastewater (which repeatedly overflows and spills into the ocean as it is); and education (which as i'm sure you are aware has teachers on starvation wages and class sizes bursting at the seams). There simply isn't room for 760 new homes in Kapa'a.

Though I am not a resident of Kaua'i, I have many friends and extended community ties to Kaua'i, and I know precious people who would be impacted negatively (an understatement) by this proposed development. I may not be there, but **I am invested in the community's effort to protect their right to live** as comfortably as possible on a tiny, overburdened, island.

I urge the Land Use Commission to reject and abandon Hokua Place, and instead find creative and regenerative ways to empower the community to be self-supported and deeply nourished.

Mahalo nui loa for your time. I look forward to meeting with all in Wednesday morning's hearing.

I ka lōkahi ē,

Meredith Buck
96740

From: [Danny Balogh](#)
To: [DBEDT LUC](#)
Date: Wednesday, March 3, 2021 9:04:28 PM

Aloha,

I live in Kapahi and own a small 1 acre farm lot. We are zoned agriculture and have taken to the land to grow a variety of crops that is shared in our community and for sale at various stores and businesses. My wife and I also work regular jobs to support our family and pay our taxes.

Hokua Place presents many problems for people in our community in the Kapaa area and it would be a serious mistake to allow the land developers to profit wildly while the rest of our community would suffer from already overloaded roadways. Adding over 1000 cars to the Kapaa bypasses and round-about will undoubtedly cause even more Traffic delays and cause people to be late to their jobs and appointments.

Since we import most of our food here on Kauai, having large tracts of agricultural land is important for the future of our children and the generations to come. It is highly likely that at some point this island will need to become more food independent and these agricultural zones provide space for that to happen. If developers such as this are allowed to pressure our government to make changes that will only benefit a handful of developers, it will encourage others to do the same, setting a dangerous precedent.

The future of this island is in your hands to decide what is more important, long lasting food security or making a quick buck while overwhelming an area already struggling with infrastructure problems.

Please make the pono decision and STOP Hokua Place from turning paradise into parking lots.

With Sincerity,
Daniel Balogh

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~ Chef Danny Balogh
(808) 651-1382



From: [roger harris](#)
To: [DBEDT LUC](#)
Date: Wednesday, March 3, 2021 7:32:40 AM

Pineapple



Please note the following dissension (from a 20-year resident) to allowing this development to go forward on Kauai.



Yahoo Mail Stationery

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 and possibly from the Aloha state. 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. I am told that there are already several lots in Kapa'a that can't get permits. Water is/will be the next oil/gold for Hawaii as well as the world.

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,

Roger Harris, 420 Molo St., Kapa'a, HI 96746