

From: [Laurie And James](#)
To: [DBEDT LUC](#)
Date: Tuesday, March 9, 2021 1:07:50 AM

Aloha Members,

I am writing in my testimony about the proposal of building Hokua Place on the island of Kaua'i. My family and I are **Against It**.

The infrastructure of our roads alone will not be able to accommodate, this "Affordable Housing" you are proposing in this area, even with the bypass is little to no help at all. The housing will add at least two cars to each household with 1400 more cars on our two lane highway will be a horrendous nightmare to travel on.

The sewage infrastructure will not be able to handle this additional so called affordable housing, it's not handling it right now, the overflow into our oceans is destroying our food resources.

The local people of Kaua'i just want to have a roof over their head where they don't have to work three jobs to pay for it and have No Family Time!

With this Pandemic going on, I am upset with this matter that you all are continuing on with it. Who, of "Our Local People" can afford this? Right, hardly anyone! So who are you actually building this for? Yes, we need housing here on Kaua'i, but NOT to Struggle paying for it.

We wrote to you all in 2019 on this infrastructure matter with our roads and traffic this "Affordable" subdivision will cause, now it's 2021 and no hearing of anything that will resolve this problem we daily commuters have to take.

In closing, We would like to Thank You All for taking the time to read my testimony and take it into consideration of our concerns on this matter. Mahalo

Sincerely,
Laurie Avilla and Ohana

From: [Sharon Goodwin](#)
To: [DBEDT LUC](#)
Date: Tuesday, March 9, 2021 1:24:56 AM

Aloha Commissioners,

Kaua`i Island is quite finite...35 miles across! I urge you, the Commissioners to reject the application to change HoKua Place's designation to Urban!

In examining the Transportation Impact Analysis Report (TIAR) published Sept 29, 2017, which is based on expanded studies done week of March 13 - 17, 2017, I have questions/comments:

Traffic studies by Traffic Management Consultant (TMC) are for 2017. In 2017 Kaua`i Islands population was 72,159 (statistics from The Kaua`i Tourism Strategic Plan 2019-2021). The average daily visitor census (ADVC) was 26,267 i.e. in 2017 1 in 3 persons on Kaua`i was a visitor. In 2018 the ADVC was 29,319 from Jan through June. But in just June alone there were 33,368 DAILY visitors. The Tourism Strategic Plan states visitor and resident experiences are BOTH strained when daily visitors exceed 25,000.

Covid19 pandemic travel restrictions took an immense number of cars, rental cars, tourist shuttles off roads in 2020 to the present. As restrictions ease, however, more visitors vacationing and intending to reside here will have impacts. Missing from the TIAR are cumulative impacts, other major projects being undertaken in the area whose traffic has not been accounted for. Nearby the proposed HoKua Pl development, only 1 mile away on Olohena Rd, a 400 acre permitted Agriculture development designed for 172 homes, is the "Kulana" with access from Olohena, Ka`apuni and Hauiki Roads. Kulana's parcels are approx. 2+ acres each. Kiliki St is the named 2-lane roadway into Kulana from Olohena. From this point I photo-recorded asphalt roadways, 4 fire hydrants in a 200-yard span, guardrails, speed limit and stop signs, water culverts, electricity transmission box, water pipe seals, cable TV. I cannot be certain if there is actual water and I think each dwelling must require a septic system.

Olohena is a well-traveled, 2-way major artery going from the Kapa`a Roundabout through Kapa`a and Wailua with main feeder roads running off of it before it ends mauka at a Forest Preserve. I noticed in 2017, 2018, 2019 when heavily traveled Kuhio Hwy took the brunt of visitors' travels, that locals in order to make better time, avoided Kapa`a Bypass Road (KBR) by driving mauka on Olohena from the Roundabout to Kamalu Rd, drove it from start to end, then drove E on Kuamo`o to Kuhio Hwy, governed by a traffic light, in order to avoid the Kapa`a Crawl and the hundreds of cars pouring onto Kuhio Hwy from KBR South. That detour is approx. 10 extra miles of driving many residents are willing to endure rather than sit and sit in traffic. It's that bad!

Per TMC study, planned construction of Road "A" through HoKua Pl to provide "...a connection from Olohena Rd and KBR is expected to reduce the Project's traffic impacts at the Roundabout..." is a statement I refute. Fuller build-out of the Kulana Development will have an undesirable effect at the Roundabout to begin with. The magnitude of HoKua Pl 800 residences on only 97 hilly acres and alongside two crucial roadways, Olohena and South KBR is troubling. And where Rd A is designed to meet Olohena will create, I believe, a traffic nightmare.

It should be noted that Level of Service (LOS) grades "A" to "F" were assigned to the turning movement studies in Kapa`a town, many turning movements receiving "E"s and "F"s (F is failing). Then it should be noted that with the HoKua Pl development, that the grades would remain basically the same. However, a Kaua`i County Engineer responded by saying delays will increase significantly.

My testimony attempts to identify cumulative traffic impacts that would affect the lives of Kaua`i's residents during the development of HoKua Pl and the effect of that development on the surrounding areas, possibly the entire island, and its aftermath. As a 15 year Olohena Rd resident and a Hawaii National, I once again greatly urge you to reject the application to change HoKua Place's designation to Urban. Since first learning of this Project's immensity in Dec 2014, I've felt the scope of the HoKua Pl Project is unreasonable and unhealthy.

Sharon Goodwin
Kapa`a Homestead, Kaua`i Island

From: [Valerie Freitas](#)
To: [DBEDT LUC](#)
Date: Tuesday, March 9, 2021 6:51:15 AM

Aloha,

This writing is in regards to construction of the housing project on Kauai called Hokua Place. Although "affordable" housing is needed here, this is NOT the way to handle it. Not only will this not really be affordable for most families, this island's infrastructure cannot support the added traffic.

Why is that not a consideration? We've been through this before, yet our legislators and county council keep approving these huge projects.

The people of Kauai are against it.

Mahalo.

Val Freitas

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From: [Tiana Laranio](#)
To: [DBEDT LUC](#)
Date: Tuesday, March 9, 2021 7:26:27 AM

Aloha,

I am in complete opposition of Hokua Place. Lack of infrastructure that's overburdened with high traffic. Not "affordable" housing for local families. Agricultural lands being used for this project and so much more reasons why this is not a good project to move forward that I'm sure others have shared. Thank you for your time and consideration. Please vote NO.

Mahalo,
Tiana Laranio

Sent from my iPhone

From: [Lorilani Keohokalole](#)
To: [DBEDT LUC](#)
Date: Tuesday, March 9, 2021 7:39:22 AM

Aloha Mai Kākou,

Here we are again. In OPPOSITION to Hokua Place,
On the island of Kaua'i. This is our families stand against the continued development in this
area, and adding to the congestion; high impacts and unaffordable building of housing.

Please. Consider other alternatives. Consider the prices of these homes and who would they
marketed to. Consider, our children are being pushed out of these islands due to projects of
this kind. Unaffordable. We, can't even afford it and we have 3 working adults in our
residence.

Hear us, when we say.... hundreds of families are being swept from houseless camps this
month. Families with children. What kinds of priorities do we have as an island, a community
and as authorities in more privileged seats to not address that situation first?

Mahalo for allowing our testimony in OPPOSITION to this project.

Mahalo,
Lorilani Keohokalole, J. Kapule Torio JR. And 'Ohana

From: [Megan Wong](#)
To: [DBEDT LUC](#)
Date: Tuesday, March 9, 2021 7:46:38 AM

Aloha,

My name is Megan Wong. I am born and raised and of native decent from this island of Kauai. I was raised most of my life in Kapaa. The over growth of our island is highly concerning for me. This development is not for our resident but more for the unwelcome outsiders who can afford it. There are multiple reasons I vote against this project.

1. This project is not a true affordable housing nor is it likely to provide average Kaua'i income earners with homes. More houses mean more people moving here. This is not for our local people and I further vote against developing in open spaces. Traffic is already a problem through kapaa. What is plan for evacuation for tsunami?
2. What is the Wailua Wastewater Treatment?Plant and Transfer Station have already been fined multiple times by the State of Hawai'i for overflows and spill violation. 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. Our traffic in this area can not take over 700 more homes. Again, What is plan for evacuation for this many people during tsunami when thousands will be using this road to get to evacuation point.
4. Where is water coming for to provide for this many more homes? I vote against development for a number of reasons and water is another high concern
5. In addition to maxed out infrastructure our schools in Kapaa are also maxed out. There is not enough classrooms or teachers as it is. We don't need over 700 more families in this area!

Megan Wong

From: [Leticia Elzaurdia](#)
To: [DBEDT LUC](#)
Date: Tuesday, March 9, 2021 8:17:09 AM
Attachments: [One Kauai Resident's Perspective in Opposition of the HoKua Place Kapaa Bypass Development and Land ReZoning.pdf](#)

One Kauai Resident's Perspective in Opposition of the HoKua Place Kapaa Bypass Development and Land ReZoning

Kauai is in a housing crisis and needs more homes built

Kauai needs more affordable housing; everyone probably agrees on that. But will this development provide affordable housing to current residents? This is a project for-profit that is veiled in helping solve a massive Kauai problem. Instead we need efforts to scale housing availability to *the current residential need* rather than expansion and development that will be purchased predominantly by off-island buyers with no other investment in Kauai as a community. Outside dollars are something this island's economy is addicted to (as we have seen with tourism disruption) but this project sounds like a leap in the wrong direction to building sustainability and a rebounding economy.

Locals would be priced out of condominiums, but off-island buyers can profit

From what we can see, these units will be priced above the savings and income brackets of the average resident. The condominium model is especially out of range due to monthly fees that condos charge for maintenance and shared facilities. Even if the economy went "back to normal" before the pandemic, as many people are hoping, a person born and raised on Kauai who has worked their whole life and saved money but lived in this expensive cost or living micro economy, cannot statistically afford a single family home priced at \$650,000.

If there was a way to fairly cap the price for ownership or to create an equitable scale to allow those whose families have been here for generations to pay less (due to statistically having less familial wealth) then this project would be harder to vote "NO" against.

Another possible piece of making a project of this type equitable would be if there was a way to cap sales to off-island buyers by making 90% of the units strictly available to those who can show residence or work history on Kauai.

The project figures for pricing are antiquated especially in the emerging financial crisis post pandemic. Developers have not shared the specific details of sizes and floor plans of each unit proposed, which would inform if the prices were truly "fair" or "low income." Also "low income" housing does not and cannot include monthly condo fees into perpetuity.

Waste, water, and infrastructure

Water and sewage concerns are outlined by many opponents. How would developers address the traffic issues already present on island and specifically in Kapaa/Wailua? The bypass road is a “short cut” but it would be rendered congested as badly or worse with the development of over 750 homes. Wastewater treatment is needed, we have flooding problems in that area. How will our oceans and the downstream areas of commerce and recreation be kept safe from toxic flooding?

Agricultural land rezoned for for-profit development

We need to boost agricultural production on Kauai. All it takes is reviewing last month’s submissions to the Innovative Grant available through Kupa’a, County of Kauai to see that there are many inspiring projects in need of Ag land to move Kauai towards food security. Why would ag land be rezoned rather than incentivise projects that boost our healthy food systems and move reliance away from big box stores that dominate the market?

Rezoning is a slippery slope and should only be available to projects that explicitly address the issues current residents face. We need to focus on fixing existing problems for existing residents, rather than projects that seem to exacerbate those problems.

I have often been so thankful that Kauai has residential and ag zoning where it does. That resort zoning is limited to specific areas and does not dominate our beautiful home. I do often worry that rezoning for a for-profit development could begin a trend to rezone other areas and create a nightmarish Waikiki-like future. Hanalei, for instance is special only because resort development is prohibited by zoning. And yet there already exists a housing crunch. Vacation rentals are a loophole to that, which has further exacerbated the lack of housing for residents who work in the area. Thank goodness Hanalei is not zoned “resort” or there would quickly be a sprawling (if not tall) hotel spanning the bay.

I agree that we need to grow on Kauai, but rezoning for developments that are not explicitly for the benefit of those who already live, work, and raise families here is problematic. We are already seeing off-island buyers snapping up properties “sight unseen” during the pandemic. A condominium development will likely see the same kind of buyership without explicit language dedicating units and equitable pricing to EXISTING RESIDENTS as a predominant priority. Please deny the bid to rezone and put this development on ice until it can be redesigned to address Kauai’s needs.

Sincerely,

Leticia Elzaurdia

10 year- Renter Kilauea to Wainiha

Restaurant Employee,, Fitness Instructor, Gig worker

One Kauai Resident's Perspective in Opposition of the HoKua Place Kapaa Bypass Development and Land ReZoning

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Sincerely,

Leticia Elzaurdia

10 year- Renter Kilauea to Wainiha

Restaurant Employee,, Fitness Instructor, Gig worker

Email: inHIsprits@gmail.com

Email: inHlspirits@gmail.com

From: fern@hapahi.org
To: [DBEDT LUC](#)
Date: Tuesday, March 9, 2021 8:17:14 AM

Aloha Chair Scheuer and Land Use Commission Members,

I was born and raised in Kapa'a and live immediately up the road from the 96 acres of Agricultural District Land that this proposal is requesting be redesignated as Urban District Land to accommodate the 769 units that make up HoKua Place.

I kindly and respectfully ask that you do not change the designation of these lands from agriculture to urban for the proposed HoKua Place development. I am in strong opposition to the development of HoKua Place in this location and feel that it will personally impact my day-to-day life given my close proximity and dependency on the Kapa'a Bypass Road.

The developer claims that HoKua place will preserve the rural-like character of Kapa'a and is being developed to meet growing housing needs, however, this project does just the opposite. A development of such scale will urbanize Kapa'a town and change the local way of life and community forever. Studies from around the world show that increased urbanization of rural communities' results in negative environmental and even health impacts to residents. Drastic changes to the Kapa'a area will result in gentrification which leads to cultural displacement.

This project is not a true affordable housing project nor is it likely to provide average Kaua'i income earners with homes. HoKua Place is proposed because the developer claimed Kaua'i needs housing, but this is not the type of housing we need! In the EIS they make this claim about the need for this project yet fail to include in their assessment the hundreds of houses already approved or being built which do not require redistricting these agricultural lands or building HoKua Place.

Despite claims the project is sustainable, the developer in no way provides any explanation or detail related to how this project would be sustainable. The outdated Sustainability Plan document in no way suggests sustainable development, considers climate change impacts or looks at the many social impacts that have occurred within the last nearly 15 years since the report was written.

As a resident, daily commuter and lifelong local I can tell you with certainty that the infrastructure in this area cannot accommodate this development. Our roads are already heavily overburdened with traffic and in poor condition. Adding 769 homes mauka of the Kapa'a Bypass Road will turn the Kapa'a crawl' into a parking lot. The solutions proposed in the EIS to address traffic concerns are unrealistic and

inadequate.

As an environmental scientist I am deeply concerned about the environmental impacts particularly in the way of waste water treatment and water access for the project.

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.

Tapping into the Anahola aquifer system to accommodate this project should not be considered until the impacts to the DHHL current upgrade and water access is assessed. We must ensure that this development would not reduce availability to Anahola DHHL wells.

More than ever, we have recently been reminded with the COVID pandemic that we need to be protecting and preserving agricultural lands, even here outside of Kapa'a Town. We should be seriously reconsidering changes to designation and developing instead in areas already marked for urban and where infrastructure is built to suit.

Kaua'i has reached a tipping point. Our infrastructure is over capacity and failing and it simply cannot sustain this kind of overdevelopment in this area. Aging and overstressed infrastructure is present all around this location and is evident as we sit in excessive traffic delays, drive on roads that are in disrepair, when sewage overflows into the ocean, when our school classrooms are overcrowded and our coral reefs and environment buckle under the stress of overdevelopment or development in which infrastructure needs and thoughtful planning aren't considered first.

I strongly feel that this project will endanger my quality of life on the east side of Kaua'i and our community's future. Please oppose the re-designation of this area from agriculture to urban and reject the proposed HoKua Place development. Please do not approve the upzoning of this 96 acre Agricultural land to Urban.

Thank you for your consideration,

Fern

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Fern Anuenue Holland BSc
Hawai'i Alliance for Progressive Action
Community Organizer

From: [Pua Rossi-Fukino](#)
To: [DBEDT LUC](#)
Date: Tuesday, March 9, 2021 8:19:06 AM
Attachments: [Copy of Hokua Place, LUC Docket No. A11-791_HG.pdf](#)

Aloha,

Please see my attached letter regarding HoKua Place.

Mahalo,

Pua Rossi-Fukino

March 9, 2021

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

Aloha Land Use Commission,

I am an 'Ōiwi (Native) of Wailua, Puna, Kaua'i, and currently live in Kapa'a. I am very close to the 96 acres of Agricultural District Land that this proposal is requesting to be redesignated as Urban District Land to accommodate the 769 units that make up HoKua Place.

I humbly request that you do not change the designation of these lands from agriculture to urban in order to accommodate the proposed development of HoKua Place. I strongly oppose any development of that area. I appreciate the beauty of that land as I drive to work through the Kapa'a Bypass Road and I know that any such development will not only strip that beauty away, it will also heavily impact the already congested roads that we must suffer through each day.

There are so many factors that support any and all opposition of this development. In addition to the daily traffic, the development being projected as affordable housing will *not* fit into the budget of most of Kaua'i's community. Who are we trying to provide housing for? I am scared because I know that it's very likely that the next generation of Kaua'i keiki will not be able to afford to live on their island. For those of you who have children of your own, think about their future on Kaua'i. Please, *please* keep our keiki at the forefront of your decision making!

In this era of COVID-19, I hope that we have become smarter in how we make decisions about development and land use on Kaua'i. We need to look at how to truly support our *local communities* and to "mālama 'āina" in ways that actually mean something. I've seen more and more people move here in the last few months because of COVID-19 and, eventually, our local families will be pushed out. More development like HoKua Place, development that clearly does not have the best interests of our community in mind, will only hurt us in the future.

Another factor against this development is the limited wastewater capacity in Wailua. The Wailua Wastewater Treatment Plant and Transfer Station is in desperate need for repair. It's a glaring indicator that we need to take care of and pay attention to our current situation before we

even begin to think about further developments. In line with this is the lack of water availability and the failure to obtain a water permit for HoKua place.

Finally, as we have seen, we are in desperate need of more land for agricultural purposes. If we have learned anything from what's happened on our island due to COVID-19 is that we need to grow our own food and stop relying on outside sources to feed our island. We need to protect our agricultural lands and utilize them in smart and productive ways for our community and our keiki.

Again, I strongly urge you to please oppose the re-designation of this area from agriculture to urban and reject the proposed HoKua Place development.

me ke aloha,

A handwritten signature in black ink, appearing to be 'PR' or similar initials, enclosed within a circular scribble.

Puali'ili'imaikalani Rossi-Fukino
Assistant Professor, Hawaiian Studies
Kaua'i Community College

From: [Koa Young](#)
To: [DBEDT LUC](#)
Date: Tuesday, March 9, 2021 8:23:02 AM

I am Submitting Testimony in OPPOSITION to HoKua Place!

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.

From: bwiednerrealtor@aol.com
To: [DBEDT LUC](#)
Date: Tuesday, March 9, 2021 8:26:50 AM

Dear Hawaii Land Use Commission,

Please No Development at HoKua Place! Kauai's open space and AG land should stay open!!!

Mahalo Nui,
Barbara Wiedner
1774 Puu Kaa St
Kapaa HI 96746

How will the urbanization and drastic changes to Kapa‘a town impact your life?

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.
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From: [Judy Dalton](#)
To: [DBEDT LUC](#)
Date: Tuesday, March 9, 2021 8:27:06 AM

Aloha respected Land Use Commissioners,

Our small, rural island of Kauai, with its delicate ecosystem, is being threatened by overdevelopment and its attendant demands. The proposed Hokua Place would be one of the largest housing developments Kaua'i has ever seen, in the wrong place and with wrong consequences.

Here's what is very wrong with this development:

- According to the 2nd Draft EIS and by their own admission, the developers stated Hokua Place would generate a total of approximately 1,900 vehicle trips per hour during morning and afternoon rush hours. This would also impact emergency services. This substantial increase to already-gridlocked Kapa'a-Wailua would subject travelers to intolerable bumper-to-bumper traffic from the North Shore and Kapa'a to the main centers of commerce.
- Sewage is proposed to go to the Wastewater Treatment Plant at Lydgate, but the plant is failing due to age and is nearing capacity. The EPA has recommended the plant be moved mauka due to impending sea level rise and tsunami threat. And, at least three large resorts are already in the permitting process ahead of Hokua Place.
- The property owner proposed to provide water from a well on the property, but the well drilling effort failed. And there is no commitment from the Kaua'i Department of Water to provide water to Hokua Place.
- Regarding stormwater runoff, the developer has not provided a thorough drainage plan indicating how the additional runoff from all those acres of concrete and asphalt would impact Waika'ea Drainage Canal and our nearshore ocean water.
- The developers contend at least part of this project would meet Kaua'i's current, desperate need for affordable housing, but the numbers just do not bear that out. The cost of the housing that would be offered, when the condominium association fees are included, puts these homes out of reach for most Kaua'i families in need of housing. Plus, there is nothing preventing outside investors from flipping these units for market rate, like they have

done with so many projects here. We support genuinely affordable housing, but this project is not that.

Hokua Place would be an inappropriate development that our infrastructure cannot support. We respectfully ask this Commission to keep this land designated as Agriculture and not Urban to preserve the land, its watershed, and our rural way of life.

Mahalo nui loa,

Judy Dalton
Sierra Club Kaua'i Group

From: [Petrina Blakely](#)
To: [DBEDT LUC](#)
Date: Tuesday, March 9, 2021 8:39:13 AM

I am a 41 year resident of Kaua'i and a resident of Kapa'a as are my children and grand children.

I have watched the gridlock on the East side aka the Kapa'a crawl grow worse and worse every single year - our only respite from this traffic nightmare this year was Covid and the break from the influx of tourism and the additional vehicles on the road.

There is no infrastructure in place to support adding this amount of housing in this area in terms of the water supply and especially the road ways.

I AGREE THE WE NEED MORE AFFORDABLE HOUSE ON THE ISLAND BUT THE INFRASTRUCTURE NEEDS TO BE ADDRESSED FIRST FOR ONCE.

Sincerely,

Petrina Blakely - Kapa'a
petrina.kauai@gmail.com

From: [Kamalei Alexander](#)
To: [DBEDT LUC](#)
Date: Tuesday, March 9, 2021 8:43:18 AM

Aloha to whom this may concern:

I am writing to you regarding Hokua Place. I am a Kaua'i resident STRONGLY (and I can't emphasize this word enough) opposed to this development. There are enough developments already in place for these types of homes. Kaua'i is flooded with overpriced homes. Where are the locals supposed to live? Where is the affordable housing for them? If the goal is gentrification, then this project is perfect! It's ludicrous that this has even been proposed!!! Why are we re-zoning land when there are MORE than enough homes in this price range?! And what of our Kapa'a traffic, how is that going to be fixed with this new development which is only going to be filled with yet MORE NEW Kaua'i residents. A'ole. This project will do NOTHING to help the community, it will only further our many struggles, which are overwhelming to say the least. This re-zoning can not happen. This development can NOT happen!!! We say no!

Mahalo for your time and consideration, please please I urge you to stop this development.

Kelly Alexander

From: [Anne Frederick](#)
To: [DBEDT LUC](#)
Date: Tuesday, March 9, 2021 8:43:19 AM
Attachments: [HAPA Testimony against LUC Change for Hokua Place.docx.pdf](#)

Aloha,

Please find attached testimony for the LUC from the Hawaii Alliance for Progressive Action (HAPA) in opposition to the redesignation of Kapa‘a lands from agricultural to urban for the HoKua Place development.

Thank you for your consideration.

Best,
Anne

--

Anne Frederick
Executive Director
she/hers
www.HAPAh.org





March 9, 2021

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

Aloha Chair Scheuer and Land Use Commission Members,

The Hawai'i Alliance for Progressive Action (HAPA) is a statewide environmental, social and economic justice organization based on Kaua'i. We currently engage over 10,000 local residents annually through our work. We are headquartered on the east side of Kaua'i.

HAPA is in strong opposition of the re-designation of 96 acres of Agricultural District Land to Urban District Land to accommodate HoKua Place. We feel that this project will negatively impact the quality of life for residents on the east side of Kaua'i and the east side community's future. Please oppose the re-designation of this area from agriculture to urban and reject the proposed HoKua Place development.

A development of such scale will urbanize Kapa'a town and change the local way of life and community forever. Studies from around the world show that increased urbanization of rural communities results in negative environmental and even health impacts to residents. Drastic changes to the Kapa'a area will result in gentrification and exacerbate cultural displacement.

Kapa'a roads are already heavily overburdened with traffic and in poor condition. Adding 769 homes mauka of the Kapa'a Bypass Road will turn the 'Kapa'a crawl' into a parking lot. The solutions proposed in the EIS to address traffic concerns are unrealistic and inadequate.

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.

More than ever, we have recently been reminded that we need to be protecting and preserving agricultural lands in each ahupua'a. We must seriously reconsider changes to designation and instead develop in areas already marked for urban and where infrastructure is built to suit.

HAPA is committed to working to support truly affordable housing projects for local families and also to ensure that developers do not push over development on communities that are not equipped for or in favor of the project.

This project is not an affordable housing project nor is it likely to provide average Kaua'i income earners with homes. HoKua Place is proposed because the developer claimed Kaua'i

needs housing, but this is not the type of housing Kapa‘a needs. In the EIS they make this claim about the need for this project yet fail to include in their assessment the hundreds of houses already approved or being built which do not require redistricting these agricultural lands or building HoKua Place, some of which are affordable housing projects.

The proposed HoKua Place development will consist of 183 multi-family residential units priced at \$175-275,000 that they are claiming are “affordable housing”. Yet, the projected prices provided are in 2015 dollar estimates and are subject to market conditions. This is incredibly vague and not affordable housing. Furthermore, the development may now be exempt from providing affordable housing at all now that county conditions have changed. Market conditions, particularly in a market where nearly half (45%) of all residential sales are to non residents and foreign buyers, cannot be the metric for determining what is to be labeled “affordable housing”.

There is no specification provided on the size of these units, or how many attached units within a complex. This does not appear to be a realistic price range for built-out units unless they are equivalent to studio apartments. Furthermore, there is no assurance on who will be buying these “affordable” housing units and how HoKua Place will be screening applicants (potential buyers) to ensure they meet the “affordable” threshold.

In addition to this, there is no clear indication of how they will maintain this affordable housing inventory of HoKua Place and what will be put in place to prevent buyers paying so called affordable housing rates, then turning around and flipping the “affordable housing” property at market rates. Also, with monthly HOA fees expected to be between \$800-\$1,200/ month the project is clearly not and can not be affordable housing.

Kapa‘a infrastructure is over capacity and failing and it simply cannot sustain this kind of overdevelopment in this area. Aging and overstressed infrastructure is present all around the area being considered and is evident as we sit in excessive traffic delays, drive on roads that are in disrepair, when sewage overflows into the ocean, when our school classrooms are overcrowded and our coral reefs and environment buckle under the stress of overdevelopment or development in which infrastructure needs and thoughtful planning aren’t considered first.

HAPA feels that this project will negatively impact the quality of life for residents on the east side of Kaua‘i and the east side community’s future. Please oppose the re-designation of this area from agriculture to urban and reject the proposed HoKua Place development.

Kind regards,

A handwritten signature in blue ink, appearing to read 'Anne Frederick', with a stylized, cursive script.

Anne Frederick,
Executive Director

From: [Les Drent](#)
To: [DBEDT LUC](#)
Date: Tuesday, March 9, 2021 8:47:21 AM
Attachments: [LBD Hokua LUC Testimony.pdf](#)

Please see attached testimony.

Les Drent

LBD Coffee, LLC
6200 Kawaihau Road, Unit B
Kapaa, HI 96746
Toll Free: 800-750-5662
Ph: 808-822-4495
Fax: 808-822-9731

https://urldefense.com/v3/__http://www.lbdcoffee.com__!!LIYSdFfckKA!iKQwjSTejF5aUqzCiefDnhdcGwt0kETW_41T71IMy89O7KfOs67_FuXb4rEsECUcVHGnPq0S

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LBD COFFEE, LLC

To: Hawaii Land Use Commission

Date: Wednesday, March 10, 2021
 Time: 9:00 a.m.
 Place: Virtual

From: Les Drent
 for LBD Coffee, LLC

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

Dear Hawaii State Land Use Commission,

LBD Coffee has been an agricultural producer in Hawaii for nearly three decades. We own and operate several value added brands including Coffee Times, Blair Estate, Kauai Cigar Company and Kauai Distilling Company. We grow several Hawaii value added crops including coffee, chocolate, tobacco, corn, and raise bees for honey.

Over the last thirty years I have seen the total demise of agriculture in this state from sugar to small farms. This includes the bastardization of the Kona coffee brand, the harvesting of viable agricultural land by real estate speculators and developers, the abuse of agriculturally zoned land by both non farming residents, and non residents of Hawaii.

Over these thirty years we have been harassed by local Kauai government including the Planning Department, and Liquor Commission while attempting to farm and produce our goods. We have been denied permits under a state law that is supposed to protect farmers, not hinder them at the County level. To this day we still do not have the right to sell any of the goods that we grow from our lands while every other County in Hawaii allows farmers this right. Reference: Civil No. 17-1-0119 and HRS 632, Rule 57.

The corruption of local government officials, developers and non farming residents residing on agriculturally zoned land on Kauai is a travesty.

This HoKua Place development is not about housing. It is all about the continued destruction of agricultural land with one motive in mind and that is to increase the real property tax collection for the County of Kauai and further feed their bureaucracy under the guise of self rule. This development will further erode our community, place more burden on our failing infrastructure and social services, and contribute to more congestion and traffic on our roads.

We strongly urge you to **DENY** this change in land use designation for HoKua Place, and

page 1 of 2

LBD Coffee, LLC

6200 Kawaihau Road, Unit B, Kapaa, HI 96746 USA

Ph: (808) 822-4495 Fax: (808) 822-9731

lbdcoffee.com

send a message to Kauai government, and its developers that they should be supporting the true intent of land use on this island.

Sincerely,



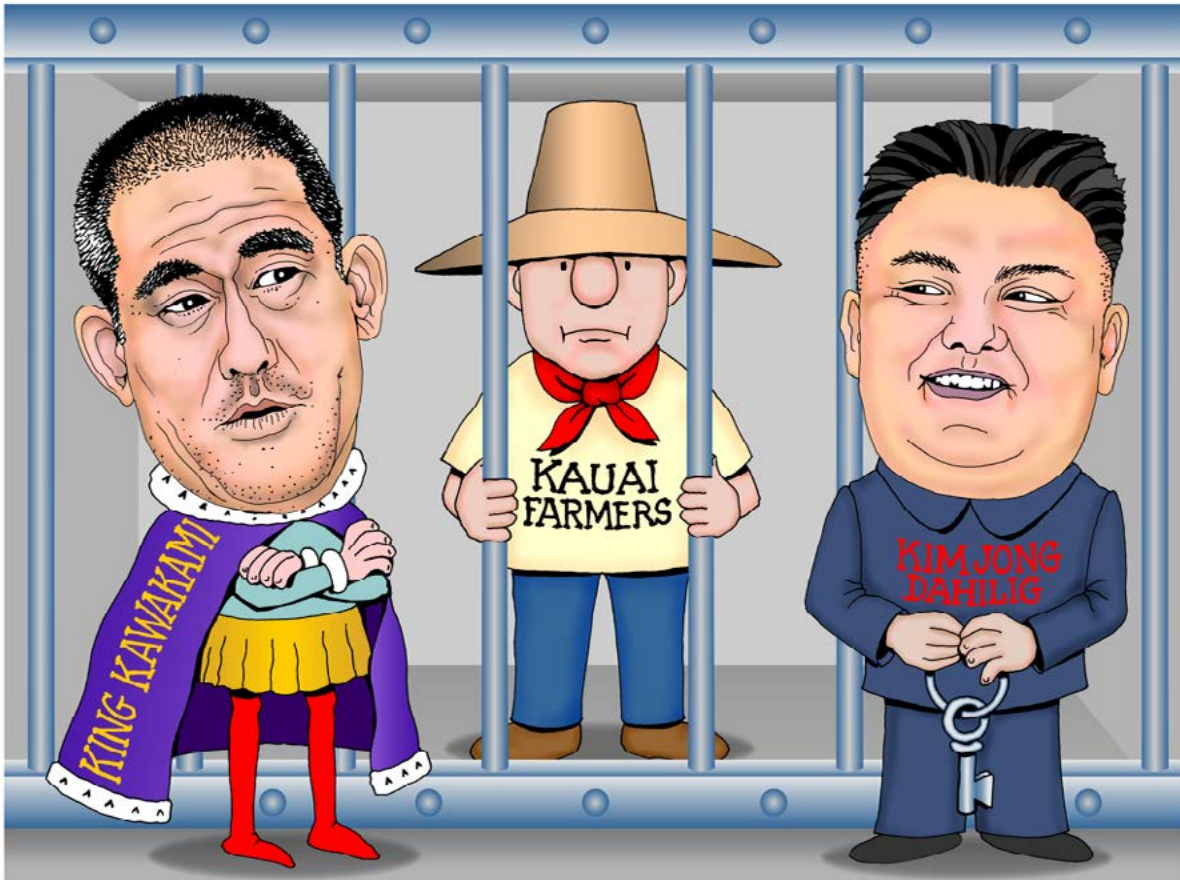
Tai Erum
Operations Manager



Trevyn Pless
Farm Manager



Les Drent
Owner



BLAIRESTATE



page 2 of 2

LBD Coffee, LLC

6200 Kawaihau Road, Unit B, Kapaa, HI 96746 USA

Ph: (808) 822-4495 Fax: (808) 822-9731

lbdcoffee.com

From: [Tom Kanahele](#)
To: [DBEDT LUC](#)
Date: Tuesday, March 9, 2021 8:52:51 AM

Dear Hawaii Land Use Commission,

Please do NOT designate any more land as “urban” on the island of Kaua’i. Do not enable the HoKua development project to move forward.

Our island is sick due to improper development. We need to correct many critical water supply issues, wastewater issues, land title fraud, and traffic issues throughout the entire island, before ANY more land is designated Urban or more development permitted. To allow any further urbanizing of land at this point is CORRUPT and ABUSIVE to our land and our people.

NO to designating these kapa’a area lands to “Urban.” ‘A’ole loa.

Keali’i Kanahele
Hanapepe, Kaua’i

From: noelanihochuli@gmail.com
To: [DBEDT LUC](#)
Date: Tuesday, March 9, 2021 8:54:36 AM

I vehemently oppose this project. Approving this project would be detrimental to the current residents of the Kapaa/Wailua area. I was born in Kapahi, grew up in Wailua Houselots and Wailua Homesteads and currently own my own home in Wailua Homesteads. I am a life long resident of this area. This area cannot sustain this kind of development. It would be irresponsible to approve this project. Pre COVID it was a nightmare getting my son to school. He attended St. Catherine's and is currently at Kapaa High. Our commute from the Homesteads to Kapaa high is one bottle neck after another. We do not have the roads and infrastructure to support the amount of cars this development would bring. The traffic would be at an absolute standstill. I live right up against the Sleeping Giant and was already seeing the traffic in Kapaa affecting the Homesteads. I knew when the bypass and Kapaa town was backed up because people were coming up Olohena to Kamalu to get to Lihue. One day I counted 25 cars in a row as I sat waiting to pull out of my subdivision onto Kamalu Road. Before anymore housing developments are approved the county/state need to build more roads. What's going to happen when the ocean in front of Coco Palms takes over the road? Keep that land zoned for Agriculture and please for once do something that's in the best interest of this island and its people.

Do not change the zoning!

Thank you,
Noelani Hochuli

Sent from my iPhone

From: bob-marion@hawaiiantel.net
To: [DBEDT LUC](#)
Date: Tuesday, March 9, 2021 8:57:15 AM

To the commissioners and board members.

This project to change 96 acres of agricultural district land to Urban district land will not be advantageous to the community of Kauai.

The east side of Kauai does not have the infrastructure to handle this size development. The infrastructure that is in place is aging and does not serve the existing population adequately, from water and waste water, to roads and drainage.

This project is not the affordable housing for Kauai that the developers claim that it is. Single family homes starting at \$650,000. and condos with high monthly maintenance fees will not be for local families. These homes will attract mainland buyers leaving any housing needs currently on Kauai unfilled. This will bring additional cars for our overburdened road system.

Our agricultural lands on Kauai are needed for food sustainability. Any urban development needs to take place on urban designated land. Please do not allow the change in designation for this agricultural land.

Thank you.

Sincerely,

Marion and Robert McHenry

Princeville, Kauai

From: [Mikko Kinkki](#)
To: [DBEDT LUC](#)
Date: Tuesday, March 9, 2021 8:57:30 AM

Aloha this is vary concerning , how under these times of tension in the community where the common population here on kauai is in no way ready for this development. And the developments that this county and state has passed threw in the past 40 years . I have seen the effects of Bad planning has on the community of kauai and the islands environment impacted the most. Displacement ... Traffic ... pollution.. it will bring higher taxes .. separation in the community. The list of negative is so much grater than positive... and really there is no positive in this . I seem it first hand , on the south shore... this is a massive image of Poipu estates .. or Kukuiula , same here on kauai , one percent of the residents can afford to buy a home at the market in this time . So this will be all snapped up by of islands interests as trading land .. that what this is ... turning this into currency for the rich to buy with the Fiat currency . Stop zoning farm land to urban use !! Stop , Bad timingbad planning , stop !! Stop . Take care of what we have .. look at the damage that has occurred and is occurring... I oppose this change of land use of Hokua Place . Mikko Kinkki

Sent from my iPhone

From: [Livable Hawaii Kai Hui](#)
To: [DBEDT LUC](#)
Date: Tuesday, March 9, 2021 9:01:49 AM
Attachments: [LHKH Ltr AG Land Kauai HoKua Mar 9 2021.pdf](#)

OPPOSITION to Changing the Land Use Designation of this area (for HoKua Place) from Agriculture to Urban

Testimony attached. Please confirm receipt.
Mahalo.

LIVABLE HAWAII KAI HUI
808.864.8081
Facebook: [Livable Hawaii Kai Hui](#) - [Aloha 'Aina 'O Kamilo Nui](#) - [Ka Iwi Coast](#)
Instagram: [@livablehawaiiikaihui](#)
Twitter: [@hawaiiikaihui](#)
YouTube: [Livable Hawaii Kai Hui](#)



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Livable Hawaii Kai Hui is
a 501(c)(3) non-profit,
community organization
serving East Honolulu
since 2004. We strive to
promote sensible
growth, respect for
cultural & natural
resources and upholding
the integrity of the East
Honolulu Sustainable
Communities Plan.

March 9, 2021

Aloha Chair Scheuer, Vice Chair Aczon, Vice Chair Cabral, and LUC Commissioners,

RE: OPPOSITION to Changing the Land Use Designation of this area (for HoKua Place) from Agriculture to Urban

Livable Hawaii Kai Hui testifies in **strong opposition** to the proposal regarding HoKua Place and the 'āina of Kapa'a, Kaua'i.

The Hui is deeply concerned about all attempts to change agricultural land designations on behalf of controversial development projects. As residents of Maunaloa, we know firsthand how large-scale urbanization can impact a community. We also recognize the importance of preserving agricultural lands for the benefit of all people, having gone through our own struggle to maintain them when we fought to protect Kamilo Valley.

Specifically, in rural areas, unwanted heavy development is too often accompanied by negative impacts to the environment, cultural ties, public health, and people's general sense of community. Furthermore, rapid gentrification almost inevitably hurts socially and economically vulnerable residents, many of whom have longstanding ties to the area and, especially in places like Hawai'i, can result in cultural displacement.

When it comes to the proposal at hand, the Hui has listened to calls from Kapa'a and east Kaua'i residents who have spoken out against the HoKua Place project. We stand with them in solidarity and wish to amplify their concerns. Not only have they raised good points about promoting sustainable ahupua'a management, but they have made critical points about placing unsustainable pressure on local infrastructure and available resources.

This is not just a matter of opposing development, but of recognizing the need for *sustainable* development. Please consider the gravity of the situation — the serious risks posed by this specific project — and vote against the proposal.

Carpe diem,

Elizabeth Reilly
Founder & President
Livable Hawaii Kai Hui

From: [Sarah Fields](#)
To: [DBEDT LUC](#)
Date: Tuesday, March 9, 2021 9:58:54 AM

Please respect our Aina and do not allow this project to continue. It poses multiple threats to our environment and also our Island residents.

The only beneficiaries of this project would be those who are already wealthy and it is much too large of an area Impacted. This is Kauai, not California. Please stop over development. Our island infrastructure can not facilitate this project. I implore you to heed this message.

Aloha

Sarah Irene Fields

Sent from my iPhone

From: [Tina Aiu](#)
To: [DBEDT LUC](#)
Date: Tuesday, March 9, 2021 10:51:18 AM
Attachments: [LUC Testimony - Hoku Development.pdf](#)

Aloha,

Please see my attached testimony. Thank you for your consideration.

Christina Aiu

March 9, 2021

Aloha Chair Scheuer, Vice Chair Aczon, Vice Chair Cabral, and LUC Commissioners,

**RE: OPPOSITION to Changing the Land Use Designation of this area (for HoKua Place)
from Agriculture to Urban**

I am a resident of Wailua, Kauaʻi, and I strongly oppose the proposal regarding HoKua Place and the ʻāina of Kapaʻa, Kauaʻi. We have seen over and over again in communities across Hawaiʻi how these attempts to change the designation of agricultural lands to accommodate development under the guise of “affordable housing” do not result in truly affordable housing for local residents. The proposed development would only exacerbate existing gentrification that is already happening in our community.

Furthermore, the infrastructure of Kapaʻa simply cannot support the large scale development that is being proposed. Even with limited tourism at the moment due to the pandemic, we still experience heavy traffic throughout Kapaʻa.

Finally, we saw last year how the pandemic impacted the food security of many Hawaiʻi families. Now more than ever, we need to focus on preserving agricultural lands for our keiki and for future generations. Thank you for your time and consideration.

Sincerely,

Christina Aiu

From: [Kylie](#)
To: [DBEDT LUC](#)
Date: Tuesday, March 9, 2021 10:53:27 AM

Aloha, please accept my written testimony in opposition to this project.

Traffic in Kapa'a was a horrendous mess prior to COVID, and we've seen what a relief it is for residents to be able to access Kapa'a Town without having to allow an hour extra to sit in traffic. Instead of working to mitigate traffic problems, this development would exponentially worsen the gridlock that will soon return to our island. This development would mean additional traffic at the middle school, additional traffic at the round-about, additional traffic on the bypass and through Kapa'a Town, and the developers have not addressed this issue at all.

My second reason for opposing this project is the zoning of the land. This pandemic has shown the necessity of providing food on our own without relying on other islands and states. Reducing the ag-zoned land is contrary to our new reality and the priorities we should be paying attention to. Not only will this project decrease the available ag land on Kaua'i, it will bring in additional people to feed, which doubles the negative impact on food-self-sufficiency.

Please do not approve this project. It is bad for the immediate Kapa'a area, and bad for our island as a whole.

Sincerely,

Kylie Wilson
Kapa'a, Kaua'i, Hawai'i

From: [Noreen Dougherty](#)
To: [DBEDT LUC](#)
Date: Tuesday, March 9, 2021 11:31:28 AM

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

From: **melody pigao** <kilohanaclothingco@gmail.com>
Date: Mon, Mar 8, 2021 at 1:49 PM
Subject: Testimonial
To: Noreen Dougherty <montessorihale@gmail.com>

Hokua Place
LUC Docket No. A11-791/HG

NOT AFFORDABLE:

I am a resident here for 35 yrs. I am married and raised 3 children.
This proposed development will NOT help my Children who live here full time.
I am almost 60 and have NOT been able to purchase a \$700,000 home after 30 yrs!

NOT ENOUGH INFRASTRUCTURE

1. The street I live on, just below the middle school has traffic speeding through to bypass the Kapaa crawl. It is now dangerous for our pets, and my grandchildren to be walking to biking in our neighborhood.

Our roads cannot take anymore cars and development.

2. Currently now our bridge, over Wailua river which is the only access to Lihu'e, Wilcox hospital and the airport. Is in dangerous liability whenever we have a rain storm, the river fills up with forest debri that puts strain on the bridge. The water of Wailua bay is so close to the road, This access needs to be addressed for the residents now.

NO CHANGE TO AG LAND

Being very isolated on this island . We need more production for food on ag lands.

Thank You for your time
Aloha, Melody
Sent from my iPad

From: [Gordon Peterson](#)
To: [DBEDT LUC](#)
Cc: [Gordon Peterson](#)
Date: Tuesday, March 9, 2021 11:33:54 AM

Aloha Hawaii State Land Use Commission,

Please oppose the District Boundary Amendment from Agricultural to Urban for the land in Kapaa for the proposed Hokua Place development. Kauai's delicate ecosystem is threatened by this development and its attendant demands. If passed by the LUC would change the zoning from Agriculture to Urban and pave the way for HoKua Place to move forward.

This proposed 769 residential unit project (683 multi-family and 86 single family) on 96 acres between the Kapa'a Bypass Road and the Middle School will urbanize Kapa'a town and change our lifestyle and community forever.

Below are a few of the "deal-breaker" reasons this development and the necessary rezoning should not happen – it's in the wrong place and with wrong consequences:

- The property owner proposed to provide water from a well on the property, but the well drilling effort failed. There is no commitment from Kaua'i Department of Water to provide water to Hokua Place.
- Sewage is proposed to go to the Wastewater Treatment Plant at Lydgate, but the plant is failing due to age and is nearing capacity. The EPA has recommended the plant be moved mauka due to impending sea level rise. To compound the problem at least three large resorts are already in the permitting process ahead of Hokua Place.
- Regarding stormwater runoff, the developer has not provided a thorough drainage plan indicating how the additional runoff from all those acres of concrete and asphalt will impact Waika'e Drainage Canal and our nearshore ocean water.
- Travelers from the north shore know very well that traffic congestion along Kuhio Highway to the main centers of commerce will be bumper-to-bumper as tourism increases again. HoKua Place at full capacity would bring about 1,300 additional vehicles to the ByPass, the roundabout and downtown Kapaa. This will also impact emergency services. In others words this development will make the traffic situation much worse.
- The developer contend at least part of this project would meet Kaua'i's current, desperate need for affordable housing, but the numbers just do not bear that out. The cost of the housing that would be offered, when the condominium association fees are included, puts these homes out of reach for most Kaua'i families in need

of housing. Plus, there is nothing preventing outside investors flipping these units for market rate, like they have done with some many projects here. I support genuinely affordable housing, but this project is not that.

I realize you may know most of this already and you may agree or disagree. But one thing that is clear is Kaua'i - has reached a tipping point. Our infrastructure is over capacity and failing and cannot sustain this kind of overdevelopment. The infrastructure, services and waste treatment abilities of the Kapa'a area cannot accommodate HoKua Place and it would make east side traffic problems much worse. Also, there is insufficient water access, public services and infrastructure solutions to meet the HoKua Place project's needs. Aging and overstressed infrastructure is present all around us and is evident when we sit in excessive traffic delays, drive on roads that are in disrepair, when sewage overflows into the ocean, when our school classrooms are overcrowded, and our coral reefs and environment buckle under the stress of over development.

Mahalo for listening.

Gordon Peterson
4887 Kapaka St, Princeville, Kauai

From: [Roberta Zarbaugh](#)
To: [Hakoda, Riley K](#)
Date: Tuesday, March 9, 2021 11:50:29 AM
Attachments: [Testimony for LUC hearings on Mar 10 and Mar 11 for Hokua Place request for zoning change ag to urban.docx](#)

Testimony by:
Kent Zarbaugh - Kauai Resident
6208 Oloheua Rd. Unit P
kilozulu45@gmail.com

Testimony for LUC hearings on Mar 10 and Mar 11 for Hokua Place request for zoning change ag to urban". I am AGAINST THE REZONING REQUEST FROM AG TO URBAN.

The bait is "affordable housing"! At 760 new units at great prices per unit , but who can afford a \$800 to \$1000 per month maintenance fees? What about the additional traffic (2-3 cars per unit = 21,000 more cars). When pre Covid tourism comes back to full swing the Kapaa crawl starting through Kapaa Town will have the additional 21,000 tourist cars per day. This is in addition to, our County continuously need to keep up with fixing pot holes. Overflowing cesspools, dwindling water supply per capita, price of groceries (supply and demand) as everything is shipped in.

Let our County handle own problems...we LIVE HERE. I have lived on ag land 3 miles mauka, up Olohena Rd. for 43 yrs. I have witnessed the taxing of our already overburdened infrastructure!

We don't need absentee owners lining their pockets and exploiting our resources. It's not about how much money the State can attract. It's about quality of life that we build for . Common sense says we get the horse healthy before we make him pull the cart!

Lets change the climate, and keep agriculture lands for the new industry focused on sustainability exploding now due to Covid and the displacement of workers in the hotel, vacation rental industries, tourist activities etc. Cacao farms at Lydgate Rise and off of upper Olohena, bee farms, fruit and vegetable stands lining Olohena as residents grow their own kale, bananas , papayas, avocados. Keep agriculture lands OPEN for rising more Kauai beef and Kauai sheep.

We don't need more "carpet baggers" realtors and developers who are like the Koea plover bird; they fatten themselves off the land, take the money and leave...and leave us Kauai residents with the problems.

We don't need rezoning at Hokua Place from agriculture to urban! We don't need to import and compound our own problems just because the State wants to attract money. We need more Kalepa Village, Ho`oluna complexes where everyday working locals can afford. The County allowing ADU in Lihue for local growing families.

You want to allow rezoning? How about changing open zoning to agricultural zoning to allow local families who have 3 generations living in one home to subdivide land and build at LITTLE OR NO IMPACT. WE ALREADY LIVE HERE!

Kent Zarbaugh

From: [Kirra Chase](#)
To: [DBEDT LUC](#)
Date: Tuesday, March 9, 2021 12:08:41 PM

Hello, I am a student from Kapaa High school and I have lived on Kauai my whole life. I am writing to testify against the use of the agricultural land for urban use. Our island is so populated already and we don't need to create more housing for people. Doing this would create so much more problems for our little island like road work, traffic, large import taxes etc. Yes this would create more jobs for workers in construction and housing but it would also leave less jobs for people who don't know construction. I feel that this is a very bad idea for the sustainability of our island. Thank you for your time.
Mahalo, Kirra.

From: [Laurel Quarton](#)
To: [Hakoda, Riley K](#)
Subject: [EXTERNAL] Please oppose Hokua Place, Kauai
Date: Tuesday, March 9, 2021 9:09:47 PM

To Hawaii Land Use Commissioners,

I am a 30 year resident of Wailua, Kauai and nearly 37 year resident of Kauai. I can vouch for the incremental changes we have seen in that time that have turned Kauai into an economic, social and infrastructure disaster for many people. The over-dependence on tourism and development, without consideration for infrastructure, affordable housing and social support for communities was well underway long before covid amplified our problems. Increasing developments such as Hokua Place at this time is counter productive for many reasons.

To name only one of the negative impacts on human welfare, for 26 years I have been associated with a medical practice in Kapaa located in the very heart of the traffic bolus which is one of the key Hokua Place controversies. In the 26 years of practice there it became necessary for a police escort to accompany physicians through traffic to the Lihue hospital for emergencies. This worked only as long as there were side roads available to circumnavigate the traffic jams and yet failed to transport anyone over the rivers where bridges were log-jammed with cars. Imagine the cost if we became an island so congested that only helicopters could service emergency transport. Imagine if it was you or a loved one who was unable to be taken care of.

There are 730 projected units at Hokua Place, 172 just up the road for Kulana subdivision, and either 390 hotel or 192 condotels (family complexes) planned for Coconut Plantation Village. These are all within the most dense part of the Kapaa traffic corridor and other large developments are planned for areas just outside of Kapaa. Kapaa is already the largest population center for the island and the infrastructure is already insufficient as community testimony will verify.

Please listen to the communities who live and walk and drive the reality of this area. We need your support and, literally, compassion for the well being of Kauai.

Thank you for your consideration of this very important decision.

Laurie Quarton

Wailua, Kauai