

From: [Noelani JOSSELIN](#)
To: [DBEDT LUC](#)
Cc: bridgethammerquist@hawaiiintel.net
Date: Wednesday, March 10, 2021 8:39:13 AM

2021 March 10

Noelani Josselin
4549 Panihi Rd.
Kapaa, Hawaio

State of Hawai`i Land Use Commission
Department of Business, Economic Development & Tourism
P.O. Box 2359
Honolulu, Hawai`i 96804-235
dbedt.luc.web@hawaii.gov

Re: IV. HEARING AND ACTION
A11-791 HG Kauai Joint Venture, LLC– Hokua Place (Kauai)
Petition to Amend the Land Use District Boundary of Certain
Lands Situated at Kapa`a, Island of Kauai
State of Hawaii

Consisting of 97 Acres from the Agriculture District, to Urban
District, Tax Map Key No. (4) 4-3-003: POR 00

Greetings Chair Scheuer and Commission members,

As a former member of surfriders blue water task force who for many years gathered water samples from the muliwai or river mouth of the Wailua river. Water samples that tested high in fecal bacteria, I am opposed to Hokua Place urban designation

I am asking that you please do not approve the rezoning request of 97 acres of agricultural land located in the Olohena, Waiakea stream area of Kapaa Kauai, known as "The HoKua Place Project" to Urban zone.

The Hokua Place Project under the disguise of stale out dated science based on water consumption numbers used for goat farming needs to be revised to reflect current projected water consumption, traffic conditions,, and global blue line maps that indicates ocean level raise. This project is located in an inland wetland tsunami zone and will be affected by sea level rise..

Hokua Place cannot be considered the sustainable project it claims to be, there is nothing sustainable about it, Except for the owner, developer profiting by degrading our island, culture, life style, natural resources and environment.

86 houses on approximately 7500 square foot lots and 683 condos, Its obvious these units are not going to be built to fill the lack of available affordable housing that our island so desperately needs. It is designed to be marketed and priced to those who are relocating here from the continent.

These designs have no considerations for subsistence living that requires space for gardening, fishing boat, hunting dog kennels or place to park 2-3 vehicles as many local families live in multigenerational situations. This project is not intended to serve the community it is being developed in.

Most importantly, this project does not include any wastewater treatment plans. It should be required that a project of this size and its location have its own waste water treatment facility. It is not feasible to pump waste water from Kapaa to broken lift pumps at the County waste water system at Haleilio Rd. Wailua. This system has been operating below normal standards as evident by the sewage smells emanating from that pump station and spills into the Wailua bay and cocopalms fish ponds during floods.

In 2018 a bend in the sewer line at Kuhio and Leho drive caused thousands of gallons of raw untreated sewage to spill into Wailua river and Bay.

There is a huge secondary cultural impact that affects all who use these areas for subsistence fishing,, gathering of opihi, seaweed,, crabbing,, recreational outrigger canoe, surfing,, stand up paddle board,, kite and foil surfing including swimming and ocean activities at the ponds at Lydgate known as Morgan ponds.

There's been so many cases of eye, ear, nose and mouth and Gastrointestinal infections, boils and open wound infections, staph and mersa all due to heavy bacteria levels raw sewage and a county wastewater system that cannot accommodate any more dodo water!

Please take these concerns into consideration and deny the urban zoning upgrade for Hokua place.

Mahalo,

Noelani Josselin

<https://www.thegardenisland.com/2014/04/20/hawaii-news/battle-over-wastewater-in-wailua/>

From: [SK](#)
To: [DBEDT LUC](#)
Date: Wednesday, March 10, 2021 8:47:38 AM

Aloha Kākou,

My name is Shaylyn Kimura. I am a lifelong resident of Kaua'i and born and raised on east Kaua'i. I am also a licensed real estate salesperson. I STRONGLY oppose this project for several reasons. Simply put, HoKua Place is a project aimed at mainland buyers and not locals. This project, a dream of mainland transplant Greg Allen, has gone through multiple investors, most of who are also from the mainland.

HoKua Place is not for us, our children, our posterity. It does not benefit the east side nor Kaua'i as a whole. This is pure speculation, no matter what the "pretty packaging" looks like. With food security and sustainability becoming ever important, Agricultural land should never be re-designated unless it truly benefits the local population, lifestyle and economic opportunities for those who are from Kaua'i.

Our current infrastructure simply cannot support a development in this area. We cannot afford to put more strain on our aging highways and byways. This development would add upwards of 1,400 more cars traversing the area if each unit averaged 2 cars.

Our schools are simply not equipped to accommodate the more that 700 families to the area. We simply do not have the teachers nor the support staff at present and this development would further burden the current school system.

These units are by no means "affordable" with less than one-third of the proposed 760 units being designated as "affordable". With proposed prices at over \$700k, this project clearly does not benefit local residents. This is a primarily market-priced development being touted as something we need and can afford. Not so.

Lastly, our current healthcare system is not equipped to accommodate an additional 760 families since we know the majority of buyers will be coming from the mainland. Again, this project will tax and burden the existing healthcare infrastructure to the detriment of local Kauai residents.

I humbly implore you to stop this project. We deserve it. Our Keiki deserve it. It is the PONO thing to do now and for the future. Please protect our Kauai. Please protect our lifestyle. Please protect our agricultural lands.

Me Ka Ha'aha'a,
Shaylyn Kimura, R(S)
301 Molo St.
Kapa'a, Hawaii 96746
808.635.5525

From: [Mary Mulhall](#)
To: CouncilTestimony@kauai.gov; [DBEDT LUC](#)
Cc: ["Gabriela Taylor"](#); [DBEDT LUC](#)
Date: Wednesday, March 10, 2021 9:30:05 PM

Dear Council members,
PLEASE halt the Hokua Place development - Mahalo.

Point #1 : Basic city planning suggests planning for 3 vehicles per family dwelling.

That's planning for places with public transportation, BTW.

On Kauai, there are normally more than 3 vehicles per dwelling, because people have families, cars, pickup trucks, boat trailers, horse trailers (in the more rural areas) and so on.

On my road, as I walk past single family dwellings, one home has six vehicles, another five, a third has four, another an additional six counting the boat. That is in the short walk from my house to the Nonou Mountain hiking trail on Crossley Road.

The developers are requesting "up to 780" dwellings.

Using a conservative basic planning figure of 3 vehicles per home, 780 dwellings would put 2,340 more vehicles daily on the roads heading from north Kapaa toward Lihue and other major employment areas.

That's nuts.

Point #2: Kapaa's Waste Water facility can NOT handle additional sewage and runoff.

Anyone who has had to sit (and be sickened by) the stench from the Wailua Waste Water facility as we sit in traffic KNOWS that when we are at full capacity with tourists NOW our water systems are incapable of handling even today's demands, let alone the increased pressure from more building.

Point #3: Olohena Road.

A. Traffic would increase on Olohena.

Olohena is an OLD road, not engineered for today's traffic.

It is a COUNTY Road.

The repairs are a constant expense to the county NOW as pot holes repeatedly appear in the same spots, due to the fact that the under-structure of Olohena was not built to modern standards.

There would definitely would be an enormous increase in maintenance expense to the county.

B. Safety on Olohena Road.

Try driving Olohena, and picture kids going to school or heading to the skate park on bicycles along the road.

There are so many blind curves that accidents would be inevitable.
The junction of Olohena, Kaapuni, and Kaehulua Roads is already deadly.

Point #4: "Downtown Kapa`a" Traffic

Kapa`a's traffic is already legend.

Not only does Kapaa traffic result in angry and frustrated residents, it has a negative effect on tourism, too.

Please do not be deceived by the brief respite in traffic provided by the COVID pandemic.

Pre-COVID there were articles in newspapers in Los Angeles, San Francisco, and other places about how horrid Kapaa's traffic is / was before COVID.

I personally have had dear friends tell me that they now prefer to visit other destinations because traffic in Kapaa is worse than rush-hour traffic in L.A. or the Bay Area.

Kauai does NOT need more traffic from development in north Kapaa, or anywhere north of Kapaa until our multiple infrastructure issues are solved.

Please demonstrate good planning and also love for Kauai by halting the development of Hokua Place.

Mahalo,

Mary Mulhall

1210 Crossley Rd.

Kapaa, Hi. 96746



Virus-free. www.avg.com

Hakoda, Riley K

From: Bridget Hammerquist <bridgethammerquist@hawaiiantel.net>
Sent: Wednesday, March 10, 2021 3:28 PM
To: DBEDT LUC
Subject: [EXTERNAL] A11-791 HG Kauai Joint Venture, LLC– HoKua Place (Kauāi)
Attachments: Malu Rd Flooding.JPG; IMG_2746.JPG; IMG_2747.JPG

Aloha LUC Chair, Commissioners and Staff,

When I joined to testify with witnesses from Bridget Hammerquist's home, I intended to offer the attached pictures of the flooding of Malu Rd., taken when I lived on Malu Rd. They demonstrate the volume of water that drains from the project site now, prior to construction of the proposed development. Malu Rd. is on the east side of the property. Road A will run on the opposite side of the elevation, the site for the Middle School, that now floods Malu Rd. with any measurable rain.







