

**From:** [Bev Fagan](#)  
**To:** [DBEDT LUC](#)  
**Date:** Saturday, March 6, 2021 3:08:59 AM

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Please do not change HoKua Place to Urban.  
Beverly Fagan

Sent from my iPad

**From:** [Abbey Holmes](#)  
**To:** [DBEDT LUC](#)  
**Date:** Saturday, March 6, 2021 6:56:31 AM

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To whom it may concern,

I am against the building of HoKua place in Kapaa.

There is a major housing shortage on Kauai. We need affordable housing. HoKua proclaims that only 30% of this housing could be affordable for local families while the rest is at market price.

This does not help the existing problems of the community, it would only create more.

With an already major existing traffic problem for the local community, it does not make sense to add a housing development without the proper infrastructure to support it.

Leave it green,

Abbey Holmes

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Abbey Holmes  
[www.findyourline.com](http://www.findyourline.com)

**From:** [Anita Kelleher](#)  
**To:** [DBEDT LUC](#)  
**Date:** Saturday, March 6, 2021 7:20:08 AM

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This is the wrong thing to do.  
I vehemently oppose this. The traffic impact alone would be horrific.  
Never mind the other list of offenses to the Aina

Anita Kelleher

**From:** [KKent](#)  
**To:** [DBEDT LUC](#)  
**Date:** Saturday, March 6, 2021 7:50:32 AM

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Please DBEDT - can we show some other ways to share aloha to the people, the land and our communities besides non stop development??

It's always about more consumers in Hawaii for economic gain. While it is challenging to explore options, we should try better to do so. Maybe downsize this project - I do not know much about it really being on the Big Island.

I see the same mentality state wide here for generations. Sell the Aina and pocket some profits with the trickle down effects spread around the community. And the resulting degradation of the island beauty instigated by leaders who should care more.

Thank you

KKent 808 938 9655  
kksolar@lava.net

**From:** [Cherie Kinchloe](#)  
**To:** [DBEDT LUC](#)  
**Date:** Saturday, March 6, 2021 8:00:03 AM

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I can't think of a worse case scenario for traffic, waste management, and loosing agriculture land. This needs to be stopped now!

Mahalo

Cherie Kinchloe

**From:** [Margery Freeman](#)  
**To:** [DBEDT LUC](#)  
**Date:** Saturday, March 6, 2021 9:01:21 AM

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Dear Members,

I hope you will all vote NO to changing the designation of Hokua Place from ag to Urban. What is the point of carefully studying what areas should be ag and what Urban, and then changing that designation shortly after? It shows the public that anyone can get a designation changed by just applying. There is no reason that area should be urban and there are many reasons it should not be urban. There are still plenty to areas for urban development without adding more, and we need to keep all the ag. land we can for growing food.

Please vote against this designation change.

Margery Freeman

4-820 Kuhio Hwy. #D405  
Kapaa, HI 96746

(808)823-1798

**From:** [Janet Pappas](#)  
**To:** [DBEDT LUC](#)  
**Date:** Saturday, March 6, 2021 9:08:09 AM

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Dear Land Use Commission,

The recent and ongoing pandemic reminds us that we must think carefully about the future of our islands. A large development at Kapa'a Town is NOT in the best interests of the community, particularly because of the stresses it would place on the infrastructure of the area. In addition, such a major change would alter the culture of Kapa'a Town forever.

Please oppose this life-changing development.

Jan Pappas

**From:** [Bless2u](#)  
**To:** [DBEDT LUC](#)  
**Date:** Saturday, March 6, 2021 9:22:04 AM

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Dear Commission

Honor the health and welfare of our Island home by voting to deny this project. The abundant negative impacts on our island infrastructure and on our island lifestyle are so obvious and numerous that it is a waste of time to innumerate - consider traffic, congestion & affordable housing to mention 2 of the biggest.

Vote for what is "right" for our residents at this time.

Thank You,

Fern Merle-Jones

7581A Koolau Rd

Kilauea Hi 96754

Resident since 1978

Sent from my iPhone



**From:** [Carl Berg](#)  
**To:** [DBEDT LUC](#)  
**Date:** Saturday, March 6, 2021 9:49:19 AM

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Dear Land Use Commission,

I am strongly opposed to changing the land use designation for Hokua Place, LUC Docket No.A11-791/HG from Agriculture to Urban.

As the pandemic has shown us, we on Kauai need to become more food self sufficient and less reliant on the tourist industry.

Changing the land use designation will simply rid the island of agricultural land for the benefit of high income families that are displacing local families by higher housing costs.

Plus, the island infrastructure cannot handle the resident population current needs let alone those of the visitors.

The proposed changes serves no one's bests interest save the developers.

Please deny the change in land use designation.

Respectfully submitted,

Carl J. Berg, Ph.D. (ecologist)  
2637 Apapane St.  
Lihue, HI 96766

**From:** [David Dinner](#)  
**To:** [DBEDT LUC](#)  
**Date:** Saturday, March 6, 2021 9:58:28 AM

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Dear LUC

There are some changes that are beneficial and there are some that are distasteful. Then again, there comes along one that will fundamentally change the direction and elemental nature of Kaua'i and push it in an unfavorable and irreversible direction. That is the situation with Hokua Place.

This development is a clear invitation to the incoming hordes of people who are buying up land on Kaua'i to increase their numbers. We have become a land raffle for the wealthy and this change will create an even more long lasting and unhealthy situation. In addition, considering the lack of infrastructure to support it, the town of Kapa'a and Kaua'i are destined to invest a tremendous amount of money and effort to support the plan or die trying.

Within easy memory is an era when travel around Kaua'i was a pleasure at almost any time of day. Kapa'a now represents a bottleneck that makes intraisland travel something that most residents dread. This increase in homes in the area planned will transform trips through Kapaa from a painful experience to an impossibility. Even the proposed increased lanes in Wailua will not stem the tide of increased traffic and the long delays. Or are we telling ourselves, "Oh, now we have a solution to some of our traffic woes, so let's jam it up again?"

At a time when we are expending every effort to retain our agricultural heritage and preserve our ag land, why would we consider stripping Kaua'i of land that is already designed to farm? This plan challenges our essential nature and we must stop it now. ***Please deny the zoning change.***

Mahalo for your consideration

Aloha  
David Dinner  
Kilauea, HI

David Dinner  
Rotary Club of Hanalei Bay, President 2020-2021  
Craniosacral work and Biodynamic craniosacral work, certified.  
Sent from my iPad with Aloha

**From:** [Sarah Randa](#)  
**To:** [DBEDT LUC](#)  
**Date:** Saturday, March 6, 2021 10:20:09 AM

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Resending this with correct subject line

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

From: **Sarah Randa** <[sarahranda@gmail.com](mailto:sarahranda@gmail.com)>  
Date: Sat, Mar 6, 2021 at 10:11 AM  
Subject: Testimony Hokua Place  
To: [dbedt.luc.web@hawaii.gov](mailto:dbedt.luc.web@hawaii.gov) <[dbedt.luc.web@hawaii.gov](mailto:dbedt.luc.web@hawaii.gov)>

Aloha,

I am writing a testimony to stop Hokua Place development. First of all I understand housing is in short supply on Kauai, but Hokua Place is not the answer. There are many more options and empty houses catered to tourism that could easily house residents and part time residents alike. On top of that instead of removing illegal shelters maybe the county could help make those shelters legal instead of kicking out the tenants. Kauai has an amazing opportunity to become more sustainable by growing and raising food for the people and animals of Kauai and reducing our demand for imports and filling our landfill. Let's think outside of the box.

This website, as I'm sure you know of, offers talking points that make solid arguments to not allow this development until at least some of these points are addressed.

<https://www.hapahi.org/blog/stop-hokua-place>

Keep our oceans clean from sewage and pesticide runoff, keep the Garden Isle full of gardens to supply the community with food. Have you been to the US Virgin Islands? They have no land to grow their own food! Almost all their fruit and veggies, and of course boxed food, is shipped in. Do not let this happen to Kauai. Let's be an example for sustainability!!!

Aloha,

Sarah Randa  
[Sahranda@gmail.com](mailto:Sahranda@gmail.com)

**From:** [STEPHENIE BLAKEMORE](#)  
**To:** [DBEDT LUC](#)  
**Date:** Saturday, March 6, 2021 10:52:11 AM

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No.

We need to keep this land agricultural.

We need to balance our island need for affordable housing with plans that consider traffic, job availability and quite frankly, community not developer needs. Community needs include self sustaining agricultural development by the people not the fat cats.

We need to stop allowing those few who stand to profit by this action sell off our island's chance to actually develop self sustainability through responsible agricultural practices. STOP selling us out.

No

[Sent from AT&T Yahoo Mail on Android](#)

**From:** [hollis@kauaivacationmassage.com](mailto:hollis@kauaivacationmassage.com)  
**To:** [DBEDT LUC](#)  
**Date:** Saturday, March 6, 2021 11:22:24 AM

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Aloha,

I am writing to voice my objection to the HoKua Place development in Kapa`a. I have lived on Kaua`i for 33 years and I've seen how the island has changed. I object to the development of lands that is not pono. Development on Kaua`i needs to have ALL of the land use zoning, environmental, cultural and infrastructure issues investigated. The development's effect on our traffic, water use, solid waste and waste water have not been adequately studied. The promise of low income housing is also not sound and does not address the needs of our local low income families.

If we continue to allow development of Kaua`i in this irresponsible manor, the island and life that we know and love will not exist in the near future. Our approach to taking care of our local community during the Covid-19 epidemic has shown us that local leadership in partnership with our resident population can be extremely successful in taking care of our own first even in challenging times. It will always pay off in the long run if we take care of our local community first. The beauty and rural nature of our island is why people come here. When Kaua`i residents, wildlife and the `aina are happy and healthy, our visitors have a good experience here. It all comes back to living and operating in harmony with our island.

Thank you for your consideration of my view on this projected development.

Aloha & malama pono,

Hollis Dana  
Kalaheo, HI

**From:** [Gabriela Taylor](#)  
**To:** [DBEDT LUC](#)  
**Date:** Saturday, March 6, 2021 11:31:38 AM

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TO: LUC Commissioners re Hokua Place Hearing FROM: Gabriela Taylor, a 49 year resident/property owner in Kapaa.

Commissioners, I am writing this final testimony with the intention to stop the zoning change for Hokua Place from Agriculture to Urban. Here are the reasons. Mahalo

1 TRAFFIC: The crippling traffic jams in the Kapaa area will soon return to the pre-Covid level when thousands of tourists, once again, rent cars. Long lines creeping along Kuhio highway, or totally stopped, will be common. An outdated traffic study from the developer is not accurate. The 1300 potential cars from Hokua Place will not only be stressful for Kapaa residents, but also those traveling through Kapaa to or from the North Shore.

2. WATER: Hokua Place developers dug a well that did not produce water and the county DOW has not issued a permit to Hokua Place. It's not clear whether the Dept of Water can provide water for the 760 dwelling development. Currently, the county is not issuing building permits on lots for new houses in several areas on the east side, eg Waipouli Road, for one. Kulana, the development close to Hokua Place, had to use their own water source and build a huge tank for storage, because they couldn't get water from the DOW .

3 AGING INFRASTRUCTURE: Sewage contaminated the Wailua River and ocean when a sewage main burst under a car approaching the bridge 3 years ago. Design standards used by the County Of Public Works were based on 1973 and 2008 references. The following information was emailed to me from Donn Acuda of the Waste Water Management Division. The Wastewater Management Division has **not** provided drawings on how this project would connect to the County sewer system. The County is unaware of how much flow will be produced by Hokua Place and whether the existing sewer system has enough capacity to accommodate this flow. The current Wastewater Management Division Chief, Jason Kagimoto, does not have the information to be able to determine whether Hokua Place can be serviced. The Wailua Waste Water Plant will have to be moved inland at some point due to rising sea levels.

4 .AFFORDABLE: According to Ron Agor, owners of condos at Hokua Place will have to pay a sizable Maintenance Fee each month from \$700 to \$1100. That fee is

ongoing, unless you sell the condo. Also, it's important to note that all of the home prices are quoted with the warning, " or Market Value", which of course means, they have an excuse to increase the selling price from that listed in the General Plan.

5. SCHOOLS: There is a shortage of teachers in the Kapa'a Schools, which are already at or nearing capacity. Surely, Hokua Place would house dozens of school age children.

6. FOOD SUPPLY ON KAUA'I: 90% of food is imported. That's why residents have to keep a stash of food and water at home, in case of a hurricane or other climate disaster. HP land is zoned Agriculture. A better use of this land would be to grow food, rather than houses.

**From:** [Leah Oliver](#)  
**To:** [DBEDT LUC](#)  
**Date:** Saturday, March 6, 2021 12:17:57 PM

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I am writing to state opposition to changing the land use from agriculture to Urban use. Its decisions like this that are so important, once you make these changes you forever change the landscape and alter the community and lifestyle. I ask you to please help preserve our island.  
Thank you,  
Leah Oliver

Sent from my iPhone



**From:** [Jenica Springer](#)  
**To:** [DBEDT LUC](#)  
**Date:** Saturday, March 6, 2021 12:30:30 PM

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Aloha I am submitting a testimony on behalf of being a long time resident of 14 years. We do not have the capacity on island to support a housing development at this scale. 769 new units that is not built for affordable housing does not support the local community. We are in a extreme housing crisis. As it is there are not enough water treatment and sewage centers and our streams and oceans are becoming heavily polluted with bacteria. It's unfair to add more traffic two are ready overly populated one lane highways. The traffic issue has not been addressed and more development will not help the issue anymore. We are running out of resources if there's extra money at all do you put towards building I suggest that might be put towards a proper ICU department at the Wilcox hospital. In Lou of everything that's happened with Covid this stands out as more of an important issue then generating off island folks to live in more expensive housing units. This testimony proves that I am one amongst many that believe this is a tragedy to do another development like this. Please do not let this happen I beg and urge you to reconsider more effective ways to support our local community. Feel free to contact me if you need any suggestions or help organizing. My name is Jenica Springer and my number is 908-591-3334 or my email is [Jenicaegspringer@gmail.com](mailto:Jenicaegspringer@gmail.com)  
Mahalo,  
take care  
please protect our island

Sent from my iPhone

**From:** [Lucinda Robertson](#)  
**To:** [DBEDT LUC](#)  
**Date:** Saturday, March 6, 2021 1:03:20 PM

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I am in opposition to changing the Land Use Designation for HuKua Place. I have lived in the Princeville Ag area on Kauai since 2001. 20 years is not a long time, but long enough to witness the slowdown and congestion of traffic through Kapa'a on our weekly trips into Lihue. You have to hit it just right so you don't long wait times on the highway. I can't imagine adding 769 homes to the area. You would need a major overhaul to the highway to accommodate such traffic.

I know we are in desperate need of housing for people with lower incomes and this does not appear to fulfill that need. We will just attract more people from off-island to move here rather than taking care of the people that already live here. I have many friends who can't find affordable housing (or any housing for that matter) because of the recent influx of people from the mainland buying up all the houses and forcing up the RE prices. Sad. Not to mention all the homeless people I see at Anini. Shouldn't they be taken care of first?

It also appears that the infrastructure (water, sewage, etc.) for the area is in real need of upgrading. A development such as this would overload the area.

Please do not change the land use for this development.

Thank you. Aloha. Lucinda Robertson 808 652-2036  
5385 Kapaka Street, Princeville, HI 96722

**From:** [Joan Levy](#)  
**To:** [DBEDT LUC](#)  
**Date:** Saturday, March 6, 2021 1:23:20 PM

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Dear LUC:

I am a Kapaa resident on Kauai since 1992. In the time I have been here, I am very well aware of how increased tourism and development has impacted infrastructure, traffic, and quality of life here.

We have already lost most of our view planes to the ocean alongside the South to North Kapaa Area corridor, to development.

The cost of property has skyrocketed for both commercial and residential ownership and rentals. My 4 bedroom house in the Wailua houselots has doubled in price since I bought it in 2003. If I had to rent I would have to accept a much smaller place and I would have to pay double what I pay for my mortgage and in fact would not be able to afford to rent a place on my own.

Recently with the pandemic and Kauai's safety bubble, there have been huge increases of property sales with higher and higher prices. A few weeks ago I read that the median price for a house on Kauai had escalated to 1 million dollars. This is unsustainable for the long standing residents of Kauai.

We have so much un-lived in property where the wealthy buy a home and then hardly ever occupy it. Or rent it out as a vacation rental bringing more traffic to residential areas and taking away yet another rental property for a Kauai resident.

Hokua Place is another high end property for more people from the mainland to come here to displace the local people who will never be able to afford to live there. The required provision for some percentage of low income pricing has so far been a total joke here on Kauai. Look what happened to the development on Kuhio highway at the southern end of Kapaa. The low income provision disappeared after 10 years, displacing people who had been living there. And these condo's at Hokua Place will have high maintenance fees from \$800-1100/month. That's on top of the high purchase cost. How can that possible be afforded by a person who qualifies for affordable housing.

If YOU were residents here and had to deal with the traffic problems we will soon have again as soon as Kauai opens up to tourism, I assure you, you would not want the additional 1300 cars streaming down into the heart of downtown Kapaa that will come from 760 new residents at Hokua Place. You would know that that would be completely untenable. And you would be writing your letters of testimony against this development right along with me!

What about water? A water permit has not yet been issued to Hokua Place and as far as I understand the attempt to dig a private well failed. There are several existing nearby lots in Kapaa ( Waipoule Rd) that have not been able to get permits!

Our aging infrastructure needs to be respected and tended to. Putting extra strain on our already lacking infrastructure is foolish and dangerous. We have bursting sewers contaminating the Wailua River and ocean. Illegal logging by wealthy property owners has contributed to logs and sand blocking flow to the river under the Wailua Bridge. And twice in the recent past Lydgate "pool" has been filled with these logs.

The Sewer Design standards Kauai uses are based on 1973 and 2008 references. I have had to smell the stench of sewage just waiting at the light at the intersection of Haleilio Rd and the Kuhio Highway, which I use daily to leave the houselots. and have smelled sewage just driving past the treatment plant en route to Lydgate beach. yuck!

And what will we do with that sewage treatment plant as the ocean water level rises??? It will clearly have to be moved.

And what about the sustainable need for local food production? Kauai doesn't need another high end development.

We would be far better served by using that land WHICH IS ZONED FOR AGRICULTURE to be used for growing more food on Kauai.

Kauai is at a crossroads of sustainability for our rural lifestyle. Allowing Hokuia Place to happen is a choice to turn your back on the local people and the long standing transplanted people who have been living here for many many years, who are low to mid and some high income people who make up the back bone of this island life - and shift to a high end executive home style culture of people who use Kauai for their own benefit with no desire or intent to contribute to the existing culture. And displace native and local people from having a place to live.

Please DO NOT LET HOKUA PLACE HAPPEN. We need you to support Kauai and not another high end developer.

Please say NO.

Thank you.

Joan Levy,  
Kapaa Resident since 1992

**From:** [ross lucas](#)  
**To:** [DBEDT LUC](#)  
**Date:** Saturday, March 6, 2021 2:07:09 PM

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I vote in opposition of the Honua Place development project.  
Aloha,  
Lucas Ross

**From:** [Fred Dente](#)  
**To:** [DBEDT LUC](#)  
**Date:** Saturday, March 6, 2021 3:35:45 PM

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To the LUC powers that be:

Please do NOT allow this land use disaster to happen. There are so many reasons that this development should not be green lighted by you, not the least of which would be a traffic night mare of gigantic proportions.

Seemingly, no citizens, unless they are developers, are in favor of another overpriced money making scheme, masquerading as "affordable housing". We don't need any more wealthy people moving into Kauai, and certainly not in this ridiculous location. We need a lot of housing for low income working people, and this is not the case in this proposal.

Very sincerely,

Fred Dente  
6335 Waipouli Road Unit B  
Kapaa  
808-651-2815

**From:** [larry heller](#)  
**To:** [DBEDT LUC](#)  
**Date:** Saturday, March 6, 2021 5:38:43 PM

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Do NOT change the Land Use Designation from Agriculture to Urban in Docket # A11-791/HG !!  
We are going to need all the Agland we have in the near future just to feed ourselves. Plus there is no infrastructure to support such a huge increase in people and their cars and waste streams. The days of boom building are over folks.

larry heller  
hellerl001@hawaii.rr.com

**From:** [Raymond Catania](#)  
**To:** [DBEDT LUC](#)  
**Date:** Saturday, March 6, 2021 5:59:18 PM

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Aloha LUC,

I strongly oppose the Hokua Place project. The LUC should not turn anymore of our scarce Ag land in this area into useless urban sprawl. The housing proposed is not affordable and we don't have the infrastructure to serve this proposed mess. There are too many urban pressures in the Kapaa area for our limited water supply. Please deny this development from taking place.

Mahalo,  
Ray Catania 4215 Kole Place, Lihue [may11nineteen71@gmail.com](mailto:may11nineteen71@gmail.com)



**From:** [Beth Ann Kauwe](#)  
**To:** [DBEDT LUC](#)  
**Date:** Saturday, March 6, 2021 11:40:49 PM

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I am writing a simple plea to beg you to STOP the urban sprawl on Kauai. I adamantly opposed any kind of development in Kapaa or anywhere in this island-what are you thinking?There is seriously no room for more development on the island. There is no infrastructure and no tolerance for this kind of greedy thinking. Stop the destruction...stop the desecration! PLEASE STOP!

Sincerely,  
Beth Kauwe  
Koloa

Sent from my iPhone