

**From:** [Lurline B Bettencort](#)  
**To:** [DBEDT LUC](#)  
**Date:** Thursday, March 4, 2021 12:13:48 AM

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The lack of infrastructure for volumes of water, roadways, & schools make this an impossible project to undertake in Kapaa.

Sent from my iPhone

**From:** [Lori Potter](#)  
**To:** [DBEDT LUC](#)  
**Date:** Thursday, March 4, 2021 7:01:18 AM

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I oppose changing the zoning for Hokuia Place development. I do not want to see this development move forward..thank you...Lori Potter

**From:** [Lisa Parker](#)  
**To:** [DBEDT LUC](#)  
**Date:** Thursday, March 4, 2021 9:51:48 AM

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This is a letter to oppose the proposed new HoKua place development. I am opposed to the development for the following reasons:

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. Given that the Hawaii State legislature is having a hard time passing even raising the minimum wage to \$12 hr how are the hard working local people supposed to afford to buy these "affordable houses?"
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. And what about the development that is already going forward on Olahena that will tap into all the same deficient infrastructure and resources? This new subdivision will already tax the limited resources beyond their capacity and feed more cars into the overloaded traffic situation.
7. 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.

The whole thing is a bad idea for so many reasons. Kapaa will be in a constant traffic gridlock with no way for people to pass from north to south because the traffic will be so overloaded that it will just be at a constant standstill. It was already bad enough. With the development on Olahena it will get worse and with this development it will be impossible.

Mahalo for your time and consideration of this matter.

From a very concerned resident of Kapaa,  
Aloha,  
Lisa Parker  
5956 Lokelani Rd.  
Kapaa, HI 96746

**From:** [Patrick's Public Mail](#)  
**To:** [DBEDT LUC](#)  
**Date:** Thursday, March 4, 2021 10:04:11 AM

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Briefly, I want to declare my opposition to the approval of the HoKua Place development.

As a resident of Kalaheo, this would affect me far less than Eastside and Northshore residents. But, I cannot in good conscience remain silent as Kauai continues to overbuild its infrastructure. Kapa'a roads, schools and public utilities are clearly overburdened now.

In my opinion, for the Council to allow this massive development to move forward without adequate systems in place to assimilate the influx of people, traffic and waste would be irresponsible governance.

Respectfully,

Patrick W Owens  
4634 Lae Road Apt B  
Kalaheo, HI. 96741

**From:** [Claire Ortega](#)  
**To:** [DBEDT LUC](#)  
**Cc:** [Kevin Ortega](#); [Claire Ortega](#)  
**Date:** Thursday, March 4, 2021 3:06:59 PM

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Re: Hokua Place

We are very concerned about this new mega-sized development at the roundabout area. We have been here 6 ½ years and have recently built a house on 3+ acres. We absolutely love the nature of Kauai and the agricultural areas. The traffic is really difficult through Kapaa and the infrastructure is not set up to accommodate the added 900+ cars moving about in the area multiple times a day. During this pandemic, we are still seeing quite a bit of traffic for residents through Kapaa and know that increasing the number of tightly developed units in this congested area will make it impossible to move about the island. When we reopen, we include the tourists to the island and that makes the congestion even greater.

Regardless of the traffic this development should scale back the number of houses they propose so as not overwhelm the already burdened infrastructure and **keep similar** to already existing Wailua home lot sizes instead of making the proposed densely-populated development.

If you allow the transfer of this agricultural land to urban land for this mega-development or even a scaled-back development, the developers themselves should absorb the cost of creating more road infrastructure through Kapaa both of the north and southbound sides, including through town. They should absorb the ongoing costs of maintaining these expanded roads. They should also absorb the costs of upgrading and maintaining the expanded use provided by Wailua Wastewater Treatment Plant and Transfer Station. To illustrate the point, the island suffered a lost opportunity of exacting the developers from paying for infrastructure upgrades and maintenance costs around the junctions at the KB Homes development in Hanamaulu.

Aloha,

Kevin & Claire Ortega  
6294N Olohena Rd Unit N  
Kapaa, HI 96746

**From:** [MDENTE@hawaii.rr.com](mailto:MDENTE@hawaii.rr.com)  
**To:** [DBEDT LUC](#)  
**Date:** Thursday, March 4, 2021 3:50:13 PM

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TO: Hawaii Land Use Commission  
RE: Hokua Place request for zoning change

I am objecting to any change in the zoning being applied for by HG Joint Venture LLC (Hokua Place). The change being requested is from Agriculture to Urban. Following are my reasons.

1. The access and egress plans for any residential planned unit at this location are extremely problematic. Since this issue has been brought up many times during the other hearings, with absolutely no answers by HG Joint Ventures LLC to the many questions asked. With a huge amount of vehicles dropping off and picking up students twice a day, the traffic being held up in front of and both sides of the school is horrendous. Trying to solve the problem with a round-a-bout upon an existing ridge would be extremely expensive and who would pay for that?

Also, access and egress from or to the Cross Roads Fellowship Church on the bypass road, with their 3 meetings a week, some in the darker evening hours, will be very dangerous with not enough warning of oncoming vehicles heading North because of a steep hill approaching the Church driveway.

2. The well, drilled by the applicant should never pass the health inspection as it is within a few feet of a very polluted stream that runs year round, traveling through cattle, wild and domestic pig areas. And, no other source of water has yet to be acquired by the applicant.

3. Sewage treatment availability is questionable in the future with several large developments having already been approved by Kauai County to be built.

4. If Hokua Place or another similar residential project is actually allowed on this property, with a planned area for a commercial neighborhood store, it will never survive financially without having a liquor license. That would have to be applied for and accepted after the store is built, as experienced by the Wailua Market and the Menahune Mkt on Kawaihau Rd. Having a store this close to a school is dangerous for several reasons.

a) Students buying junk food before and after school, contributing enormously to obesity and diabetes, and b) having access to alcohol purchase in this location would cause a large amount of traffic trying to access the road by the school.

I would appreciate your consideration of all my concerns and confirmation that you have received this letter.

Thank you.

Marj Dente, over 30 year resident property owner  
6335 Waipouli Rd., Unit B, Kapaa, HI 96746, 808-823-8162

**From:** [Angeline Zhou](#)  
**To:** [DBEDT LUC](#)  
**Date:** Thursday, March 4, 2021 11:40:20 PM  
**Attachments:** [Testimony Ang.pdf](#)

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

From: **Angeline Zhou** <[zhouay@hawaii.edu](mailto:zhouay@hawaii.edu)>  
Date: Thu, Mar 4, 2021 at 11:39 PM  
Subject: TESTIMONY re: HoKua Place Development - THANK YOU  
To: <[dbedt.luc.web@hawaii.edu](mailto:dbedt.luc.web@hawaii.edu)>

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**Angeline Zhou**  
[zhouay@hawaii.edu](mailto:zhouay@hawaii.edu)

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**Angeline Zhou**  
M.D. Candidate | Class of 2024  
University of Hawai'i John A. Burns School of Medicine  
[zhouay@hawaii.edu](mailto:zhouay@hawaii.edu)



To me, intentional timing and thoughtful discussions are really the root of success. They go hand in hand, as discussions may illuminate what timing is the most appropriate, and time given to something may create the space for important discussions that otherwise would not have happened. I urge you to not approve changing the land use designation from agriculture to urban in the 96 acres of ag district land, which would only expedite the building of the 769-unit subdivision known as HoKua Place. More housing is not a problem. A poor plan is the problem. I am worried that the current roadway, water, and sewer infrastructure does not create confidence in the success of any kind of large-scale housing project and thus the need to currently change the land use designation from agriculture to urban. If this goes through, it is the *current Kauai residents* who will have to suffer the unnecessary burden of compounded east side traffic problems, one possible downside among many others. I implore you all, civil servants, to consider how a rezoning now would change not only the lives of those in the vicinity, but also their children and children's children. What are we adding to Hawai'i and what are we taking away -- and is this the appropriate timing? Mahalo