

From: [laurag](#)
To: [DBEDT LUC](#)
Date: Friday, March 5, 2021 11:26:23 AM

I am so sorry that we have to continually defend against irresponsible zoning changes. There seems to be a big push during a pandemic to get things passed while the public is distracted and unable to testify on things that will affect them profoundly. Many people do not know how to use zoom, or they do not have a computer. We must start protecting our environment and finally act like we live on tiny finite islands. We need to focus on converting to green infrastructure and green retrofitting. That is where the jobs are and where our future is. Stop the zoning changes. We are wasting precious time defending against bad development. Mahalo, Laura Gray R.N.

From: [Buffy Sainte-Marie](#)
To: [DBEDT LUC](#)
Date: Friday, March 5, 2021 1:14:48 PM

To All Concerned,

This is in regard to proposed changes regarding HoKua Place, LUC Docket No. A11-791/HG

Please record my testimony
IN OPPOSITION to the change in land use designation.

I DO NOT SUPPORT attempts to change 96 acres of Agricultural District Land to Urban District Land to build 769 units on the Kapa'a Bypass Road.

- I am concerned for urbanizing and overdeveloping our beautiful island, which is our most important resource for both kamai'inas and visitors.
- Our infrastructure is already overloaded and our ability to provide services and waste management cannot cope with development of the proposed HoKua Place project.
- Our traffic is awful, our roads need more help than ever as populations increase, our overcrowded schools need our serious attention, and we have obvious sewage problems evident to anybody who walks alongside the ocean.
- Our natural environment is already threatened and further gentrification will negatively affect local people who are already struggling to maintain our Kaua'i way of life.

The Kapa'a Bypass Road is a beautiful, natural, agricultural treasure. For commuters through Kapa'a, it's both a convenience and a respite from what newcomers are fleeing in trying to urbanize agricultural Kaua'i.

I pray you decline this initiative, and keep Kaua'i *Kaua'i*.

Yours sincerely,

Buffy Sainte-Marie

Kaua'i resident for over fifty years.

From: [Carol Beardmore](#)
To: [DBEDT LUC](#)
Date: Friday, March 5, 2021 2:29:39 PM
Attachments: [Hokua Place testimony 3-5-21.docx](#)

Aloha:

Please find attached my testimony in OPPOSITION to changing the zoning for HoKua Place, we need to keep it in Agricultural designation.

I very much appreciate the opportunity to submit my testimony.

Mahalo nui loa
Carol Beardmore



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(808) 639-4524 willie.cb@gmail.com

To: Hawaii Land Use Commission, dbedt.luc.web@hawaii.gov

Re: HoKua place, Kapa'a, LUC Docket No. A11-791/HG

Date: March 5, 2021

Aloha:

May I respectfully submit my OPPOSITION to changing the zoning for HoKua Place, it needs to stay Agricultural designation.

The developers of Kapa'a Highlands – now HoKua Place - knew, and were very much aware, when they purchased this property that it was zoned Agricultural land. Their intent was always to rezone it, develop it, flip it, and walk away with their multi-millions, leaving our residents (and tourists) with all the mess they will leave behind, cast in stone, forever. They never had any intention of doing agriculture, but with their highly-paid consultants and lawyers, know how to navigate the system.

This project is not true affordable housing nor is it likely to provide average Kaua'i income earners with homes. They are touting it as "affordable" - it makes it more warm and fuzzy – as does now giving it a Hawaiian name. I attended a Wailua-Kapa'a Neighborhood Association presentation by Greg Allen a few years ago when it was still Kapa'a Highlands. I asked him about the affordable housing, and he said it would be "up to 30%". So I asked that, in theory, that could mean 0.5% or 1% - as that is **up to 30%....**, and he got very angry. He also kept insisting he was NOT a developer, which drew some ironic laughter and "of course you are's!" from those assembled. Their \$ amounts for the housing also do not take into account the monthly Maintenance Fees they will also have to pay, which will be a significant addition to the housing cost itself – not reflected in their documents and therefore misleading.

An estimate of vehicles from HoKua Place, they say 1,300 vehicles for 769 units. That's only two per unit. You know the actuality will more likely be 4 cars per "affordable" unit at the very least which is more like over 3,000 vehicles so their traffic estimates are WAY off target. Our rural (and yes, this area is RURAL, not URBAN,) country lanes are very narrow and winding (with huge potholes I might add). Olohena Road and the Bypass just cannot take this extra burden with this HUGE development. Oh yes, and they're going to "preserve the rural-like ("like"?) character of Kapa'a". **No they're not!** They're going to ruin our rural, green, and lovely, AGRICULTURAL area with URBAN sprawl and an even worse traffic nightmare! The Traffic Studies they have used are from 2015, 2017, also way, way out of date. Visitor traffic is of course way higher each year due to marketing efforts. So out of date.

None of this makes sense in this area. It would have made more sense for the developer to have purchased land in Lihu'e which was already zoned Urban. With all Lihu'e's many extra new and wide roads and highways all over the place now it would have been more viable, as Lihu'e does not have the road/traffic issues as does Kapaa.

Whether we like it or not, tourism is our mainstay on Kaua‘i. Without it, our economy would completely collapse. It’s bad enough that I have to sit in traffic for hours, but I feel so sorry for our visitors, who have come here expecting paradise. Instead they wait in traffic for hours just like they did back in LA. Why would you come here and waste your vacation just sitting in traffic when you can do the same thing at home for free? How frustrating. We desperately need the dollars from tourism, and I have seen many letters to The Garden Island newspaper from visitors (some of whom have been coming for many years), shocked at how bad the traffic is in Kapa‘a, and thinking they may not return until we do something. The extra stress on everyone is changing the face of Kaua‘i too – at least in Kapa‘a. What used to be the land of aloha is now the land of anger and rage in some cases – unfortunate but true. Another blow to tourism.

Albeit a little relief due to COVID-19 temporarily lessening visitor numbers right now, the Kapa‘a Crawl is road rage daily. I work in Kapa‘a and live in Wailua so turn south on to Kūhiō Highway every afternoon. We just sit. And sit. The traffic coming north from Līhu‘e turning up to the Bypass, and the traffic coming out from the Bypass heading south causes major gridlock. Just too many people for too few lanes. There are so many near misses with people driving crazy and cutting in and missing you by inches, it’s insane. I see crazy driving daily. It’s deadly.

The Kapa‘a Bypass already gets backed up, particularly heading south a.m. and p.m., by people trying to beat the madness of the overloaded traffic on Kūhiō Highway to get to Līhu‘e, and please don’t even try to go north on the Bypass on a Wednesday afternoon, when they hold the Farmer’s Market by the Armory in Kapa‘a. You’ll get stuck in traffic halfway up the Bypass and will sit there for 45 minutes, attempting to reach the roundabout less than a mile away. The same when you’re trying to head from Kapa‘a town up Olohena Road on this same Wednesday. With all the traffic coming from the north on the bypass, from the south on the bypass, there is total gridlock and road rage with too many people for too few, small roads. And they’re going to add another lane down from the HoKua development down to the Bypass road with extra thousands of vehicles? Madness. Complete madness.

Our already fragile infrastructure just cannot take this. We have to make sure our infrastructures are in place, roads, water, sewage (we had serious and major sewage collapse issues recently from old and apparently improper sewage infrastructure in Wailua which snarled the highway for days and the effluent polluted Wailua Bay), etc. before we do any more development. For too many years, it has been the other way around, and has to stop, for all the logical reasons. Now add in the Coco Palms redevelopment to the wastewater issue. 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. HoKua Place will be using this Wailua Bay sewage system, which has already backed up WITHOUT all the extra sewage waste from these homes.

Fresh water access to this area is also limited. The current source relies on Grove Farm’s Waiahi surface water treatment plant. There are already existing concerns with this facility’s ability to provide water, including the absence of a NPDS wastewater permit with the State since May 2016 and ongoing litigation relating to the unpermitted taking of water from streams in conservation areas. Not to mention the water plant is already at or near capacity. 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’t get permits.

Our Agricultural land is FINITE, and shrinking drastically as we speak. Once it’s gone to development it won’t come back, it’s gone forever. All these lands used to be viable for sugar cane and pineapple, and could be viable again for multi-faceted agriculture. Which is what the intent of the current long-time zoning is. Agriculture. The owners could always lease out small, or quarter, half or one-acre lots to local people to farm so we can actually produce some more of our own food here, have fresh Kaua‘i produce and stop importing so much stuff. HoKua Place could become HoKua Agricultural Farms (and Market?) instead! Wouldn’t that be awesome? Food security is SO important, particularly when you’re just a dot in the ocean, the remotest islands on the planet and this would be a wonderful opportunity for some small grass-roots organic agriculture which would not need to depend upon a barge to get here and feed our people.

Malama Kaua‘i, a community-based nonprofit organization that focuses on advocating, educating, and driving action towards a sustainable Kaua‘i is already active and successful on the north shore/Kilauea area with many local farmers. Maybe HoKua could copy their concept? We have already seen, due to COVID-19, that many supermarket shelves are empty of our produce staples. We need to grow our own food! Keep this Ag!

Will there ever be a time when Urban land gets converted to Agricultural? I don’t think so, I wish! This is a one-way highway (so to speak). I’m not against building a *truly* affordable housing development. It just needs to be in the right place, with appropriately zoned land and sufficient infrastructure in place **first**. Kapa‘a just cannot handle this. Lihu‘e would be a more logical option with so many businesses and shops being walkable.

There is already the looming Coco Palms traffic and infrastructure issues (looks like they are starting on the rebuild with construction material and heavy equipment in its driveway), plus the development of the lot between the Sheraton Kapaa and the Kaua‘i Coast at the Beachboy, permitted a long time ago, despite their negative consequences on traffic, especially during hurricanes/tsunamis. The evacuation route is our same, one and only, two single lanes Kūhiō Highway, and Kapa‘a Bypass, which just cannot take these extra vehicles. But it has so been deemed. We’ll just sit there in traffic and we’re all gonna die. We have one road, two single lanes. And it aint gonna change. It just cannot take any more. Neither can we, please.

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 and it would majorly compound east side traffic problems. To top it off there is insufficient water access, public services and infrastructure solutions to meet the HoKua Place project’s needs. 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, and our coral reefs and environment buckle under the stress of over development.

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. Given the recent pandemic we should be pausing and reassessing our priorities and preserving our east side agricultural lands and the kind of future we want for our keiki.

I speak for many of my friends and `ohana here. I implore the members of the Land Use Commission to keep this land in Agricultural zoning. Let's feed our people! Personally, I'd love some arugula!

My apologies for my lengthy testimony, but it is so important to me that we try our very best to retain our shrinking Agricultural lands before it is too late – we are **The Garden Island** – and we need food for our people.

Thank you very much for your time and consideration.

Mahalo nui loa,



Carol A. Beardmore

From: [Jane Sezak](#)
To: [DBEDT LUC](#)
Date: Friday, March 5, 2021 6:43:39 PM

I am writing to OPPOSE the development of HoKua Place.
I oppose changing the land designation from Agricultural to Urban.
Traffic, infrastructure, waste treatment (it is close to the ocean and our fragile reefs)
and it is not affordable housing to boot.

I was driving south through Kapaa today -Friday March 5th. It was the first time in a year I was stuck in traffic. It reminded me of the days before the covid shutdown. Nightmare traffic, bypass road totally jammed, bumper to bumper, and there are not even that many tourists on island. The last thing Kapaa town needs is a large development with hundreds more cars and hundreds more toilets.

It is time to simplify, rather than magnify the existing problems in Kapaa town.
It is not like the Wailua wastewater treatment plant is operating well. Fix the ailing infrastructure before you consider adding onto an overtaxed system.

I have lived in Kapaa since 1986. The overdevelopment of Kapaa is heartbreaking.
Thank you for considering my testimony.

Jane Sezak Kalama Road Kapaa, Hi

From: J@HH
To: DBEDT.LUC
Date: Friday, March 5, 2021 7:55:52 PM

Please oppose the proposed HoKua Place Development.

Unresolved and maybe unresolvable issues include increased Kapaa traffic congestion and impossible emergency egress, which may needlessly cost lives.

Before allowing further housing and resort developments in the Kapaa area, please, sensibly resolve the Kappa traffic crawl first.

For instance, widen the traffic circle below the proposed development near the ballfield, replace major intersection traffic light bottlenecks with more traffic circles, and finally, finally, resolve the cultural dilemma of the Walua bridge bottleneck, such as restoring CoCo Palms as a cultural site in trade for bridge expansion support.

Mahalo for thinking outside the box, ohana.

Judah Freed,
HokuHouse.com
808-639-7277

From: [DROPBOX File Notification](#)
To: [DBEDT LUC](#)
Date: Friday, March 5, 2021 9:44:40 PM

stop the theft of agricultural lands. farmers grow food to feed life. if developers want to BUILD, the infrastructure should be looked at, for instance, waste water treatment, water supply to the new community, schools, roads to the highway which is already congested, lighting , power lines, recreation areas, no apartments of any sizes, and deep thought from all people involved with local contractors, all venues.....

From: [April Lee](#)
To: [DBEDT LUC](#)
Date: Friday, March 5, 2021 11:11:12 PM

Aloha Careful Commissioners and Board Members of the Land Use Commission,

I have sold 594 new properties and been involved in many new developments in my almost 45 years of real estate. In loving this Island (even though I was born on Oahu), my heart grieves for what has become of Kauai. I have great concern over the misleading information used to seek your approval. I am so concerned for the neighborhood with the water situation there. I even read that the well that was drilled did not produce nearly enough water to be sustainable. So we are going to have less land to feed our families when an emergency arises...I am in a major prepping mode due to the increasing frequency and intensity of earthquakes on the Pacific Rim. They are steadily becoming a major threat. The Beautiful Island home is scarred by the chemical sprayers of seed farms genetically modified farms...a few of my friends have contracted cancer and I am so concerned the environment may be part of their problem. Let's give the population a chance at thriving by not selling off valuable aina to the highest bidder. I long for the 50' and 60's...We hung together and said NO! We had strength together and we were a united people protecting one another's health, rights and culture and we were all a minority. We need to find that respect to protect again. Let the wolves go somewhere else.



Hau'oli Makahiki Hou to you, April

Kohala Real Estate & 2nd Home Services, LLC

'Hawai'i Property Solutions, Personalized for You.'

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Please consider the environment before printing this e-mail

From: [Johnsttc](#)
To: [DBEDT LUC](#)
Date: Friday, March 5, 2021 11:13:52 PM

February 27, 2021

Hawaii Land Use Commission
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Honolulu, HI 96813
dbedt.luc.web@hawaii.gov

Aloha,

It has been brought to my attention that the proposed Hokua development near the Kapaa middle school on Kauai continues to progress despite a reluctance by the general public to see it through. I understand that on December 3rd of the year 2020, Liko Martin submitted a petition to intervene in the rezoning of the agricultural lands by Hokua Place. My concern is that this petition will serve as a mere stop gap measure and when no one is paying attention, business as usual will continue. I would implore the commission to reconsider the development of Hokua Place until appropriate forethought is given to the irreconcilable consequences of allowing the red ribbon to be cut and the ground to be broken.

Hokua place was never intended for the vast majority of Kauai's residents, with only 30% of the development allocated towards affordable housing and the remaining house sites sold at fair market value. Even the 30% that is allotted for affordable housing will likely still be unaffordable to most locals. If there was a time to protect and reclaim our agricultural lands, it is now. The global pandemic has destabilized our local economy, an economy that was built around tourism, an economy that has been built on a shifting foundation. When will the tourists be back and in what capacity? We can hope for the eventual return of our tourism economy, but if we have learned anything throughout these trying times, it is that we cannot singularly rely on one economic driver. We need to diversify our economy and rezoning agricultural land to residential development, no matter the density, is a step in the wrong direction.

A quick look at the Hokua Place website states that, "Hokua Place is a master planned, residential community offering sustainable, affordable housing. The environmentally-friendly Kamaaiana-style neighborhood will be developed on a former cane field near the historic beachside community of Kapaa Town (<https://www.hokuaplace.com>)." What is Hokua Place's "master" plan for the 683 multi-family units on 96 acres (this equates to approx. 6,200 sq. ft. lots per multi-family house)? How do the developers intend to mitigate the dramatic increase in traffic already experienced throughout Kapaa and Wailua, and how do they intend to deal with freshwater resources that are already constrained? I question the sustainability and environmental-friendliness of such a high density development, and, more importantly, I question the notions of converting agriculturally zoned land to residential development when the state of Hawaii imports more than 93% of it's food.

We have become a food dessert; entirely dependent upon the exports of other food producing states and countries. Without tourism there is no economy unless we make a shift. I am not attempting to gloss over the challenges of such a transition, or the inherent challenges of agriculture as an economically viable compliment, but I do know that overdevelopment and complete reliance on tourism are dangerous and misguided. Kauai is suffering from rampant homelessness and an out of control cost of living. Hokua Place will not alleviate this, but a real agricultural community in its stead could. The property that Hokua Place intends to develop should be sold or leased to bonafide farmers, and should be done so affordably. The County of Kauai and more broadly, the State of Hawaii, must make allowances in their regulations for farmers to dwell on agriculturally zoned properties with the understanding that farmers must be adherents to general health and well being requirements and safe building practices.

Hokua Place will only further strain infrastructure that is failing. We do not need more development on Kauai. We need more appropriate use! A wise person once said, "Dig the well before you get thirsty". It's time to start digging the wells. The world is quickly changing and we must begin to adapt just as quickly. Encouraging the upstart of small-scale farms is a step in the right direction. Encouraging the unbridled development of Kauai's agricultural lands is a step in the wrong direction.

Troy Johnston

PO Box 1827

Kapaa, HI 96746