

From: [Hula Sk8r](#)
To: [DBEDT LUC](#)
Date: Sunday, March 7, 2021 4:02:52 AM

Dear Members of the LUC:

I am writing in opposition of the HoKua Place development. The infrastructure of East Kaua'i cannot handle current needs, how can it manage 769 more houses? The pandemic made it clear that we need to have food sustainability so we need to protect agricultural lands and preserve them for agricultural and open space use.

There are areas already designated for urban use and projects need to be done there. The other issue is the cost of the homes will not serve Hawaiian residents but those from outside Kaua'i and outside of the state of Hawai'i.

You only need to look at Maui and Kailua-Kona to see how wealthy transplants have had a negative impact on the affordability of those areas, you will only be creating more un-affordable housing.

Finally, let me remind you that native Hawaiians have first right to be on this land and should not be pushed out of Hawai'i because of irresponsible development.

I have witnessed first hand in Makakilo/Kapolei on O'ahu how irresponsible development is ruining a community. The state allowed the Ho'opili project to move forward and it has already negatively impacted the area. You have an opportunity and a duty to prevent it from happening in Kaua'i.

Mahalo for considering my testimony,

MeleLani LLanes

From: [olivia.ling](#)
To: [DBEDT.LUC](#)
Date: Sunday, March 7, 2021 7:22:51 AM

Do not change land designation to fill developers pocket. Enough already, you liable, war crimes, protect KO Hawaii pae aina

We need to support ourselves not outside developers.

[Sent from Yahoo Mail on Android](#)

From: [Malama Moana](#)
To: [DBEDT LUC](#)
Date: Sunday, March 7, 2021 7:46:26 AM

This sounds like the beginning of the end for Kauai. I would think that the community should be generally in favor of something that would effect such a change for the area. Since it is not, it looks like a bad idea and it is even surrounding the middle school which is not a proper location for such a development.

Smart changes would take a look at the entire island and then see where you might allow development to occur that still allows for the Kauai lifestyle the people know and love.

Please strongly oppose the land redesignation change for HoKua Place.

Mahalo,
Audrey Lee

From: [Leslie Larsen](#)
To: [DBEDT LUC](#)
Date: Sunday, March 7, 2021 10:36:42 AM

Dear Kaua'i Land Use,

It is a very bad idea to add all that traffic to the Kapa'a ByPass - let alone the infrastructure and natural resources.

Kauai needs to put a pause on ALL new development until you figure out water, waste and roads for the existing population.

Keep the agricultural land and promote young farmers harvesting organic food crops and green energy to diversify Kauai's economy to be self sustaining on many levels.

Unchecked tourism and part time residents will destroy the culture, environment and our children's future forever.

Thank you,
Leslie Larsen
14 year resident of Anahola

Sent from phone

From: [Leslie Larsen](#)
To: [DBEDT LUC](#)
Date: Sunday, March 7, 2021 10:39:50 AM

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Thank you,
Leslie Larsen
14 year resident of Anahola

Sent from phone

From: [Woody Simmons](#)
To: [DBEDT LUC](#)
Date: Sunday, March 7, 2021 11:02:29 AM

I agree this plan to over develop Kapa'a and impact traffic and infrastructure is NOT a well thought out plan. It is simply a way for developers to make money at the expense of the residents of Kauai. It is unconscionable that one person or one small group can impact the whole island. I for one have almost stopped driving through Kapaa because of traffic, though this past year has been more tolerable. When tourism resumes it will no longer be an option for me. I can't imagine how adding 769 units with possible two cars per unit would be good for the island ecosystem or traffic, water, power, etc.

Please reject this plan for changing the property designation. It strikes of greed and there are other ways to add housing that benefit island residents that need it.

Thank you.

Woody Simmons
Kalaheo, HI

Sent from my iPad

From: [Life and Land Hawaii LLC](#)
To: [DBEDT LUC](#)
Date: Sunday, March 7, 2021 11:15:13 AM

DON'T COUNT ME OUT...

My name is Lucas Murillo. I am 33 years old, born and raised in California and moved here with my family, to join our extended family, the Naoli and San Felipe. We moved here in 2012. I support the born and raised community of my generation, in that they want the chance to buy a home next//with their families.

Firstly, I do not disagree with development in Kaua'i, I believe that there are areas that deal with unnecessary obstacles like access to food and supplies. While some people of these areas celebrate their ruralness, others incorporate a "commute" for these things.

That being said, I don't believe that the convenience of suburban housing or the "access to affordable housing" outweighs the pressure this type of development can put on this particular part of the island.

I stand with my ahupua'a, Wailua to Kealia, and

...APPOSE THE LAND USE DESIGNATION FOR HOKUA PLACE...

UNTIL....

It incorporates and adequately addresses our island's food security, municipal infrastructure, **TRAFFIC**, as part of a COMPLETE EIS report, and affordability for its residence, especially my generation, is reexamined.

--

Mahalo Piha,

Lucas

808-631-6767

Soulei

808-563-9876

www.Lifeandlandhawaii.com

@lifenland_hawaii (Instagram)

From: [Sherry Pollock](#)
To: [DBEDT LUC](#)
Date: Sunday, March 7, 2021 12:56:33 PM

Aloha,

My name is Sherry Pollock and I live in Anahola. I moved to Kauai in 1973, and have seen a lot of development and change on our island. It's sad to see how housing has become unaffordable for local families, how our roads are overcrowded and full of potholes, our landfills over-full, our streams polluted, our reefs dying, our sewer systems overloaded, judging by the stench we often smell by Wailua and Lydgate. This proposed development, HoKua Place, is a very bad idea. Bad for those of us who live here, but a money-maker for the developer.

Kauai does NOT need 769 units of housing on land designated for agriculture. Kauai does not have the infrastructure to support this, and this development would be the straw that breaks Kapaa's back. Traffic is already horrendous in Kapaa. Covid-19 and reduced tourism has helped some, but that won't last. 769 units would mean at least 1200 more cars snarling up the traffic. It would irrevocably change Kapaa, from the charming little town it is now into an urban area with snarled traffic and unhappy people!

Affordable housing is a major issue on Kauai. Do you really want to encourage more rich off-island visitors to buy their second home, which they will rent out as BnBs? Or rent out at a rate one would expect a mortgage payment to be?

Food sovereignty was a major issue this last election. Kauai needs its farm lands to be farmed, not made into a housing development. We don't need our precious water going to a housing development, flushing 1400 toilets many times each day, into our inadequate sewer system!

Please think about our children, grandchildren and great grandchildren. Let's make wise use of this precious aina.

Mahalo!

From: [JaNee Dominique](#)
To: [DBEDT LUC](#)
Date: Sunday, March 7, 2021 2:28:25 PM

Aloha LUC Members,

I am writing to oppose the HoKua Place developers' request for changing the land use designation from agriculture to urban. I live at 4271 Kamane Road in Anahola.

This monstrosity 769 unit sub-division should not be built on our agricultural land which should be used to grow food for our people to help us lessen our dependence on shipped in goods. This development is the antithesis of smart growth. Agricultural designation was made for a good reason, so undoing that at the whim of a developer should not be considered.

Our infrastructure is already at over it's capacity. This development would negatively affect our diminishing water supply, our overburdened sewer capacity, our overcrowded roads that are in disrepair, and have negative impacts on our environment and cultural local way of living. I see nothing positive for the local residents in this project. Have you ever been stuck in the Kapaa "crawl" due to over-tourism and over population growth? We residents deserve more consideration.

We desperately need affordable housing on Kauai. This is not priced at affordable levels for local residents to buy. The units will most likely be purchased by off island buyers which will increase the stresses caused by population growth and make Kauai even more of just an investment for outsiders. How many will be rented illegally on AirBnb and VRBO? What happened to our growth plan? There are already hundreds of permits issued for houses that haven't even been built yet.

We need to diversify our economy by growing crops not houses. I implore you to say no to this development on our precious agriculture land.

Mahalo,
JaNee Dominique

From: [Barbara Essman](#)
To: [DBEDT LUC](#)
Date: Sunday, March 7, 2021 4:05:00 PM

Testimony to OPPOSE Changing the Land Use Designation for HoKua Place!

Subject: HoKua Place, LUC Docket No. A11-791/HG

I am very opposed to changing the land use for Hokua Place. Please do not let this happen. Kapaa town as we now know it would be forever changed in ways that do not support the future of Kauai. There would be huge negative impacts on our environment, culture and health. We must preserve agricultural lands for local farmers, and not turn every piece of nature into cement and unaffordable housing. The impact on water use, schools and traffic would create many more problems for those who live in this area that would then need fixing.

Our priorities need to be preserving our East side agricultural lands and the kind of future we want for our keiki.

Please do not let this bill pass. Instead work on preserving the dignity and beauty of Kauai for all, especially for the future generations who will have to live with the mess that would be created if this project were allowed to move forward.

Sincerely
Barbara Essman

From: [Lorraine Newman](#)
To: [DBEDT LUC](#)
Date: Sunday, March 7, 2021 5:48:58 PM

Aloha,

This is possibly the 3rd or 4th letter I have sent regarding this development project.
I sincerely hope this proposal fails to move forward so this can be my last letter on the subject.

I am deeply concerned that this project has come this far, and even more concerned that our year of tremendous relief from our historic traffic woes will allow some of you to forget that bringing such a huge development to the Kapaa-Wailua corridor will add to the traffic problems that had reached crisis level prior to the Covid shut down.

I have lived on Kauai for 35 years, so I am well aware of our issues with lack of affordable housing.
I am also aware that the traffic and other infrastructure problems we face already are due to poor planning.
We need housing, but we need it to be planned well.

The only responsible way to move forward is to create better and secure infrastructure (roads, water, septic systems, etc) before permitting development.

As it is, there are commercial properties designated for development along the ocean in this area that we cannot stop at this point in time, despite the further demands they will make on our roads, utilities and landfill.

If the main benefit of HoKua Place is to provide housing, then on this count alone the development is lacking in its benefit to Kauai.

While there are a certain number of homes designated as affordable in this project, there is very little clarity as to the exact nature of these homes, and the projected HOA at this time is already \$800-\$1200 a month, on top of mortgage, tax, insurance and upkeep.

(By the time the houses would be complete these costs will surely increase.)

This is not affordable.

In addition, there is no assurance that buyers of these homes won't flip them at market value, therefore eliminating affordability altogether.

Regarding the majority of the homes, which are to be developed and sold at market rate:

There is a theory that building more homes means a greater supply, which will in turn cause the price of housing to decrease.

This argument is deeply flawed.

Regardless of how many \$750,000 houses are added to the market, these houses will never decrease in value to the point where someone making \$48,000 to \$65,000 will ever be able to afford them.

Finally, some good news...

This proposal requires a change in the existing zoning designation from agricultural to urban.

It is a simple and highly legal option to decline the change of zoning.

The developers are not entitled to anything.

The original intention for this land was for agricultural use, and at this point in time Kauai has begun to get serious about utilizing our agricultural lands to create food sustainability.

Should we come to a future point in time where our infrastructure is in a better place, we can always revisit a housing development.

I do feel empathy for the developers who invested in this land when real estate development was booming on Kauai, and the project looked like a viable money-maker.

Their timing was unfortunate, however, and now Kauai is re-evaluating its priorities.

While we do need to keep creating affordable homes on the island, we have learned that we need to do so while preserving our lifestyle (traffic) as well as our precious resources (agricultural land, water).

Please vote to reject the HoKua Place project.

Most sincerely,
Lorraine Newman

From: [Lorraine Newman](#)
To: [DBEDT LUC](#)
Date: Sunday, March 7, 2021 7:06:04 PM

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Please vote to reject the HoKua Place project.

Most sincerely,
Lorraine Newman

From: [Deborah Cecil](#)
To: [DBEDT LUC](#)
Date: Sunday, March 7, 2021 8:45:36 PM

Aloha Hawaii Land Use Commission,

As a 20 year Kapa`a resident, I think it would be detrimental to the way of life in the town of Kapa`a if the 96 acres of land along the Kapa`a bypass were changed in designation from agriculture to urban.

All Kauai residents, not just those in Kapa`a, are aware of the radical traffic issues along the highway in Kapa`a town. The bypass was only used for agricultural and emerg

From: [Deborah Cecil](#)
To: [DBEDT LUC](#)
Date: Sunday, March 7, 2021 9:06:18 PM

Aloha Hawaii Land Use Commission,

As a 20 year Kapa`a resident, I think it would be detrimental to the way of life in the town of Kapa`a if the 96 acres of land along the Kapa`a bypass were changed in designation from agriculture to urban.

All Kauai residents, not just those in Kapa`a, are aware of the radical traffic issues along the highway in Kapa`a town. The bypass road has not solved the problem. Besides Kauai residents, all tourists who travel to the north shore must pass through Kapa`a. Before Covid-19, that was thousands of visitors each day in addition to Kauai residents.

Also, something the pandemic has brought to light, is how precious our agricultural land is in Hawaii. Being able to sustain the islanders during disasters is crucial. Converting ag land to urban robs future generations of agricultural opportunities.

The proposal does not seem like a wise move for a small rural town with a delicate if not antiquated infrastructure.

With concern for the aina,

Deborah Cecil

From: [Laurel Brier](#)
To: [DBEDT LUC](#)
Date: Sunday, March 7, 2021 9:34:22 PM

My family and I have been residents on the Eastside of Kauai for over 45 years with our children attending Kapaa public schools. We have been involved in the community and have a home construction business. We realize the need for affordable housing - that is truly affordable and with the proper infrastructure and in the right place. HoKua does not fit those needs. There has been long standing opposition to this development for well established reasons that hopefully the commission will acknowledge. Your thoughtful consideration of the request, and not granting the rezoning of this important agriculture land, which should be preserved, would be much appreciated.

Yours truly,
Laurel Brier Brower
Anahola

From: [Maria Walker](#)
To: [DBEDT LUC](#)
Date: Sunday, March 7, 2021 10:36:45 PM

Aloha to the Land Use Commission,

I am submitting testimony to express my and my family's strong opposition to the HoKua Place development. I have lived for the last 22 years within 5 miles of the land area in question and pass the site daily. In my opinion, there are multiple reasons why this development should not go forward.

Most importantly, the site is precious agricultural land, something that can never be regained once it has been developed. The pandemic of the last year has made it abundantly clear that Hawai'i does not have a sustainable food system, and is extremely overdependent on shipments from the mainland. It is obvious that each island and the state as a whole need to move rapidly toward growing more food here for local consumption with an eventual goal of self-sufficiency, so there are no more shortages or interruptions in supply chains. Here on Kaua'i, we have a great deal of agricultural land available in proportion to our city areas, and this means we are in a position to not only grow food for Kaua'i but for the rest of the state as well, since the larger populations and greater development on the other islands may need additional support to feed their residents and visitors. *All agricultural lands in the state need to be preserved now, and any consideration of future development needs to be sited in areas already earmarked for urban use with the appropriate infrastructure to support it.*

Residents of the east side will remember that our daily experiences before the pandemic included gridlocked traffic nearly every hour of the day, overwhelmed water and sewage treatment systems that often dumped untreated sewage into the ocean while stinking up the entire area around Lydgate, local schools at capacity with a shortage of teachers, and a reduced quality of life resulting from too many residents and visitors trying to live, work, and vacation in an area much too small for their numbers. Our infrastructure in Kapa'a is literally falling apart, with ancient water pipes, leaking cesspools, and roads that are potholed and crumbling. All these issues need to be addressed just to make life livable for the current population; to suggest that Kapa'a can absorb a massive development that would add well over a thousand or more people and cars to this already overwhelmed situation is truly ludicrous.

While we can all agree that there is a desperate need for affordable housing on Kaua'i, our county council is working to help us infill areas already zoned for urban development. HoKua Place does nothing to alleviate the problem of affordability; the projected cost of a home there starts at nearly three quarters of a million dollars, and condos have large monthly maintenance fees in addition to the monthly mortgage payment. These kinds of prices continue the process of gentrification that is occurring all over the state, which is resulting in families who were here for generations being priced out and having to move away, creating cultural displacement occurring at an alarming rate. I honestly believe that HoKua Place could be a fatal blow to the Kapa'a area and the rest of the east side as well. We are at a tipping point in so many ways, and adding an enormous development that does nothing to provide its own water, to meaningfully mitigate traffic, or contribute to the housing needs of the average worker, is a recipe for disaster that will drain resources while giving us only negatives in return. My husband and I raised our daughter here and are sincerely worried for her quality of life as well as our own if HoKua Place is permitted to proceed.

Since you, the commissioners, have the grave responsibility of decision making in this

matter, please take the time to consider carefully what is most important to our community: the future we offer our children and grandchildren. We need to protect the land and water that can sustain and feed us, to insure that generations to come will continue to live sustainably as we face the challenges and dangers of climate change, future natural disasters, and pandemics. Covid-19 has shown us that humanity as a whole needs to reassess the trajectory our species is on and our impact on the planet. We each need to start in our own communities, deciding how we will meet the future and create a healthy life for our descendants. Please choose to preserve this land as it is, allowing it to benefit our community by feeding us and helping us to live responsibly within the scope of Kapa'a's carrying capacity.

Mahalo for hearing my testimony,
Maria Walker
1728 Hulu Rd.
Kapa'a, HI 96746
(808) 821-0732

From: [Noreen Dougherty](#)
To: [DBEDT LUC](#)
Date: Sunday, March 7, 2021 11:09:42 PM

To: Hawaii State Land Use Commission
From: Noreen Dougherty
Re: HoKua Place
March 10, 2021

Hawaii State Land Use Commissioners,

This is one of the most poorly prepared, outdated, unrealistic, and culturally insensitive proposals imaginable.

The developers want a 3.1 acre park below the Kapaa Middle School containing a 121 db omni-directional siren while there is a siren at the neighboring Middle school. There would have to be a crosswalk for residents to get from the proposed Hokua Place park across Olohena road to get to the existing over crowded park. This is a most dangerous location which is where traffic from every direction converges at the traffic circle and a busy bus transit center is located there. School buses from Island School, Kawaikini and UH also use the area. It is dangerously unimaginable that commuters, parents, children and Kupuna would have to stop traffic for a safe crossing. That makes no sense and is extremely dangerous and disruptive.

Noreen Dougherty
Kapaa