

**From:** [webmaster@hawaii.gov](mailto:webmaster@hawaii.gov)  
**To:** [DBEDT LUC](#)  
**Subject:** New Public Testimony  
**Date:** Sunday, February 4, 2024 4:55:23 PM



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Dr. Kate H Winter
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96740
<b>Representing</b>
Self
<b>Agenda Item</b>
A83-549 Kona Vistas LLC (f.k.a. Gamrex Inc.)
<b>Position</b>
Oppose
<b>Testimony</b>
<p>Pualani Pono editors want homeowners and residents to know what is happening with the proposed Kona Vistas development to the south of our Pualani Estates community. There is resistance and contention over the project that wants permits to build a 450 unit housing development on land to the south Pualani Estates.</p> <p>In 1983, 40 years ago, the project was first proposed as a housing development of single family homes. Between then and now, the design for the 69 acres has changed and become more dense.</p> <p>Now the plan is all condominium-type units, some for residential sale and the rest rentals.</p> <p>Since the initial plan four decades ago, the developers have asked for 10 year extensions on the permits they held. Now they are requesting another one for ten more years.</p> <p>In July the issues went before the Cultural Resources Commission, which voted unanimously to recommend that the land be preserved in perpetuity. The CRC recognized that there are significant cultural sites, burial sites, and endangered and protected indigenous birds like the 'io and pueo.</p> <p>* Also in July the county Public Access, Open Space and Natural Resource Preservation Commission (PONC) considered the nomination for preservation of the parcel, but cannot act on purchasing it for preservation because the property owner/developer does not want to sell.</p> <p>Many neighbors, community members and local leaders have testified factually and clearly about the lack of foresight and oversight to protect and preserve the property, the history, and the mana of the 69 acres. In addition, there are not enough schools, not roads and intersections, and not enough "affordable" units for the Kona that is here and now.</p>