

From: [Charles Cecil](#)
To: [DBEDT LUC](#)
Date: Monday, March 8, 2021 6:44:00 AM

Dears Peoples,

Please do not allow money grabbers in.

DO not allow to build on 96 acres.

Who is getting \$ for their election?

Hokua Place,LUC Docket No. A11-791/HG

From: [Eden Marie Peart](#)
To: [DBEDT LUC](#)
Date: Monday, March 8, 2021 6:58:14 AM

Aloha,

Please reject the Hokua place development.

In 2021 and going forward, Kauai needs thoughtful sustainable development that supports local families and food sovereignty.

Mahalo, Eden Peart

P.O. Box 764

Kapaa HI 96746

From: [Noreen Dougherty](#)
To: [DBEDT LUC](#)
Date: Monday, March 8, 2021 7:12:03 AM

LUC Docket No. A11-791-HG

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This is one of the most poorly prepared, outdated, unrealistic, and culturally insensitive proposals imaginable.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

From: [Dennis O'Shea](#)
To: [DBEDT LUC](#)
Date: Monday, March 8, 2021 7:49:36 AM

I am opposed to this project. Over development destroys the very charm people come to Kauai for.

Dennis O'Shea
Maui

From: [nnormajeau hall](#)
To: [DBEDT LUC](#)
Date: Monday, March 8, 2021 8:21:53 AM

We do not need more of that housing on this island. The traffic is already starting to build up and it's getting crazy. Stop the building

From: [Jessica Kuzmier](#)
To: [DBEDT LUC](#)
Date: Monday, March 8, 2021 9:20:29 AM

Aloha, I'm writing in opposition to the proposed HoKua Place Development in Kapa'a which requires agricultural land to be converted to urban planning. The housing development in the long run appears to be more costly to residents, including to individuals who might be serviced by the proposed affordable housing, as the infrastructure needed to support them is not there or accessible, particularly in the arena of fresh water. I am not a resident of Kauai, but I do live in Hawaii and I believe that after the economic crash of COVID-19 and the warning that our food supply could cut off at any moment, this land should remain agricultural for the benefit of residents of Kauai if not the state as a whole. We need to increase food security, and individuals who need affordable housing would be better serviced in housing by zones already determined to be urban so they can be located in close proximity to centers where jobs are more plentiful and infrastructure for needs such as water and electricity is more readily available. Mahalo. Jessica Kuzmier, Kona

From: [Nanea Lo](#)
To: [DBEDT LUC](#)
Date: Monday, March 8, 2021 9:31:19 AM

Hello,

My name is Nanea Lo and I'm a lifelong resident of Hawai'i in my ancestral lands. I'm writing in opposition to changing the land use designation of this area for HoKua Place from agricultural to urban 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.
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. 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.

Do not change the land use designation.

Thank you,

Nanea Lo

Phone: (808)454-3504

Email: naneaclo@gmail.com

www.nanealo.com

Strategist Manager

Native Stories

Search "Native Stories" for our podcast

Download our mobile app: <https://nativestories.org/>

Website: www.nativestories.org

Facebook: <https://www.facebook.com/ournativestories/>

Instagram: <https://www.instagram.com/ournativestories/>

Youtube: <https://www.youtube.com/channel/UCPZFv2ja8Dn6AreTWcQ7m-g>



Some people say that Hawai'i will be a better place when Hawaiians no longer stand in the way of progress. But even these people must know that at this point, this will no longer be Hawai'i.- Jonathan Kay
Kamakawiwo'ole Osorio. The Value of Hawai'i

From: [Katrina Raphaell](#)
To: [DBEDT LUC](#)
Date: Monday, March 8, 2021 10:30:07 AM

Aloha,

I live in the Wailua Homesteads on Kauai for 32 years and oppose the development of Hokua Place. There is already way too much traffic in the Kapaa area and long lines waiting to move through the small town and this development will only make it worse.

There would be too many residents for such a small island and our resources are precious.

Please do not allow this 96 acres to become a reality and negatively affect every person on the island.

Sincerely,

Katrina Raphaell

From: [Chloe Cornforth](#)
To: [DBEDT LUC](#)
Date: Monday, March 8, 2021 10:54:57 AM

Hello,

My name is Chloe Cornforth. I am currently a sophomore at Kapaa High School. I am writing to you to appeal against the development of Hokua Place. The local community has been struggling with housing prices for years, while wealthy tourists regularly buy up huge plots of land. We don't need more housing that none of the locals can afford. Developers say that this will be "affordable housing," but they never defined what affordable housing means. How much will it cost? Will it be affordable to low income families? Or will it only be affordable to wealthy outsiders?

Likewise, construction projects take forever to finish on Kauai. I moved to Kilauea when I was 10 back in 2015. They were just beginning to build the Kilauea Marketplace when I moved; it took them five years to build it. The roundabout at the bottom of the hill by Kapaa High still isn't finished and it's been a year. If they try to develop an area on the bypass, which already has lots of traffic, we could be dealing with heavy traffic and closed roads for five years. This would be a huge inconvenience for everyone on Kauai.

So in conclusion, please don't develop Hokua Place. It will continue the gentrification of the island and deterioration of Hawaii culture. It will take years to complete, which will be an inconvenience to everyone on Kauai. It will take thousands or millions of taxpayer dollars to complete. Our community is already struggling, please do not make it harder for us.

From: [Kawena Ventura](#)
To: [DBEDT LUC](#)
Date: Monday, March 8, 2021 11:08:38 AM

Aloha,

My name is Kawena Ventura and I am writing this letter on behalf of Kapaa High School. I am a local resident from Wailua Homesteads and I have recently learned of this new project. In all due respect, I don't agree with this because of the negative impacts it will have on the land and community here. The traffic will increase heavily due to more people moving, since there will be more housing. Building 769 new homes along the Kapaa bypass will turn Kapaa town into a parking lot and an infinite traffic jam. From living here my whole life, I've come to a discovery that traffic has been horrible and local residents have barely been able to get to work on time. Do you understand what the future of Kauai will look like if you further your project? There will be city-like traffic without a city, more road construction, beaches will become overpopulated, and the risk of people taking advantage and disrespecting the culture and agriculture here. Roads that are already damaged will no longer be able to support more drivers. In addition to the traffic, the wastewater in Wailua has already been fined by the state of Hawaii and it is in desperate need of a repair before another project is considered.

Thank you for taking your time to read this,
- Kapaa High School Sophomore Kawena Ventura

From: [stephen johnson](#)
To: [DBEDT LUC](#)
Date: Monday, March 8, 2021 11:19:07 AM

Hello,

Common sense says this is Wrong.

No good can come from this. Our infrastructure is not setup for this.

We are busting at the seams now!

I don't know what this looks like on paper, but if you came over and saw where this is proposed, you would understand.

Please keep ag land as ag land.

Thank you

From: [Andrea Cotter](#)
To: [DBEDT LUC](#)
Date: Monday, March 8, 2021 11:27:35 AM

To whom it may concern,

I am a resident of Wailua/Kapaa with students at Kapaa Elementary, Middle, and High schools. I have been a a part-time, full-time, and substitute teacher here for the past 4 years. I have also been trying to buy a home for the past decade but prices continue to skyrocket out of range.

Building HoKua place will SO NEGATIVELY affect every aspect of our island. Our local schools already have choked budgets with teacher shortages and limited resources. This has hindered my children's education and the education of my classroom students. Flooding the Kapaa area with more residents, who will undoubtedly be from off-island, will cripple our school system.

And speaking of crippling, I cannot even fathom how ridiculous the local traffic will become with the influx of residents to the land HoKua is petitioning for. Our single lane backroads, already pitted to the point of throwing every driver's vehicle out of alignment, can NOT sustain more wear and tear. And the already notorious commute times to travel through Kapaa will be compounded exponentially.

I know I could go on and on about every way HoKua will destroy our local way of life, but it's almost too nauseating to continue.

Although I am someone who has dreamed of owning a home here and one who desires more homes to be available, I would never in a million years want HoKua to be built. It's an affront to our society. It does nothing to actually benefit local residents but merely caters to the off-island wealthy, at locals' expense.

IF...IF... IF...there was adequate infrastructure (water, sewage, roads, schools, internet, etc) then and only then would it make sense to share our precious Agricultural land with urban developers. But that's a far cry from our present reality.

Please, as a concerned resident, parent, foster parent, teacher, tax-payer, hopeful home-owner, PLEASE REJECT HoKua Place!!!

Mahalo,
Andrea

Sent from my iPhone

From: [Andrea Slevin](#)
To: [DBEDT LUC](#)
Date: Monday, March 8, 2021 11:36:23 AM

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

To the HAWAII LAND USE COMMISSION,

I am a resident of Kilauea, Kauai and am **against the change** of land use At HoKua Place. I have lived on Kauai for over 16 years and in that time I have seen a lot change for the worse...mainly, the traffic, the water availability and the lack of affordable housing.

Although the pandemic has helped ease the horrible traffic through Kapa'a that was continuing to increase daily, it is a major issue we all have to live with. The Kapa'a corridor has already been taxed by too many cars before the pandemic and I am very worried about how this project will make it that even more overwhelming if this change happens.

Our roads already have extreme traffic and are in serious need of repairs and updating. Adding 775 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. The Traffic Study done by the state is no longer valid and the solutions proposed in the EIS to address traffic concerns are unrealistic and inadequate.

This project is not 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.

We also know that 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.

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 775 houses 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.

Besides our 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.

Now, 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.

I urge you to please NOT ALLOW THIS TO HAPPEN!

We need to keep agriculture land for agriculture or something that would help our special island. We do not need more condo's or homes in a location that will impact so many of our residents needs and daily life.

Please be reasonable and do not allow this.

Our island is a special jewel and needs to be cared for and protected. This change of land use will only impact our island in a very negative way.

Thank you for this consideration.

Regards,

Andrea Slevin

PO Box 802

Kilauea, HI 96754

From: [bill.parker](#)
To: [DBEDT LUC](#)
Date: Monday, March 8, 2021 11:50:59 AM

It's clear that the development of a 700 dwelling project in close proximity to the long suffering and neglected infrastructure of the Kapaa township is a VERY BAD IDEA. While there are myriad problems associated with the proposed development, what will happen in the way of traffic congestion alone? Imagine the worst tourist related traffic ever to strangle the town and people of Kapaa and add to it the impact of at least 1000 more cars per day. The result? The bypass becomes useless, traffic crawls (if it even moves at all) from Kealea Beach to the stop light at Hanama'ulu. People detour up into the Homesteads to try to get around it, and then the surface streets there are gridlock. No one can move, emergency vehicles as well as commuters. This is only one aspect of the multiple ramifications of putting a 700 dwelling development anywhere near the Kapaa corridor. VERY BAD IDEA, the would be developers should be laughed off the island.

Bill Parker
Wailua

From: [Laura Ramirez](#)
To: [DBEDT LUC](#)
Cc: [Lurline Bettencourt](#)
Date: Monday, March 8, 2021 12:30:52 PM

Aloha,

Please stop Hokua Place. This land is zoned as agriculture and should be used as such to grow crops since food shortage is a serious issue on island. 90% of our food is imported which we have been reminded of during this pandemic and everytime we are threatened by a hurricane and the stores sell out.

My family has agriculture land on Waipoule Road that we plan to expand farming on in the next year. There are several lots in Kapaa that can't get permits near our land. This is a concern for us. Lack of water availability is already a problem in the Kapaa area and 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 and it shouldn't be. These are not affordable homes for the average Hawaiian family and we don't need the traffic of an additional 1300 vehicles in our small town. This entire plan is a wasteful disaster waiting to happen. Please protect our land and water resources as well as our small town way of life.

Mahalo,
Laura Ramirez
Lurline Bettencourt and family
4510 Kawaihau Road
PO Box 306
Kapa'a, HI 96746

From: [Patricia Fallbeck](#)
To: [DBEDT LUC](#)
Date: Monday, March 8, 2021 12:52:03 PM

Honored Commission Members:

Hokua Place is ill conceived! It over burdens the traffic, has inadequate infrastructure, and would NOT meet the needs of the working class, young residents! (How many hours must a resident work @\$7.50 Minimum wage just to pay the maintenance fees?!!!)

TWO SUGGESTIONS:

- 1). Identify the abandoned buildings on the island and allow construction ONLY ON THE ORIGINAL FOOT-PRINT.
- 2). Save the agricultural land to build the Farming Industry to complement the Tourist Industry. (Relying on ONE put us in a mess.)

Please consider permanent residents, and their children, carefully when deciding on how you want to shape our island. Hawaiian? Or Commercial?

Respectfully,
Patricia Fallbeck
Koloa

Sent from my iPhone

From: [Chambrie Keale](#)
To: [DBEDT LUC](#)
Date: Monday, March 8, 2021 12:52:22 PM

Aloha,

My name is Chambrie Keale, I attend Kapa'a High School on the east side and I am in the 11th grade. In addition, I am a proud Hawaiian who cares about my land and home. I have recently been educated about the future plans for buildings along the bypass. I think constructing those units is bad and will have a negative impact. It will most likely be way out of any locals price range and only foreigners can afford it. Not only will it be super costly it will cause traffic problems during and after construction, the point of the bypass was to divert traffic. Another reason why it is a bad decision is that it will disturb the natural habitat of wildlife who reside in the brush, you will take away their home and leave them with nowhere else to go. Thank you for allowing us to give our input on the project.

From: [Elisha Sanchez](#)
To: [DBEDT LUC](#)
Date: Monday, March 8, 2021 1:04:06 PM

My name is Elisha Sanchez, I am 16 years old and go to Kapaa High School on Kauai. I am against this development because land is one of the most important and valuable resources we have in Hawaii. Although modernization might be a good thing, I know that it will leave many people unhappy because their once small, "quiet town" would turn into a concrete jungle similar to on Oahu where it's more developed and populated. In all honesty I really don't want this to happen, because more buildings and houses means more people coming from the mainland looking to move here which can be a hassle for some locals. As much as I like being in the city, I could not live my everyday life like that, it would feel more congested from all the traffic along with more pollution.

From: [Dorothy Perry](#)
To: [DBEDT LUC](#)
Date: Monday, March 8, 2021 1:38:55 PM

Aloha

Please do not allow this develop. Water issues are inevitable and the horrible traffic problem it will create are unthinkable. Once tourism comes back to Kauai we all know what the traffic in this area will be like. Especially in this area our roads are already over burdened; Please have mercy on those of us who live here and do not make a bad situation worse.

Mahalo nui

Dorothy and Richard Perry

From: [JUDY PATTEE](#)
To: [DBEDT LUC](#)
Date: Monday, March 8, 2021 1:39:45 PM

I have written before about the mistake it will be if this island loses even more of its agricultural land to more houses. I received a reply shaming me for not wanting young families to have a home that they can then use to send children to college.. via remortgaging I suppose.

My negative point of view re this Hokua development is about changing ag land to development use. We keep getting reminders of how dependent we are on ship delivery of our food and yet you would consider allowing a sub division group to build on ag land ... building expensive homes with expensive HOA fees and putting great pressure on the existing services .. roads, sewers, water runoff, electricity.. none of which is scheduled to be expanded.

Please do not change the land use from agricultural and stop this Hokua development from continuing. Please look into future with open eyes and see the negative issues with approval of this decision. Thank you. J. A Pattee

Sent from my Verizon, Samsung Galaxy smartphone

From: [Cristel Zaguilan](#)
To: [DBEDT LUC](#)
Date: Monday, March 8, 2021 2:02:12 PM

Aloha!

Hola! My name is Cristel Zaguilan. I am from Mexico, during the short time I have lived here on the beautiful island I have become aware of many things, both positive and negative,our people need help and if we don't help who will, let's take action. There is a great need for water in the Kapa'a area, Hokua place dug a well according to supply to all the people of kapaa, it does not supply all the houses there are many. Hokua place has not been given permission to help the community, apparently we will have to continue making the voice heard, if not we who. benefits that make us progress.

From: [Michael Goodwin](#)
To: [DBEDT LUC](#)
Date: Monday, March 8, 2021 3:39:07 PM

Aloha Land Use Commisioners,

I live in Wailua Homesteads on Kaua'i on Olohena Road, four miles up from where it passes through the roundabout that is on the doorstep of the proposed mega development Hokua Place. I say "mega" on Kauai's terms. It would have more dwelling units on 96 acres than Princeville, our biggest north shore town, on 9,000 acres.

In pre-pandemic times traffic came up into our neighborhood to avoid the "Kapaa Crawl" down on Kuhio Highway. Our neighborhood is not built to be a commuter throughway, The roads are narrow and curvy. Children walked to and from the school bus stop as cars whizzed by. The small serve yourself fruit stands became a hazard to patronize. What would it be like when vehicles serving 752 additional residences is added to those driven by returning visitors as well as residents going about their daily routines?

Kauai's infrastructure in the area surrounding the proposed development; water, solid waste and sewage disposal as well as roads has not kept pace. We have overtaxed our small island's ability to accommodate what's here now. Rising bacteria counts in near shore waters tell that story. A development in this place would just increase the burden. Please keep this land in agricultural designation.

Thank you for your consideration,
Michael Goodwin
6294Q Olohena Road, Kapaa

From: [\(null\) \(null\)](#)
To: [DBEDT LUC](#)
Date: Monday, March 8, 2021 3:56:45 PM

I am writing to you as a homeowner on Kauai.

I completely oppose changing the Hokua place land designation from agriculture to residential.

First of all we need to preserve as much open space as we possibly can. We need the land for FARMERS not more development. We need local food sources. We desperately need a local economy.

Secondly the infrastructure cannot handle this type of proposed development. There is not enough water sewer etc. There are definitely NOT enough roads. The tourists are not yet back on Kauai and yet the traffic in Kapaa even along the bypass road is horrible.

Too many cars on too few roads.

Thirdly this will not provide ANY affordable housing for folks and families who are FORCED to compete for housing with folks migrating here with tons of cash to spend on homes. My kids cannot even find a place to rent..let alone one that is reasonable. The county needs to focus on fixing our infrastructure FIRST! We need safeguards in place for rent control because most Kauaians make minimum wage or slightly above.

The housing market is waaay beyond most local families ability to compete.

We need to preserve ALL AG LANDS and use them in the way they were intended ..

FOR FARMING and not just for Monsanto type corporations who don't put any money back into the community.

Residents are so tired of our government bending over backwards for developers and special interest groups instead of listening to the PEOPLE OF KAUAI!

Kauai is called the Garden Island.....and we could feed the entire state if we supported farmers desperate for that agricultural parcel.

Do NOT change the agricultural designation to residential !

Thank you,

Jenifer H. Higginbotham

808-652-9296

Sent from my iPad

From: [Alison Lewis](#)
To: [DBEDT LUC](#)
Date: Monday, March 8, 2021 4:24:46 PM

Testimony for the March 2021 hearing regarding land use designation of HoKua development near Kapa'a, Kaua'i:

Dear Hawaii Land Use Commission,

I oppose the designating of any more Kaua'i lands from agricultural to urban. This includes the proposed "Hokua Place" development.

If you designate to urban and allow this development to take place, the bankers and investors are the ONLY ones who win. Long term existing local residents definitely LOSE.

Like many others before it, this development is trying to appear to be providing affordable housing, when in fact it will not do so. The houses will not be priced affordable for locals. As a result, the new development will only be encouraging and inviting more outsiders (wealthy ones) to move to Kaua'i and reside here. Kauai's population is already too high, roads are overcrowded (and not even sustainably repairable due to climate change and increased flooding), tsunami evacuation routes are still not well-established, and waste water issues are not solved (the over-capacity sewage from Hokua Place will be shunted directly into our nearshore ocean water).

The EIS done on this project boldly LIES about the capacity of the Wailua Wastewater Treatment Plant. This treatment plant was thoroughly examined and reported on in 2008 and at that time had a degraded capacity of only 1.0 mgd or LESS. This number is intentionally omitted in the HoKua EIS. And the current way that WWTP deals with an overload is to dump to the ocean. There is NO way the WWTP can sustain any additional urban development. I am attaching a screenshot of page 2 of the county's 2008 environment assessment to show this SIGNIFICANT intentional discrepancy. 1.5 vs 1.0mgd is a full one THIRD difference in true capacity!

By turning this land from agricultural to urban you will be encouraging further over-population of the island, endangering human lives by increasing road congestion, and encouraging the further destruction of the environment on our near shore reefs by increasing sewage effluence.

We are MAXED out on urban capacity on Kaua'i. Changing any more lands from agricultural to urban here is IRRESPONSIBLE and a violation of public trust. You must help protect the environment and the well being of the residents by saying NO to this land-use designation change request.

Alison Lewis
Hanapēpē, Kauaʻi



From: [Bonnie Bee](#)
To: [DBEDT LUC](#)
Date: Monday, March 8, 2021 5:31:43 PM

PO Box 30848
Anahola, Hawaii 96703-0848

5 March 2021

dbedt.luc.web@hawaii.gov

State of Hawaii Land Use Commission (*LUC*)
235 S Beretania St – Suite 406 and/or PO Box 2359 – Honolulu, Hawai'i 96804-2359
Honolulu, Hawai'i 96813

RE *LUC Docket No. A11-791/HG – “Hokua Place” Keep Agriculture Zoning*
“No” to developers proposed-zoning the acreage from Agriculture to Urban 96-acres

To Whom it May Concern:

Aloha! Please, keep the lands in Agriculture Zoning – Land Use Commission (LUC).

The proposal to change the zoning from agriculture is unacceptable for countless reasons.

Over capacity of sewage already exists on Kaua'i – the sewage treatment is archaic... For shame the proposal of Hokua Place has wasted tax dollars – for nearly two decades – tax dollars ought to be better spent to prevent seepage of excretion i.e. feces or excreta into ocean water surrounding Kaua'i.

The stench of sewage in the air along the Kapa'a bypass and fronting Wailua Houselots to the entrance of Lydgate Park has been the reality for decades. It's 2021, please correct that error.

Land Speculation, the latest developers' intention to construct 775 dwellings, by OAR Management in Hickory Hills, Illinois – what multi-national consortium is truly behind this offensive proposal?

Covid-19 has shown the frailty of food supply to Kaua'i as well as medical fitness world-wide exposure.

Prior administrations on Kaua'i have stopped this proposed development, please stop the latest name: Hokua Place, for common sense – keep these 96-acres in agriculture – as Covid-19 has revealed the necessity.

Secondly, at Kekaha the landfill is 120 feet above sea level – that is yet another reason to reject the change of land designation – The landfill is at over-flowing capacity.

Aged water pipes bursting recently on upper Kawaihau Rd – hana hou – due to old & worn infrastructure.

Traffic is at a standstill and our Emergency Responders are overwhelmed. Kaua'i is inundated

with disintegrating infrastructure(s). Kaua'i is at a tipping point with Climate Change – Intelligence Please!

Please see our earlier comment submitted April 2018.

Mahalo plenty for keeping the 96-acres of land in Agriculture – it is the pololei (correct) decision to make.

Sincerely with ALOHA,

Bonnie P. Bator and `Ohana (Keana`aina, Kai`aokamalie, Keli`ikoa, and Kai)

From: [Tira Ann Kau](#)
To: [DBEDT LUC](#)
Date: Monday, March 8, 2021 5:47:36 PM

Aloha,

The plan of using lands on the island of Kaua'i to make bypass roads is unnecessary during this time. We don't need anymore construction done, if you want to you should fix the potholes that are damaging our tires and cars. We need land to grow our food for future purposes and for our survival. Passing this would create people to be upset because of how much more traffic it will cause for people to be late to work or get home to their family. Please if you could think about the people for once to make it easier. Life is already hard with this pandemic happening so with all of respect, leave our lands alone.

Mahalo Nui Loa

From: [Karen Cole](#)
To: [DBEDT LUC](#)
Date: Monday, March 8, 2021 5:53:53 PM

Aloha,

Infrastructure in and around Kapaa is not sufficient to support development of the size projected for Hokua Place. Traffic congestion throughout the Kapaa/Wailua/Waipouli corridor of Kuhio Highway has become a nightmare as tourism has grown. Adding a development with 760 homes with 1-2 vehicles each will exacerbate the gridlock.

I was a full time teacher at Kapaa Elementary for twenty-two years and the campus cannot support the huge influx of students the proposed development would incur. There are not enough classrooms and finding qualified teachers has been a problem for many years.

Additionally there are the issues of water supply and sewage disposal. It has taken over ten years just to develop a water system to support the Kulana subdivision of 400 acres Mauka of the proposed development, and it has yet to meet the counties approval for the homes to be built there. With Hokua Place so near the ocean, a development of this size will be a wastewater nightmare. It is a long way from the Wailua wastewater treatment plant and it is doubtful that it could sufficiently handle more. A new water treatment facility would need to be built to support this density.

Karen Cole
5734 Hauiki Rd
Kapaa, HI 96746
808 821-0222

From: [Hope Kallai](#)
To: [DBEDT LUC](#)
Date: Monday, March 8, 2021 6:06:24 PM
Attachments: [2021 Mar 8 LUC Hokua Place comments.pdf](#)

Aloha e LUC: Attached please find my comments against the proposed HoKua Place land use classification change from agricultural to urban.

Please let me know if it doesn't open correctly.

Mahalo,

Hope Kallai

2021 March 8

Hope Kallai
Kia`i Wai o Wai`ale`ale
POB 655
Kilauea, HI 96754
lokahipath2@live.com

State of Hawai`i Land Use Commission
Department of Business, Economic Development & Tourism
P.O. Box 2359
Honolulu, Hawai`i 96804-2359
808-587-
dbedt.luc.web@hawaii.gov

Re: IV. HEARING AND ACTION

A11-791 HG Kauai Joint Venture, LLC— HoKua Place (Kauái)
Petition to Amend the Land Use District Boundary of Certain
Lands Situated at Kapa`a, Island of Kauái, State of Hawai`i,
Consisting of 97 Acres from the Agriculture District, to the Urban
District, Tax Map Key No. (4) 4-3-003: POR 001

Aloha e Chair Scheuer and Commission members:

Please do not approve the upzoning of this 97 acre agricultural land now known as the HoKua Place project, to Urban. This project has changed considerably since originally proposed and much information included as Exhibits for the Kapa`a Highlands project is outdated, misleading and incorrect. This project has serious negative impacts to water resources and wastewater facilities and to Department of Hawaiian Homelands beneficiaries. It will negatively impact our roads and bridges.

While HoKua Place claims it is “proposed to be developed as a sustainable community that preserves the rural-like character of Kapa`a while meeting its growing housing needs,” it does just the opposite. It does not provide affordable housing, it provides “affordable” condominiums, apartments only, not houses. The lots of the single family residences are not large enough to be sustainable. It is certainly not the time for this project to encourage more population in an area already socially stressed, without adequate infrastructure.

Rural-like is not Urban. **HRS §15-15-18 Standards for determining urban district boundaries** states:

- (1). It shall include lands characterized by "city-like" concentrations of people, structures, streets, urban level of services and other related land uses;

City-like and rural-like are opposite and incongruous. It would be more appropriate for this 97 acres to be amended to Rural, not Urban. Rural-like should be Rural. Rural zoning of 80 acres would generate approximately 160 half-acre farmlots, which actually could support a sustainable community with fruit trees and garden space. The original Kapa`a Highlands plan considered only 50 farmlots. Open Space and parklands can be designed with fruit trees and edible landscaping with a Community Ag Plan. Please do not up zone this 97 acres to Urban now. Please consider Rural zoning not Urban for this Agricultural property.

On page 84 in the ***Hokua Place EIS Vol I***, in **4.6.1 Environmental Setting**, a stream is mentioned bordering the project but fails to recognize it. It is called "Unnamed Stream" This project does not even bother to name the stream bordering the property. It is Waiakea Stream. Please correct this EIS to identify properly the stream.

HoKua Place EIS, Volume I, Page 84, an additional paragraph ***Aquifer*** states the source of water, the Anahola aquifer system, has a sustainable yield of 21 million gallons per day with a 2008 pumpage demand of 2.8 mgd. In 2012, the DHHL Piliāna Mai Ke Kai residential subdivision was built in Anahola, on this aquifer, with daily withdrawals not included in 2008 useage.

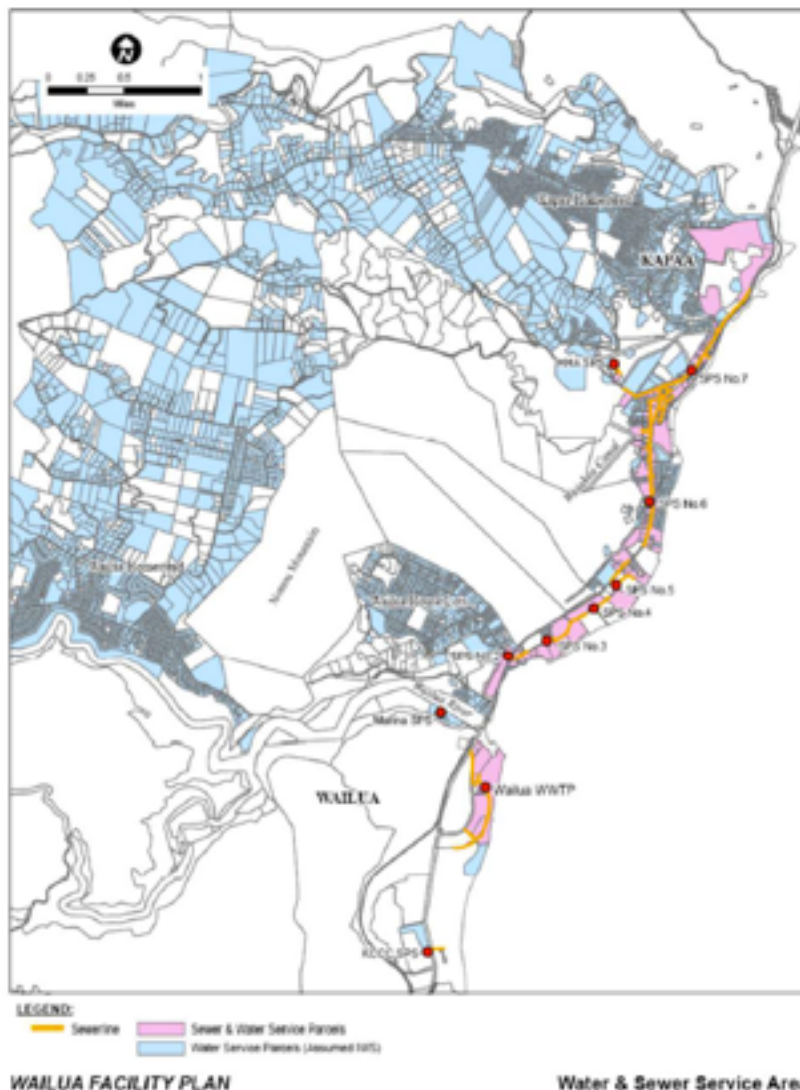
DHHL is currently performing a \$ 12.9M upgrade of the Anahola water infrastructure, with increased delivery potential. These withdrawals from the Anahola aquifer must be considered before HoKua place's 550 gpm wells are productive. Kapa`a residential subdivisions cannot reduce water availability to Anahola DHHL wells.

On Page 93, ***HoKua Place EIS Vol I***, a map shows the location of the water well for HoKua Place being contiguous to a wetland and spring, but fails to consider the impacts of de-watering this wetland and spring by pumping 550 gallons per minute from a contiguous well.

¹http://oeqc2.doh.hawaii.gov/EA_EIS_Library/2019-11-23-KA-FEIS-HoKua-Place.pdf

The consideration for wastewater in this EIS is considerably flawed. Page 98 of the ***HoKua Place EIS, Volume I***, describes the county's R-2 wastewater treatment plant next to Lygate Park, the Wailua Waste Water Treatment Plant (Wailua WWTP), as having a capacity of 1.5 mgd, but the ***2008 Wailua Facilities***² states on page 10 that "due to age and a harsh salt air environment, the capacity is reduced to 1.0 mgd." This is a major discrepancy that needs correction. Please do not approve Urban classification until this is clarified. Included is a map of the 4,300 residential cesspools in the Wailua/Kapa`a area, 12% of which have failed already. Many of these cesspools are located in tsunami and flood zones; the Wailua WWTP is located from 10-25' above sea level. Replacement of these cesspools is a priority and relocation of Wailua WWTP is necessity. There should be a reservation of capacity of the Wailua

WWTP for cesspool replacement in the Wailua-Kapa`a coastal area.



There should be distinction in capacity reserved at the new proposed Kapa`a WWTP for replacement of Kapa`a cesspools, blue on this map, especially those in the coastal corridor below 100' elevation.

²http://oeqc2.doh.hawaii.gov/EA_EIS_Library/2008-02-08-KA-DEA-Wailua-Wastewater-Facility-Plan.pdf

In 2007, the DHHL was told their proposed ***Wailua Residential Plan*** development was outside of the Kauai Department of Water Service Area and there was not enough water capacity for DHHL's residential needs. This proposed development, mauka of the Wailua WWTP, is expected to generate 0.26 gallons of wastewater per day, according to the DHHL 2009 Wailua Regional Plan. DHHL had to do an Environmental Assessment and drill their own water wells, a process which took about a half dozen years. The Wailua residential development has not progressed. The expected 0.26 mgd of DHHL wastewater has not been included or the necessary capacity reserved from total plant capacity.

Exhibit G in the ***HoKua Place EIS Vol II-A, Preliminary Engineering Report, WasteWater Improvements***, cites the ***Wailua Facilities Plan (WFP)***, ***September 2008*** by Fukunaga as a major reference considering the entire Wailua-Kapa`a wastewater system. This Wailua Facilities Plan includes consideration of the Wailua DHHL development contributing 0.35 mgd in the "middle term", with an additional 0.30 mgd in the far term, continuing: "Connection (of DHHL Wailua) to the County system will have a significant impact on plant flow and expansion plans. Connecting to the County collection system could accelerate the need of a new Kapaa WWTP." This is not noted in the ***HoKua EIS***, and needs addressing.

It is unknown which wastewater estimate for DHHL's future project is correct: DHHL's estimate of 0.26 mgd or Fukunaga's 0.65 mgd. This needs clarification.

The expected daily wastewater flow from HoKua Place is 0.21 mgd. HoKua Place wastewater should not replace the DHHL capacity at Wailua WWTP or the contribution of cesspool replacement. The HoKua Place development should only be allowed after the development of a Kapa`a Waste Water Treatment Plant (KWWTP). Sewerage from this new project should not be pumped across Wailua River, as planned in the EIS, Exhibit G. Urban, commercial Kapa`a needs its' own WWTP.

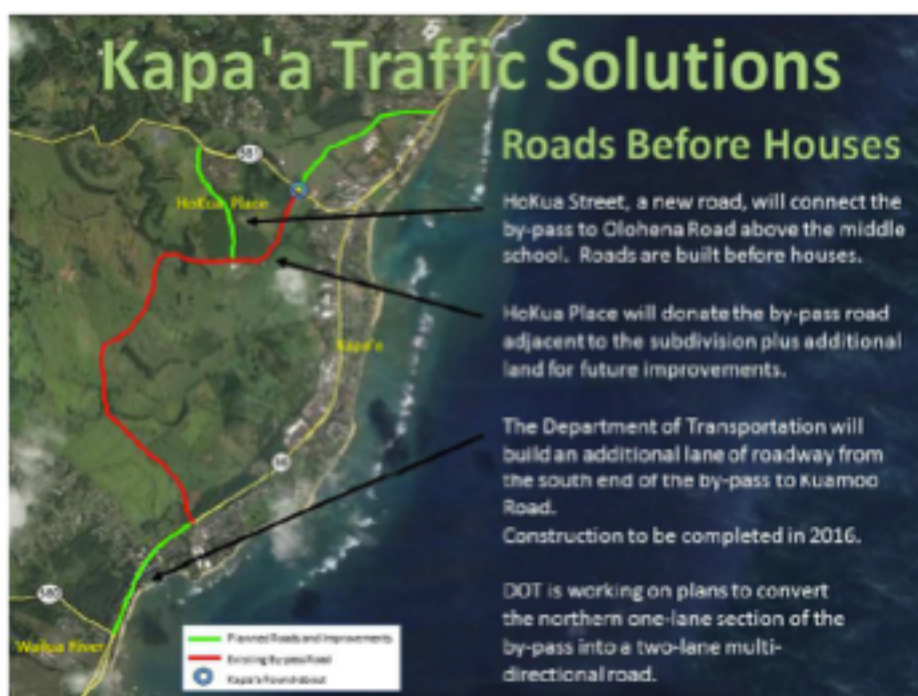
The Kauai General Plan, adopted in 2018, favors relocation of the Wailua WWTP to the DHHL residential lands mauka of the highway. This is entirely unacceptable and inappropriate. 600 Hawaiian homes do not need to surround a stinky waste water treatment plant.

Proposed DHHL projects should have wastewater reservations as well as water reservations. Future wastewater capacity needs should be set aside and reserved for DHHL expansions.

This project forces the immediate need for a Kapa`a Waste Water Treatment Plant, estimated in 2008 to cost \$25.9 Million. Please do not allow the up zoning of this project until adequate wastewater facilities are constructed in Kapa`a that can handle new Kapa`a development.

This EIS was prepared before COVID. The catastrophic effects to a tourism based economy and community members based on that economic driver are not considered. Many local businesses have closed and many jobs lost. Many people's credit is shot, and the ability to secure a mortgage loan is lost. Some mainland economies are not so devastated. This project should not cater to off-island residents able to obtain credit and loans from outside sources.

The traffic studies included in the EIS are outdated and do not adequately consider sea level rise. There was no additional lane of roadway from the south end of the by-pass to Kuamoo Road by 2016, as included in this graphic from the ***Hokua Place EIS***. Access to Kapa`a is over the 75 year old Wailua Bridge. This bridge is severely stressed and in need of immediate replacement. The wooden foundation of the abutments are rotten. Development construction traffic over this broken bridge is not what Kapa`a needs right now. Please do not allow this development to be up zoned to Urban. Our roads and bridges cannot handle.



The following are from Hokua

HoKua Sustainability Plan, Exhibit B Volume II-A, is an insult, quoting Kepa Many and aloha `aina and does not consider the affects of global climate change, or any social impacts of the last decade and merely parrots smart growth principals. It was written in 2007 and needs to be redone. It does not address sustainability.

The ***Agricultural Plan for Hokua Place (formerly Kapaa Highlands Agricultural Master Plan), Exhibit C*** created June 1, 2007, is antiquated and only considers raising 3 meat goats per acre and needs revision before up zoning this ag land. There is no alternative agricultural plan to goats in this 18 page Ag Plan. No decision can be made on changing the classification of this land based on these inaccuracies.

Agricultural Suitability for HoKua Place Phase II, June 2018, Exhibit C1, incorrectly states that County water will be used for irrigation, leading to agriculture being cost prohibitive at HoKua Place Farms. Applicant proposes to drill water wells. This plan also states that Kauai lacks of farmers and farm workers (page 107, ***EIS Volume II-A***). Kauai lacks farmable land for small farmers. This project perpetuates taking farmable lands from farmers.

In the ***Water Master Plan, Irrigation Supply for HoKua Place Agricultural Subdivision, Exhibit E***, in a October 2, 2012 letter to Dave Craddick, Kauai Department of Water manager, on page 141 of the ***Hokua Place EIS Vol II-A***, Attorney Max Graham describes the Kapa`a Highlands Development consisting of 50 farm lots as needing 93,750 gallons per day, limited to goat raising operations. This water use is incorrect. A upzoning to Urban cannot be based on these inaccuracies.

Exhibit G Preliminary Engineering Report for HoKua Place (formerly Kapa`a Highlands Phase II), Volume II-A, mention is made of a church site that had not previously been identified or mapped.

This project has so many inaccuracies, has many Exhibits based on stale studies and old science. Please do not change the classification of this land from Agricultural to Urban based on all these inaccuracies. Kauai deserves better.

Mahalo for your time and consideration,

Hope Kallai

From: [Tara Ishiki](#)
To: [DBEDT LUC](#)
Date: Monday, March 8, 2021 6:08:35 PM
Attachments: [Hokua Place.docx](#)

Hello,

My name is Tara Ishiki. Attached is my testimony in Opposition of Hokua place in Kapaa, Kauai.

Best Regards,

Tara Ishiki

Testimony in Opposition to Hokua Place

My name is Tara Ishiki (Pascua). I was born and raised on the island of Kauai. I moved away in 2005 to attend college in Colorado and currently reside in Los Angeles working as an RN. My husband Matthew Ishiki was also raised on Kauai and is completing his final year at UCLA Medical School. We both grew up in Kapa'a where our families still reside. We hope to move home in the near future where my husband aspires to be a practicing doctor to care and give back to the community of Kauai.

Ever since we moved away from home 16 years ago, we have noticed a significant increase in traffic, crowding, and new developments emerging island-wide, specifically in Kapa'a town. This has negatively impacted Kauai's land, leading to overconsumption of resources, pollution, destruction of ecosystems, and stripping away of Kauai's natural beauty. It has also created a huge burden for the residents of Kauai. Locals can no longer access many of their favorite outdoor spots they used to frequent growing up or share those experiences with their children. A trip to the grocery store or running an errand in Kapa'a town has since become a daunting, stressful, and timely task. Some residents refuse to leave their house during rush hour or only during contra-flow hours. And some no longer visit their favorite local retail and dining establishments because of the hardship of getting there. I remember being stuck in traffic on the Kapa'a bypass during a recent visit home and being in total disbelief, saying out loud "Wow, this is worse than LA traffic." Los Angeles is consistently ranked for having the world's worst traffic. I remember when driving from Kapa'a to Lihue would take under 20 minutes. Every visit home has become more and more disheartening. Seeing old buildings left vacant, stagnant, and lifeless while a new building pops up in a once beautiful and untouched piece of land. What is happening to the place I grew up? My beautiful island home. The Garden Island.

My family and I are in opposition of the development of Hokua Place. Please consider the long-term consequences, threats, and negative effects it will have on the land and its people. It can barely sustain us now, how will we raise future generations here? Please remind yourself of your childhood on Kauai. The pure, pristine, and majestic beauty we had the privilege of enjoying and how the land always provided for its people. If you're not from Kauai, think of where your favorite childhood memories were and how special that place was to you. Please help

us to preserve and protect Kauai's delicate land, beauty, and natural resources so that future generations may also experience this special place we call home.

Aloha,

Tara Ishiki

From: [Ti Gomes](#)
To: [DBEDT LUC](#)
Date: Monday, March 8, 2021 7:00:11 PM

Please do not move forward with this project. It was ill-conceived from the beginning. It will only create congestion and chaos

Thank you
ti gomes



Virus-free. www.avast.com

From: [Strylen Telles-Kelekoma](#)
To: [DBEDT LUC](#)
Date: Monday, March 8, 2021 7:01:26 PM

i believe that the 96 acres of land should be used for agricultural purposes only. I say that because if we don't have land for agriculture and the ships stop coming then how are we supposed to have animals to feed us. houses are important but agricultural land is more important to our ecosystem. Many people depend on agricultural land to feed their family and pay for bills. instead of building houses on agricultural land rent for houses should go down.

From: [Nihi Asquith](#)
To: [DBEDT LUC](#)
Date: Monday, March 8, 2021 7:26:02 PM
Attachments: [Hokua Place Testimony.doc](#)

Hello, My name is Nihi Jo Asquith, here is my testimony!

Nihi Jo Asquith
Kapa'a High School Student, Kaua'i Hawai'i, 96746.

My name is Nihi Jo Asquith, I go to Kapa'a High school. I feel kinda frustrated about changing ag land into being urban. I like Kapa'a the way it is, because it is quiet. I don't like the sound of construction, because it can get so loud! I don't like the idea of kapa'a being urbanized, can it will look like a city! I feel that Kapa'a should be the way it is. I think we have so many for houses, I don't want houses near the Cross Road's Church. I find it so frustrating that we keep adding more houses than the recommended amount!

From: [Blalock, Faith](#)
To: [DBEDT LUC](#)
Date: Monday, March 8, 2021 7:34:01 PM

Aloha,

I am emailing to voice my disapproval of the development of hokua place. As a Kanaka, born and raised in Kapa'a, I see no benefit for the locals and more importantly to the native hawaiians. It is through the continuation of housing projects such as these that will overdevelop the island and continue to push hawaiian's off of their land by bringing in more non-natives.

This money and effort can be put towards investing in the communities already struggling to AFFORD their housing. The solution continues to be to build but that has never helped those most affected and oppressed from gentrification and will definitely not be of benefit for anyone of importance; the important population are the Kanaka.

Furthermore, the by-pass and Kapa'a town in general has already been experiencing too much traffic, to build housing smack in the middle of all this traffic will only worsen this problem. The solution to this traffic will to terrorize and take from the land more and to rebuild a bigger road or build more roads. As can be seen in wailua, the 'aina cannot continue to naturally withstand the developments being made for convenience. Not to mention that this project is riddled with issues regarding water access and waste.

It is projects such as these that will permanently deform Kaua'i, that come my children's generations I will not be able to recognize this place. Your agenda is not more important or valuable than our voices saying 'A'OLE, saying NO, saying THIS IS HEWA.

I understand that your job revolves around enlisting development projects, but developing the land does not only mean to exploit it and use it for profit to the highest bidder, it means being sustainable, serving it, preserving it, and maintaining a relationship and respect that it's indigenous people had with it, a relationship rooted in reciprocity.

Mahalo,
Faith

From: [Maggi Quinlan, Ph.D.](#)
To: [DBEDT LUC](#)
Date: Monday, March 8, 2021 7:54:46 PM

To Whom It May Concern,

If you care about Kauai at all: If you care about the people, the land, the mountains, the ocean, the culture and its future, do not – under any circumstance allow the zoning for this Island to be changed from Agricultural to Urban. It will spell destruction for everything that makes this the Garden Island.

I know all too well. I experienced living in a community that had always been zoned Agricultural. Without any public input the county changed the zoning to “Bedroom Community” – not even Urban. It dramatically changed the way of life for everyone who lived there: how many animals they could have, what activities they were allowed to do on their land, the list goes on and on. In fact, there were 12 pages of changes listed in the newspaper when the rezoning was announced. It ruined the community for all those that had lived there for decades. Even those that did not directly benefit from the Agricultural zoning were impacted in a deleterious way. Gone were the open fields with animals grazing. Gone were the forests to play in. Gone were the creeks and rivers to swim in, now too polluted to go near. All were replaced by endless sub-divisions and strip malls, mile after mile. Is that really the future you want for Kauai????

Changing the zoning of any area of Kapa’a or Kauai for this absurd housing development is a ploy. It is intending to open Kauai to move towards being another Honolulu. Absurd you think? It is so completely inappropriate to change this zoning that if it is allowed to happen it will show precisely what the financial motivations are for those that even are considering saying yes to this fiasco. The fact that this is even a question to consider makes me suspicious as to who is getting paid off. What undue influence are developers exerting that this should even be a consideration.

There are an infinite number of reasons that have already been stated why this housing project is inappropriate for Kauai; roads, infrastructure etc. But none are more insidious than the intent of changing the zoning of this Island. This is a dangerous precedent that if allowed to move forward will destroy all that is wonderful about Kauai. It will destroy the reason millions of people come here to enjoy the mountains and the oceans – the Nature – of Kauai. They do not come here for commercial developments, for cement and endless commercial development. An Urban zoning is destructive for Kauai.

Vote NO to HoKua Place. Vote NO to changing the zoning away from Agricultural. Save this Island into perpetuity. Keep it the Garden Isle.

With Deep Concern,
Maggi Quinlan, Ph.D.
Transformative Counseling

From: [Robin Shannon](#)
To: [DBEDT LUC](#)
Date: Monday, March 8, 2021 8:29:26 PM

Aloha,

I am writing again to ask that the HoKua Place development be stopped, and that you do not change the zoning of the agricultural land that the builders intend to use to build it. First of all, the gridlock that this will install in Kapa'a will be like nothing we have ever seen on this island. At the height of tourist season traffic is horrendous, just think of another 1300 cars on the road from this development. During the height of tourist season, not only is the highway backed up but the bypass road backs up a couple of miles too, so approving the development and it's additional cars will make traffic much worse. The local businesses will see a huge drop in business due to congestion, and visitors will no longer want to come here with traffic increasing so much.....do visitors really want to vacation here with the same gridlock they experience at home? Our fragile economy will take another big hit.

The second reason is that there is a lack of water in the Kapa'a area, to date they have not been issued a water permit and several lots in that area are unable to obtain one.

Lastly, the existing sewer system does not have enough capacity to accommodate the flow from this new development.

In closing, please deny the application for a zoning change as we have already lost too much agricultural land to urban use on Kaua'i.

Mahalo,

Doug Shannon

Aloha,

My name is Jessica Drent and I'm a high school student. As Kaua'i has already suffered greatly at the unforgiving mercy of overdevelopment, I don't support the construction of Hokua Place.

First of all, the land is originally zoned as Agricultural District Land and developers are attempting to change it to Urban District Land to build houses. Coming from a farming family, I can say that this project will only make it more difficult for farmers to find affordable agricultural land. Once it's developed, there's no turning back when we realize that we should have done more to encourage a next generation of farmers.

Secondly, I'm also concerned about the general population, farmers and non-farmers alike. Hokua Place has been tagged as "affordable housing," but the word "affordable" is relative. This project is not likely to serve the average Kaua'i income earners. The family homes are priced starting at over \$650,000 not to mention the sizable monthly maintenance fees. This will catch the eye of many off-shore buyers who can afford those prices. This leads to my third reason why I don't support Hokua Place.

More people means more cars and the "Kapa'a crawl" traffic is already an absolute nightmare. The current infrastructure cannot handle an increase in traffic and there's no space left to expand the road in downtown Kapa'a.

My final reason is the issue of water availability. The wastewater infrastructure is ancient and needs to be improved before development should even be considered. Skipping steps will only lead to a trip and fall when pollution runs rampant in the unfortunate near future unless we decide to do something about it.

In my opinion, the most logical thing to do is to prevent the construction of Hokua Place. Of course, there is always the argument that none of these consequences are set in stone and it's worth risking what's left of Kaua'i's future in agriculture. So, by all means, go ahead and start building. We live in interesting times and I'm truly curious about the end result, but don't be mistaken; I won't find any glory in saying the words, "*I told you so.*"

Thank you for taking the time to read my letter.

From: [jane campos](#)
To: [DBEDT LUC](#)
Date: Monday, March 8, 2021 10:16:26 PM

Aloha

My name is Jane Campos and I m a kapahi resident.

I m against this project for many reasons most of is because the traffic. Kapaa town and the bypass is already terrible. This project would bring extra 1000 cars to the east side.

Also this project will not help with the house crise because the prices are too expensive.

We also should keep agricultural land and have more food grow here on Kaua'i.

Please do not approve this project.

We love Kaua'i and we want the best for our community and Island.

Mahalo

Jane

From: [K Ornellas](#)
To: [DBEDT LUC](#)
Date: Monday, March 8, 2021 11:09:23 PM

Land Use Commission,

I want to submit testimony in **STRONG** opposition to the Hokua Place project. First of all, the land is zoned agriculture and should not be changed. In this day and age, especially in Hawaii, where we have a finite amount of space and resources, **no** land should be pulled away from agricultural purposes, especially for a large development. The basic infrastructure to support the project does not exist.

This project is not about providing affordable housing to the "local" residents as marketed. This is simply a component for local buy-in to blur the actuality of the larger part of the development, which is market-value homes. If the County did not mandate the "affordable housing" piece, this project would not include this offering. This is about money and the substantial profits these developers stand to gain. The majority are **not** from the islands and do not have a connection or appreciation for what Kauai represents to those born and raised here or for tourists who have come here for years because of the simplicity of this island.

There is a lack of consideration of the long-term effects of this development on an island that can't support it. Schools within this district are already overburdened and underfunded. The roadways are in terrible disrepair. The traffic as is without this development is unbearable and dangerous. There are no recent studies available to determine the increased impact of additional vehicles to and within this area.

Another impact is on the healthcare system that already cannot support the needs of its residents. There are severe clinician shortages not only in Kauai and across Hawaii but nationally. This statement can be confirmed by a simple search on the web concerning provider shortages. This project will not relocate current residents to this location but encourage a greater influx of outsiders to Kauai who can afford these units and homes being sold. This is already apparent in the data available on the current buyer's demographics in Kauai and Hawaii. This will further inflate our population, and our current healthcare and emergency providers are insufficient to support a population increase.

For our posterity and us, please do **not** approve the rezoning of this land and vote to deny the requests of the developers of Hokua Place. The preservation of agricultural lands is worth saving, and our children deserve it.

Mahalo,

Kanani Ornellas MBA - HCM, BSN, RN
Kauai born and raised
301 Molo Street
Kapaa, HI 96746
kanani.ornellas@gmail.com

From: [Sequoia](#)
To: [DBEDT LUC](#)
Date: Monday, March 8, 2021 11:19:14 PM

Dear Commissioners,

Please do not change zoning for the site of the proposed Hokua development from Ag to Urban. Not only do we need to be using our Ag land for agriculture, it is a very bad idea to increase housing density in this area and put additional burden on the already crowded roads.

Many thanks.

Susan Wiener
Kaua'i