

**From:** [Jo Amsterdam](#)  
**To:** [DLNR.BLNR.Testimony](#); [Hawai'i Alliance for Progressive Action](#); [Bridget Hammerquist](#); [Julia Tamami](#)  
**Subject:** [EXTERNAL] Annual Renewal of RP for Kaua'i RP7613 RP7407 and RP7444  
**Date:** Thursday, October 13, 2022 6:39:52 AM

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Dear BLNR People,

I would like to ask that these permits are revoked. It has been a long time since Iniki destroyed what never should have been built there. Wailuanuiaho'ano is a sacred sight with many heiau and grave sites. Now we know about global warming and tidal rise and now the ocean comes right across the highway in front of what was Coco Palms Hotel. There is so much traffic there now, which was not the case in the 1950's. "Grandfathering" this once again just makes no sense.

The best use going forward is a place of cultural learning for everyone including guests to the island. A park and place for local families to celebrate Hawaiian life. There are entities which can and want to malama this aina. I Ola Wailuanui is one. Let's do the right thing this time. This place needs protection not desecration. Thank you for your consideration. Sincerely, Jo Amsterdam Kalaheo

**From:** [Paul Asmus](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Item D. Land Div. Item 1, Annual Renewal of RP for Kaua'i - RP7613, RP7407 and RP7444  
**Date:** Wednesday, October 12, 2022 12:35:48 PM

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Hello BLNR Members,

I wanted to provide some comments on the proposed RP renewals pending for the Coco Palms Hotel property on Kauai. The property has been an eyesore and embarrassment to the people of Kaua'i since Hurricane Iniki. I understand there is still a request to develop the site, but I believe that would be a mistake.

I was present on the property in the early 1970's when Rego Trucking was digging a foundation for a new section to be built at the hotel. While digging they found human bones. It was such an important find that I recall the local newspaper "The Garden Island" publishing a story on it being a burial site.

It is for this reason it would be best to vote NO to any new leases and/or revoke any pending ones and if that is not acceptable, then the developers should at least conduct an Environmental Review so that the issue of this being a burial site be properly addressed. Lastly, a site visit of the property by the board members would be in order.

Mahalo,

P Asmus  
Email: [p.asmus@att.net](mailto:p.asmus@att.net)

**From:** [Laurie And James](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Wailuanui/Coco Palms  
**Date:** Thursday, October 13, 2022 8:17:37 AM

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Aloha, BLNR,

Mahalo for taking the time to read our testimony.

We are writing in to say that you need to Please REVOKE ALL PERMITS, held with all your LLC's.

"IF" any of you live on Kaua'i, you would know that this area has the most congested traffic, coming or going, North or South. It doesn't matter how much lanes you squeeze in this area, you practically can shake hands with your fellow drivers, it's that close now, And Dangerous in this corridor.

You people who are investing in this area have No Concerns for our People who have to deal with this congested mess, You all DON'T LIVE HERE, to be Planning the Future for our Island People!

The infrastructure alone is a mess, the waste treatment plant cannot accommodate the people who are here now, Let alone this monstrosity of a 350 room hotel you want to have built here in this area! If you all come and look at this parcel, it is within Sea Level! When the tides are up, it reaches the roads and has already washed away the trees that were there and the Lifeguard stands. We cannot take any chances of having a North Shore,Oahu happening here, it's our Main line to get thru.

We need to Care about Our People Who are Here Now, No matter what you think, People will always come because, We Are Hawaii! We have enough hotels on Island, Thank you!

Building a Culture Center would be a lot more feasible to attract your tourist, Or give it back to their rightful owners, they will manage it better to bring it back to the wetlands that it is!

In closing, I want to say, REVOKE ALL LLC's Permits, That... Is the Best Decision, You, BLNR should make for the People of Kaua'i County!

"Ua Mau Ke Ea O Ka Aina"

"Ola I ka wai"

Sincerely and Mahalo,  
Laurie Avilla and Ohana

**From:** [Steve Backinoff](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Kauai "Coco Palms" - permits, planning, respect  
**Date:** Thursday, October 13, 2022 12:35:52 AM

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Aloha to whom it may concern- I did get to Kauai soon enough to be at sunset torch lighting at Coco Palms Hotel. And hear stories from mainland kupuna who stayed there. And enjoy telling visitors that Elvis made Blue Hawaii there. However, it has been an eyesore since Iniki. It was poorly handled. And what was done there was never pono.

This is not just a "parcel" of land. This is Sacred aina close to the Sacred Wailua River which has also been over commercialized.

I have not been personally involved in the process but it is clear to me that this aina needs restoration on a physical, and spiritual way. I am sure that funding to tear down rotting hotel can be secured. Possibly state or federal grants. If it would become a cultural center/ park.

Recently there were a good number of houseless people living on back side of property that were shamelessly swept away. I visited this camp several times and filmed what they were doing there. It was a beautifully kept, clean, mostly drug free home for elderly, disabled, pregnant. Re-establishing a camp there as safe harbour for our less fortunate people would be one part of pono use of this "property".

A Kauaian history museum mixed with a teaching center for cultural practices similar to Waipa which is far out on Northwest shore seems like a possibility to me. A great central location for such a center.

Mahalo nui loa for your kokua

Steve Backinoff 5921 Kapahi Road, Unit A, Kapaa HI 96746  
[sbackinoff24@gmail.com](mailto:sbackinoff24@gmail.com) 808-346-2587

**From:** [Kwailan Barsotti](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Agenda Item D. Land Division Item 1. Annual Renewal of RP for Kaua'i - RP7613, RP7407 and RP7444  
**Date:** Wednesday, October 12, 2022 6:16:54 PM

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Aloha,

I am submitting formal testimony to support the BLNR to revoke these RPs and the associated use of the coconut grove parcel (TMK 4-1-003:005-0000) due to the overall failure of the developers to responsibly manage the properties.

For many years I lived next door to the Coco Palms and listened to the sirens and police being called to this property due to the owners' negligence in maintaining appropriate operations and management procedures. Their failure to provide a safe environment for Kauai residents is evident in their lack of responsibility for stagnant waters, black mold, and broken-down structures that were left open and available for anyone to occupy. The lack of concern that these investors share for the property owners and neighbors nearby is shameless and not congruent to the Hawaiian values of taking care of the land and people. This group of owners do not share in the principle of sustaining a positive quality of life for Kauai residents.

The potential traffic, delays, and disruption to the island will be staggering, and the duration may be lengthy, which is another negative aspect of disruption that residents will have to endure for this group of people to build. Are we all going to be paid for the disruption of our time and energy that we must expend while sitting and waiting in traffic for this build? Will we waste time and state money in building in a known area that will be lost to climate change in a measly 10 years?

In addition, Wailuanuiaho`āno is considered one of the most significant political and religious places on Kaua`i, and throughout Hawai`i. With incredible cultural significance and history-the birthplace of royalty and the foundation of 21st century Kanaka history. This site has so much more to offer than accommodation for transient guests. Kauai already has hotels and 9,024 vacation rentals available to tourism. This site could become a thriving example of living Hawaiian culture, mālama `āina, sustainability, education, history, music, and mental health that we are currently dealing with due to evidence-based, proven multi-generational trauma. This land should be dedicated to the cultural perpetuation of Native Hawaiians and supporting their cultural needs in an island that is already saturated with tourism and cars. This spot has significant history and cultural sites located on the adjacent parcels, there are traffic issues, climate change, mismanaged tourism concerns, and the desire to restore ancient food production infrastructures, like those located in Wailuanuiaho`āno, to better sustain our people. There are also endangered birds nesting on the site, and disturbance without the proper plans and permits violates the federal Endangered Species Act.

Please stop permitting wasteful tourism that negatively impacts the land, the residents, and the mental health of all. The disruption that this build brings with it will stress out the community for a structure that will be lost to climate change and erosion. If these owners cared enough, they would have managed the space and protected residents by operating and maintaining it from day one. They have inflicted enough pain, and this is a wasteful plan that disrupts students, professionals, residents, first responders, tourists, and the overall quality of life for all. If this plan does get permitted, I hope that the owners and their families must live on the property and endure the same pains and punishments that we residents will use incur daily.

Mahalo,  
Kwailan

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**Kwailan M. Barsotti,**

"For there is always light,  
If only we're brave enough to see it.  
If only we're brave enough to be it."  
*Amanda Gorman*

**From:** [Bonnie Bee](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] AGENDA ITEM D - Land Division Item 1 : ANNUAL RENEWAL of Revocable Permits (RP"s) : RP 7613, RP 7407 and RP 7444 KAUA`I  
**Date:** Wednesday, October 12, 2022 7:02:54 PM

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12 October 2022

To:  
Board of Land and Natural Resources  
(BLNR)  
State of Hawaii - 96813

RE  
AGENDA ITEM D - Land Division Item 1  
ANNUAL RENEWAL of REVOCABLE PERMITS  
(RP's): RP 7614, RP 7407, RP 74444

Dear Members of BLNR,

APPRECIATION for NOT renewing the REVOCABLE PERMITS on Kaua`i:  
RP 7613, RP 7407 and RP 7444.

Please revoke any and all RP's held by Coco Palms Ventures, LLC / Coco Palms Hui, LLC, Reef Capitol Partners, RP21 Coco Palms, LLC, Kimball Investment Company, Mortar and Beam Construction and ALL other developers and new buyers.

There is MUCH confusion of 'who' owns the land falsely known as 'Coco Palms'.

Wailuanuiaho`āno Pololei

State of Hawaii BLNR is responsible for protecting Land and Natural Resources across Hawai`i Nei -

Protect please:  
Wailuanuiaho`āno

PLEASE, Members of BLNR:  
make a positive change from the past  
and REVOKE ALL RP's associated with developers of "Coco Palms".

MAHALO NUI for NOT renewing Kauai RP's:  
RP 7613, RP 7407, RP 7444.

Let Wailuanuiaho`āno flourish

MAHALO NUI !!!

We are grateful for the correction - to protect these sacred, revered lands that have been desecrated for the invention of 'tourism' and \$\$\$ monies for 'investors'.

ENOUGH is ENOUGH !!!

Imua Wailuanuiaho`āno !!!!!

Hawaiian religion and timeless historical and sacred grounds of Wailuanuiaho`āno must be finally protected and supported.

As well, Endangered Native Wetland Birds, protected by the Endangered Species Act are inhabitants of Wailuanuiaho`āno; please BLNR be forthright and pono; REVOKE ALL - RP's associated with Wailuanuiaho`āno.

Mālama Pono

MAHALO NUI LOA !!!

Sincerely With ALOHA,

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

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**From:** [Dana Bekeart](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Coco Palms RP application  
**Date:** Wednesday, October 12, 2022 3:35:30 PM

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Add my name to the list of kama'aina who, having been embarrassed and shamed by the decades-long ruins at the Coco Palms site, ask that a denial of application for another Revocable Permit be ordered by BLNR.

This deathlike hulk has haunted our community for too long. Please take action to remediate the tragedy.

Thank you, Dana Bekeart, Kapaa

**From:** [Diana B](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Agenda Item D. Land Division Item 1. Annual Renewal of RP for Kaua'i - RP7613, RP7407 and RP7444  
**Date:** Wednesday, October 12, 2022 9:41:14 PM

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Aloha,

I am writing to express my concern about the renewal of permits for three former coco palms parcels. I believe that the permits for these parcels (RP7613, RP7407, RP7444) as well as any others held by Coco Palms Venture, LLC / Coco Palms Hui, LLC developers should be revoked. Also, the use of the coconut grove parcel (TMK 4-1-003:005-0000) should be revoked because of the abysmal failure of the developer to properly maintain the property.

It is evident that the developer has neglected the property and has let it become a magnet for criminal activity that has led to many calls to police over the past decade. We cannot allow such an historically significant and religious sacred site to be desecrated in this way. We must protect it and allow it to become a cultural and educational resource for Kauai as well as all of Hawaii. The group, I Ola Wailuanui, aims to support the acquisition of this important site for this purpose.

Other issues to consider are traffic problems, climate change, mismanaged tourism concerns, and the fact that endangered birds are nesting on the site and that there may be possible violations of the federal Endangered Species Act.

Mahalo for your consideration.

Diana Bethel

**From:** [Lehua Blalock](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Item D. Land Division Item 1. Annual Renewal of RP for Kaua'i - RP7613, RP7404 and RP7444  
**Date:** Wednesday, October 12, 2022 11:08:29 PM

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Aloha,

My name is Faith Blalock, I am Kānaka Maoli born and raised in Kapa‘a. I am writing to request that BLNR REVOKE the three RPs for Coco Palms Ventures LLC/Hui LLC leased parcels. The last thing our community needs is to develop more lodging for visitors and to increase traffic and resortification of an already environmentally and culturally depressed area. This land and its plans should be dedicated to building the resilience of the wailua coastline and community. As an environmental engineer, I am deeply concerned for the health of the wailua coastline that I have seen rapidly degrade throughout my lifetime with only emergency efforts being used to salvage the sliver of beach left. As a Native Hawaiian, I am pained and triggered by the threat and damage wailua is continually put under for the sake of resorts and tourist developments; near the hilton garden inn we see the impacts resorts have on culturally significant areas in wailua, they are left bare and desecrated, eventually deemed unimportant collateral when compared to the maximizing profit and making space for resort optics. Not to mention the traffic and road is already degrading at an alarming pace and placing a resort in the middle of it will only worsen it ten-fold. The developers have already shown us they lack the ability to responsibly manage these properties and while we still have the opportunity to prevent this landscape being completely refigured for the benefit of those not from here we need to act. I say NO, ‘A‘OLE, and I know I am not alone.

Mahalo,  
Faith Blalock

**From:** [Irena](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Agenda Item D. Land Division Item 1. Annual Renewal of RP for Kaua'i - RP7613, RP7407 and RP7444 - Revoke State Leases  
**Date:** Wednesday, October 12, 2022 2:02:55 AM

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Aloha Board of Land and Natural Resources,

I am writing to express community support and request that BLNR revoke three Revocable Permits (RPs) for Coco Palms Ventures LLC/Hui LLC leased parcels.

We are asking BLNR to revoke these RPs and the associated use of the coconut grove parcel (TMK 4-1-003:005-0000) due to the overall failure of the developers to responsibly manage the properties, and because we do not wish these lands to be commercially developed. Please end the leasing of these parcels to developers.

Please revoke these (and any other) RPs held by the Coco Palms Venture, LLC / Coco Palms Hui, LLC developers.

It is vital to protect this 'āina from development, as:

- Wailuanuiaho'āno is considered one of the most significant political and religious places on Kaua'i, and throughout Hawai'i. With incredible cultural significance and history this site has so much more to offer than accommodation for transient guests. This site could become a thriving example of living Hawaiian culture, mālama 'āina, sustainability, education, history and music. The group, I Ola Wailuanui, has been developing a path forward to support the acquisition of this important site for this purpose and I agree with this direction for Wailuanuiaho'āno that focuses on 'āina, culture and community.
- This site as a whole has been neglected and even though the front parcel and coconut grove are not on the BLNR agenda, the developer has shown negligence in the management of the entire site. Known criminal activity and many police calls have been made over the last decade from this back parcel. The site has been kept dangerously unmaintained for far too long.
- In addition to the hugely significant history and cultural sites located on the adjacent parcels, there are traffic issues, climate change, mismanaged tourism concerns and the desire to restore ancient food production infrastructures, like those located in Wailuanuiaho'āno, to better sustain our people. It is vital in these times to invest in local food security, rooted in Hawaiian traditions, cultural knowledge and practices (such as restoring ahupua'a, lo'i kalo, etc) and to aloha 'āina, mālama 'āina.
- Endangered birds are nesting on the site and disturbance without the proper plans and permits is a violation of the federal Endangered Species Act. It is vital that we continue to preserve natural habitats and resources to ensure thriving biodiversity for the well-being of all future generations on island. It is vital to look beyond short-sighted development goals and to invest in local, sustainable/regenerative pathways that ensure resilience and thriving of 'āina and local communities well into the future.

Mahalo nui loa for your time and consideration.

Please revoke these (and any other) RPs held by the Coco Palms Venture, LLC / Coco Palms Hui, LLC developers.

Mahalo,  
Irena Bliss

**From:** [Lynn Bowen](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Agenda Item D. Land Division Item 1. Annual Renewal of RP for Kaua'i - RP7613, RP7407 and RP7444  
**Date:** Tuesday, October 11, 2022 12:11:44 PM

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Aloha, This is my testimony requesting the Board of Land and Natural Resources (BLNR) revoke the 3 Revocable Permits (RPs) for Coco Palms Ventures LLC/Hui LLC leased parcels RP7613, RP7407 and RP7444. The developers intend to use these state lands as part, in conjunction with the adjacent fee simple parcels, of a proposed 350 room hotel at the former Coco Palms site. I also ask that the associated use of the coconut grove parcel (TMK 4-1-003:005-0000) due to the overall failure of the developers to responsibly manage the properties be revoked as well.

I oppose the continued leasing of these parcels to these the developer due to neglect of the site as a whole and even though the front parcel and coconut grove are not on the BLNR agenda the developer has shown negligence in the management of the entire site. Known criminal activity and many police calls have been made over the last decade from this back parcel. The site has been kept dangerously unmaintained for far too long.

- Wailuanuiaho'āno is considered one of the most significant political and religious places on Kaua'i, and throughout Hawai'i. With incredible cultural significance and history this site has so much more to offer than accommodation for transient guests. This site could become a thriving example of living Hawaiian culture, mālama 'āina, sustainability, education, history and music.
- In addition to the hugely significant history and cultural sites located on the adjacent parcels, there are traffic issues, climate change, mismanaged tourism concerns and the desire to restore ancient food production infrastructures, like those located in Wailuanuiaho'āno, to better sustain our people.
- Endangered birds are nesting on the site and disturbance without the proper plans and permits is a violation of the federal Endangered Species Act.

Please consider my request for the revocation of these (and any other) RPs held by the Coco Palms Venture, LLC / Coco Palms Hui, LLC developers.

Mahalo,

Lynn Bowen  
Full time resident  
2685 Kiu Anu PI  
Kalaheo, HI 96741

**From:** [Brittini Brooks](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Item D. Land Division Item 1. Annual Renewal of RP Kauai RP7613, RP7407, RP7444  
**Date:** Wednesday, October 12, 2022 8:38:56 PM

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Aloha,

I am writing this email in opposition of the development of a new hotel in Wailuanuiaho'ano.

This site should be reserved for historical, cultural and environmental purposes. The community's interests should be regarded first and foremost instead of developers who are solely concerned with profit and exploitation. In addition to the significant history on this property, there are traffic issues and environmental concerns. It is impossible to deny the growing tension between residents and tourists on the island and the community here need those in power to step up.

The developers negligence over the last 7 years needs to be acknowledged by the commission. Please consider the needs of the community.

Thank you for your time,

Brittini

**From:** [Cheryl B](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Subject: Item D. Land Division Item 1. Annual Renewal of RP for Kaua'i - RP7613, RP7407 and RP7444 OPPOSE  
**Date:** Wednesday, October 12, 2022 12:41:14 PM

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BLNR members:

We ask that you say NO to any new leases and to revoke those leases already granted for the hotel at Coco Palms. It is imperative that you actually visit the site and see the desecration and neglect.

Asking the very minimum, the developers should conduct a Chapter 343 environmental review. These are stream-fed wetlands, coastal lands, historical fishponds, and literally the home of Hawaiian Royalty.

The BLNR has a responsibility to protect the lands of our islands.

C. Burghardt

W. Green



**From:** [PAMELA BURRELL](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Cocos Palms  
**Date:** Tuesday, October 11, 2022 1:43:55 PM

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Aloha BLNR,

Please let this property be a natural resource for the people of Kauai!

We don't need another hotel. Elvis died years ago..along with Grace Guslander. Let their memory be one of photos..  
Make this land into a natural habitat and park honoring the kings and queens who lived and died here.

This is long overdue.

Regards,  
Pamela Burrell, Kalihiwai

**From:** [dgcарsten@aol.com](mailto:dgcарsten@aol.com)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Item D. Land Division Item 1. Annual Renewal of RP for Kaua'i - RP7613, RP7407 and RP7444  
**Date:** Thursday, October 13, 2022 5:45:44 AM

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Aloha,

The subject land has been desecrated and trashed for the past 30 years. These are stream-fed wetlands, coastal lands, historical fishponds, and literally the home of Hawaiian Royalty. The eyesore that is the remains of Coco Palms is horrendous, but the surrounding lands, to which you are considering extending land leases to a Utah LLC which has no interest in the land's history, are being mistreated and ignored.

I am requesting that you say no to any new leases and revoke those leases already granted. I further request that you actually visit the site to view the deplorable state in which it exists.

Once again, this is sacred land to the kama'aina. Further desecrating it by permitting an out of state organization to hold the leases is deplorable.

Sincerely,  
Donna Gould Carsten  
Kapa'a

**From:** [Nancymae Chandler](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Agenda item D.land Division items 1annual Renewal of RP for Kaua'i RP76613 RP7407 and RP7444  
**Date:** Tuesday, October 11, 2022 10:01:01 AM

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Oct. 11, 2022

## NO HOTEL AT COCO PALMS KAUAI

Aloha Planning Comission,

My name is Nancymae Chandler

I come from North Shore Kaua'i Wainiha Valley mahalo nunui for letting testify on be half of this Historical area we all know that this place belongs to the native people of Kaua'i that comes from this farm land and village where kanakas worked and played Chiefs and princess lived once before, the aina momona should be maintained back to its original land of farming living selling it to make profit! NO MORE IT GOES BACK TO THE HUI Makaianana of wailua give it back to it people so this land can once again be a place of work and play with education for all who searching for knowledge of our culture learn our ohana with their keikis and moopuna the community and visitors alike we must work hard to put this place back in working order how can we natives learn what never was available to know what we can do for this place to bringing this historical area back for all to work learn and play and to educate our visitor when they come to our Garden island our Home we need to come together and not make this place a Hotel but make it a learning experience initiative center for all ages to come and gather and learn the history of the people and this place we got plenty hui's to come together and to teach our community and visitors about our Home how to go about their way thru each town on Kaua'i what are allowed and what are kapu this place called CoCo Palms should be come just for visitor to stay but a place of education for our Hawaiian culture need it be language music and songs and dances talking about dances they held the Tahiti Fete there Polynesian side of the pacific I remember this place when I was a little girl coming here with my grandma and cousin auntys and uncles loving this place for its history and beauty and catching fish in the ponds there and watching hula even Kapaa high school sing there too. I lol at this place every time I pass so so sad that it wasn't loved or appreciate for it Beauty now the highway needs to move inland changes are happening all around our island of Kaua'i so please take it in consideration that our home of Natives Hawaiians are here to stay.

Mahalo nunui

Nancymae Chandler

808720-0374

**From:** [Shelley Choy](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Subject: Agenda Item D. Land Division Item 1. Annual Renewal of RP for Kaua'i - RP7613, RP7407 and RP7444  
**Date:** Tuesday, October 11, 2022 10:38:41 AM

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Dear Sirs and Madams of the Board of Land and Natural Resources,

I am writing to ask you to please revoke the three Revocable Permits for Coco Palms Ventures LLC/Hui LLC leased parcels. The Coco Palms site is a venerable piece of precious and sacred land that should *not* be exploited by a private developer...never again. All the islands in Hawaii have suffered decades of desecration already. It is time to put a stop to this exploitation of the land and its people which will only fill the pockets and fulfill the greed of a few. The parcels are in severe neglect. Please support those who envision a rich cultural community and state-wide asset on these lands. That is a noble and exciting cause!

Sincerely,  
Shelley Choy

To: BLNR

Re: Testimony: Revoke Permits for use of state parcels by Coco Palms Ventures LLC/Hui.

Date: October 13, 2022

Aloha BLNR,

I grew up across the street from the old Coco Palms Resort. My grandmother and her siblings were raised in the area that you consider state parcels that the Coco Palms Ventures LLC seeks to retain revocable permits for.

Please do the pono thing and REVOKE the three RP's for Coco Palms Venture LLC/Hui LLC leased parcels. The only thing that should occupy this STOLEN, "state" land and the adjacent fee simple parcels that will make up the proposed "new" Coco Palms Hotel is a cultural center/site that HONORS the ancestors and rich history that still occupy that space.

Another multi-billion dollar, luxury resort on Kaua'i will NOT solve...

- 1) Our housing and homeless CRISIS.
- 2) The already congested and unsafe overflow of TRAFFIC in the Wailua/Waipouli and Kapa'a area.
- 3) The fact that the sea levels will continue to rise, erode and flood any future infrastructure.
- 4) The continued desecration of culturally sacred and historically significant sites.
- 5) The continued desecration and disruption of ancestral burials...our ali'ii!
- 6) The food crisis we are in because we import 90% of our food for sustenance and back fill and pave over lo'i, loko i'a and mala (traditional food terraces, fishponds and food gardens)...all solutions to food sustainability.

This development is DOOMED before it started. The ONLY development that should take place in this site is the restoration and revitalization of the incredible natural, historical and cultural resources that once thrived there. When is ENOUGH, ENOUGH? When will our voices and concerns be heard over the SCREAM of MONEY and PROFIT???

From a kua'āina of Wailanuiahō'ano,

Mālia Kahale'inia Chun

**From:** [Paul Asmus](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Item D. Land Div. Item 1, Annual Renewal of RP for Kaua'i - RP7613, RP7407 and RP7444  
**Date:** Wednesday, October 12, 2022 12:35:48 PM

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Hello BLNR Members,

I wanted to provide some comments on the proposed RP renewals pending for the Coco Palms Hotel property on Kauai. The property has been an eyesore and embarrassment to the people of Kaua'i since Hurricane Iniki. I understand there is still a request to develop the site, but I believe that would be a mistake.

I was present on the property in the early 1970's when Rego Trucking was digging a foundation for a new section to be built at the hotel. While digging they found human bones. It was such an important find that I recall the local newspaper "The Garden Island" publishing a story on it being a burial site.

It is for this reason it would be best to vote NO to any new leases and/or revoke any pending ones and if that is not acceptable, then the developers should at least conduct an Environmental Review so that the issue of this being a burial site be properly addressed. Lastly, a site visit of the property by the board members would be in order.

Mahalo,

P Asmus  
Email: [p.asmus@att.net](mailto:p.asmus@att.net)

**From:** [Dana Bekeart](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Coco Palms RP application  
**Date:** Wednesday, October 12, 2022 3:35:30 PM

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Add my name to the list of kama'aina who, having been embarrassed and shamed by the decades-long ruins at the Coco Palms site, ask that a denial of application for another Revocable Permit be ordered by BLNR.

This deathlike hulk has haunted our community for too long. Please take action to remediate the tragedy.

Thank you, Dana Bekeart, Kapaa

**From:** [Irena](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Agenda Item D. Land Division Item 1. Annual Renewal of RP for Kaua'i - RP7613, RP7407 and RP7444 - Revoke State Leases  
**Date:** Wednesday, October 12, 2022 2:02:55 AM

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Aloha Board of Land and Natural Resources,

I am writing to express community support and request that BLNR revoke three Revocable Permits (RPs) for Coco Palms Ventures LLC/Hui LLC leased parcels.

We are asking BLNR to revoke these RPs and the associated use of the coconut grove parcel (TMK 4-1-003:005-0000) due to the overall failure of the developers to responsibly manage the properties, and because we do not wish these lands to be commercially developed. Please end the leasing of these parcels to developers.

Please revoke these (and any other) RPs held by the Coco Palms Venture, LLC / Coco Palms Hui, LLC developers.

It is vital to protect this 'āina from development, as:

- Wailuanuiho'āno is considered one of the most significant political and religious places on Kaua'i, and throughout Hawai'i. With incredible cultural significance and history this site has so much more to offer than accommodation for transient guests. This site could become a thriving example of living Hawaiian culture, mālama 'āina, sustainability, education, history and music. The group, I Ola Wailuanui, has been developing a path forward to support the acquisition of this important site for this purpose and I agree with this direction for Wailuanuiho'āno that focuses on 'āina, culture and community.
- This site as a whole has been neglected and even though the front parcel and coconut grove are not on the BLNR agenda, the developer has shown negligence in the management of the entire site. Known criminal activity and many police calls have been made over the last decade from this back parcel. The site has been kept dangerously unmaintained for far too long.
- In addition to the hugely significant history and cultural sites located on the adjacent parcels, there are traffic issues, climate change, mismanaged tourism concerns and the desire to restore ancient food production infrastructures, like those located in Wailuanuiho'āno, to better sustain our people. It is vital in these times to invest in local food security, rooted in Hawaiian traditions, cultural knowledge and practices (such as restoring ahupua'a, lo'i kalo, etc) and to aloha 'āina, mālama 'āina.
- Endangered birds are nesting on the site and disturbance without the proper plans and permits is a violation of the federal Endangered Species Act. It is vital that we continue to preserve natural habitats and resources to ensure thriving biodiversity for the well-being of all future generations on island. It is vital to look beyond short-sighted development goals and to invest in local, sustainable/regenerative pathways that ensure resilience and thriving of 'āina and local communities well into the future.



Mahalo nui loa for your time and consideration.

Please revoke these (and any other) RPs held by the Coco Palms Venture, LLC / Coco Palms Hui, LLC developers.

Mahalo,  
Irena Bliss

**From:** [Lynn Bowen](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Agenda Item D. Land Division Item 1. Annual Renewal of RP for Kaua'i - RP7613, RP7407 and RP7444  
**Date:** Tuesday, October 11, 2022 12:11:44 PM

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Aloha, This is my testimony requesting the Board of Land and Natural Resources (BLNR) revoke the 3 Revocable Permits (RPs) for Coco Palms Ventures LLC/Hui LLC leased parcels RP7613, RP7407 and RP7444. The developers intend to use these state lands as part, in conjunction with the adjacent fee simple parcels, of a proposed 350 room hotel at the former Coco Palms site. I also ask that the associated use of the coconut grove parcel (TMK 4-1-003:005-0000) due to the overall failure of the developers to responsibly manage the properties be revoked as well.

I oppose the continued leasing of these parcels to these the developer due to neglect of the site as a whole and even though the front parcel and coconut grove are not on the BLNR agenda the developer has shown negligence in the management of the entire site. Known criminal activity and many police calls have been made over the last decade from this back parcel. The site has been kept dangerously unmaintained for far too long.

- Wailuanuiaho'āno is considered one of the most significant political and religious places on Kaua'i, and throughout Hawai'i. With incredible cultural significance and history this site has so much more to offer than accommodation for transient guests. This site could become a thriving example of living Hawaiian culture, mālama 'āina, sustainability, education, history and music.
- In addition to the hugely significant history and cultural sites located on the adjacent parcels, there are traffic issues, climate change, mismanaged tourism concerns and the desire to restore ancient food production infrastructures, like those located in Wailuanuiaho'āno, to better sustain our people.
- Endangered birds are nesting on the site and disturbance without the proper plans and permits is a violation of the federal Endangered Species Act.

Please consider my request for the revocation of these (and any other) RPs held by the Coco Palms Venture, LLC / Coco Palms Hui, LLC developers.

Mahalo,

Lynn Bowen  
Full time resident  
2685 Kiu Anu PI  
Kalaheo, HI 96741

**From:** [Cheryl B](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Subject: Item D. Land Division Item 1. Annual Renewal of RP for Kaua'i - RP7613, RP7407 and RP7444 OPPOSE  
**Date:** Wednesday, October 12, 2022 12:41:14 PM

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BLNR members:

We ask that you say NO to any new leases and to revoke those leases already granted for the hotel at Coco Palms. It is imperative that you actually visit the site and see the desecration and neglect.

Asking the very minimum, the developers should conduct a Chapter 343 environmental review. These are stream-fed wetlands, coastal lands, historical fishponds, and literally the home of Hawaiian Royalty.

The BLNR has a responsibility to protect the lands of our islands.

C. Burghardt

W. Green

**From:** [PAMELA BURRELL](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Cocos Palms  
**Date:** Tuesday, October 11, 2022 1:43:55 PM

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Aloha BLNR,

Please let this property be a natural resource for the people of Kauai!

We don't need another hotel. Elvis died years ago..along with Grace Guslander. Let their memory be one of photos..  
Make this land into a natural habitat and park honoring the kings and queens who lived and died here.

This is long overdue.

Regards,  
Pamela Burrell, Kalihiwai

**From:** [Nancymae Chandler](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Agenda item D.land Division items 1annual Renewal of RP for Kaua'i RP76613 RP7407 and RP7444  
**Date:** Tuesday, October 11, 2022 10:01:01 AM

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Oct. 11, 2022

## NO HOTEL AT COCO PALMS KAUAI

Aloha Planning Comission,

My name is Nancymae Chandler

I come from North Shore Kaua'i Wainiha Valley mahalo nunui for letting testify on be half of this Historical area we all know that this place belongs to the native people of Kaua'i that comes from this farm land and village where kanakas worked and played Chiefs and princess lived once before, the aina momona should be maintained back to its original land of farming living selling it to make profit! NO MORE IT GOES BACK TO THE HUI Makaianana of wailua give it back to it people so this land can once again be a place of work and play with education for all who searching for knowledge of our culture learn our ohana with their keikis and moopuna the community and visitors alike we must work hard to put this place back in working order how can we natives learn what never was available to know what we can do for this place to bringing this historical area back for all to work learn and play and to educate our visitor when they come to our Garden island our Home we need to come together and not make this place a Hotel but make it a learning experience initiative center for all ages to come and gather and learn the history of the people and this place we got plenty hui's to come together and to teach our community and visitors about our Home how to go about their way thru each town on Kaua'i what are allowed and what are kapu this place called CoCo Palms should be come just for visitor to stay but a place of education for our Hawaiian culture need it be language music and songs and dances talking about dances they held the Tahiti Fete there Polynesian side of the pacific I remember this place when I was a little girl coming here with my grandma and cousin auntys and uncles loving this place for its history and beauty and catching fish in the ponds there and watching hula even Kapaa high school sing there too. I lol at this place every time I pass so so sad that it wasn't loved or appreciate for it Beauty now the highway needs to move inland changes are happening all around our island of Kaua'i so please take it in consideration that our home of Natives Hawaiians are here to stay.

Mahalo nunui

Nancymae Chandler

808720-0374

**From:** [Shelley Choy](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Subject: Agenda Item D. Land Division Item 1. Annual Renewal of RP for Kaua'i - RP7613, RP7407 and RP7444  
**Date:** Tuesday, October 11, 2022 10:38:41 AM

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Dear Sirs and Madams of the Board of Land and Natural Resources,

I am writing to ask you to please revoke the three Revocable Permits for Coco Palms Ventures LLC/Hui LLC leased parcels. The Coco Palms site is a venerable piece of precious and sacred land that should *not* be exploited by a private developer...never again. All the islands in Hawaii have suffered decades of desecration already. It is time to put a stop to this exploitation of the land and its people which will only fill the pockets and fulfill the greed of a few. The parcels are in severe neglect. Please support those who envision a rich cultural community and state-wide asset on these lands. That is a noble and exciting cause!

Sincerely,  
Shelley Choy

**From:** [Noreen Dougherty](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Agenda Item D. Land Division Item 1. Annual Renewal of RP for Kaua'i - RP7613, RP7407 and RP7444  
**Date:** Tuesday, October 11, 2022 9:00:23 PM

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Board of land and natural resources:

Aloha and thank you for the opportunity to express my views on the sight that was occupied by Coco Palms. many years ago.

Due to the cultural and historical past and promising future of the land parcels in question, I know that doing anything other than allowing the concerned residents that have formed the group, I Ola Wailuanui, and are suggesting a reasonable alternative plan for the property can potentially be a huge mistake. We cannot continue the mistakes that have been made in the past. This is an opportunity for you to stand up to resorts, and any use other than having it serve the community in a positive cultural, educational, historical way.

Kauai is now concerned with making changes to the type of tourism being offered on Kauai. We are saturated with resorts, vacation rentals, and overcrowding. The situation is critical with no housing for our local people which is affecting many aspects of our economics, health, infrastructure, and much more.

Please give us the chance to create something valuable to the community on that property that should always have been adequately recognized and valued as the significant historical and cultural sites that are located on the adjacent parcels,

Let's do the right thing and create something to balance the mistakes that have been made in the past and revoke the Annual Renewal of RP for Kaua'i - RP7613, RP7407 and RP7444.

Thank you,  
Noreen Dougherty  
Kapaa, Hawaii

**From:** [Sue Feutz](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Coco Palms - no rebuild  
**Date:** Wednesday, October 12, 2022 1:20:51 PM

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Please allow us to weigh in - please revoke existing permits and allow the community to work toward moving this property to the people - An environmental study is the least we can do to see where we stand in 2022

Thank you for your time and service

Sue and Joe Feutz  
6240 Olohena #A  
Kapaa HI 96746 - 8705



**From:** [Maureen](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Agenda Item D. Land Division Item 1. Annual Renewal of RP for Kaua'i - RP7613, RP7407 and RP7444  
**Date:** Wednesday, October 12, 2022 8:35:38 AM

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As a retired Kauai teacher and longtime resident I wish to voice my opposition to granting any continued efforts to develop the "coco palms" and related parcels as a resort property. In the last 30 yrs several attempts by developers have been dismal failures with no respect to cultural sensitivity for the ancient site nor current safety zoning or community needs. It is obvious in how nothing has worked, that this sacred wahi pana should not be developed for the financial corporate benefit of a few catering to more tourists as we already are over taxing the island's integrity and infrastructure with the 30,000 tourists daily count.

Wailuanuiāho'āno is considered one of the most significant religious and political wahi pana going back to Moikeha, figures prominently in the Pele/Hiaka history and maintains its significance into the modern historic period under Hawaiian rulership. In your role as ***caretaker of land and natural resources***, I urge you to take especial care in seeing how this site and related area is developed. Ancient sites and the native flora and fauna should be honored and allowed to flourish.

We have more than enough tourist accommodations and the area has traffic and zoning issues that are already burdened. Consider joining the direction of the Kauai DMAP and HTA direction toward cultural and educational tourism to learn and value the true culture and sense of place. The group I Ola Wailuanui envision with this much more than transient accommodations for a few wealthy visitors. Rather the site could become a thriving, living example of past and current renewed Hawaiian culture, malama'āina, sustainability and education where locals and visitors could interact in a meaningful setting reflecting Kaua'i's unique aloha spirit.

Please revoke these RPs and the coconut grove parcel (TMK 4-1-003:005-0000) to reflect current and appropriate management of a Hawaiian treasure. ***Ua Mau ke Ea o ka 'Āina i ka Pono.***

Maureen Fodale

**From:** [MARIANNEGEORGE](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] No hotel on Coco palms  
**Date:** Wednesday, October 12, 2022 12:47:03 PM

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Dear BLNR Directors

The community on Kauai does not want and will actively resist building a hotel where The wreckage and detritus of Coco Palms is. This should be a park honoring its ancient royal heritage and the wetland that is there now and will get more wet year after year

No more leases and no continuing the lease that has already been broken by the current lessee in many ways, just like all the lessees did before for over 30 years and without ever doing an environmental study either. Now is the time to stop this travesty.

Mahalo

Marianne George

Sent from my iPhone

**From:** [Michael Goodwin](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Agenda Item D. Land Division Item 1. Annual Renewal of RP for Kaua`i RP7407 and RP7444  
**Date:** Wednesday, October 12, 2022 10:22:56 AM

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Dear Board of Land and Natural Resources,

Please revoke three RPs for Coco Palms Ventures LLC/Hui LLc leased parcels (CPV). RPs imply intent to acquire a lease. CPV has made no move to acquire a lease.

Chapter 343 of the Hawaii Revised Statutes requires an EA when a proposed development would impact state or county lands. The subject property is state land. Proposed CPV development triggers HRS 343.

Impacts include disturbance of endangered bird nesting sites requiring plans and permits CPV has not pursued.

CPV and its predecessor developers have worn out their welcome offered by the state and county. Please revoke RPs applied for by Coco Palms Ventures.

Thank you,  
Kip Goodwin  
Wailua Homestead, Kaua`i

**From:** [Sharon Goodwin](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Agenda Item D, Land Division Item 1. Annual Renewal of RP for Kaua'i RP 7613 etc  
**Date:** Wednesday, October 12, 2022 3:01:06 AM

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Aloha BLNR Members,

In regard to RP 7613, RP 7407, RP 7444 I respectfully request you revoke these RP's and associated use of the coconut grove parcel (TMK 4-1-003:005-0000) not only due to the failure of successive developers to responsibly manage the properties, but because climate change is upon us.

The revocation of the RP's must apply to CocoPalms Venture/CocoPalms Hui, LLC Developers.

Wailuanuiahoano is a place of great cultural significance, important historical heiau (ancient worship site), the birthplace of Hawaiian kings and queens, at one time on the National Register of Historical Sites, and worthy of our protection.

Coco Palms in Wailuanuiahoano is a very different property today from the one I saw in 1960. Hurricane Iniki and climate change have changed its face and calling. Beach erosion and accretion, sea level rise, heavy rains resulting in flooding and land erosion, king tides, a future tsunami, will intrude on any business planned there. On the other hand, any business planned there will sorely impact all Kaua'i, the island itself and ALL of its residents.

The corners of Kuhio Highway and Kuamo'o and Hale'ili'o Roads, bordering 3 sides of Coco Palms property are possibly the most sensitive and highly-traveled roads on Kaua'i's East side. Traffic is highly impacted today! To cross Kuhio Hwy to reach the beach would be foolhardy. Regarding Coco Palms wastewaters, the closest Treatment plant is Lydgate which is over 75% utilized, and which also sits in a tsunami zone, so must be moved! Because of rapidly encroaching seas, the water levels may be too high to support building and buildings. Construction debris? Kaua'i's landfills will be overburdened by Coco Palms debris. Therefore, environmentally, in my opinion, restoration of Coco Palms is a poor fit.

I Ola Wailuanui, a local hui of individuals who care that Coco Palms/ Wailuanuiahoano has seen its last of owners whose first consideration is profit, instead promoting the ideals of a natural, living Hawaiian cultural site, a place/park/garden where Hawaiian practices in food agriculture or aquaculture may thrive, education in history, social and cultural values can be gained, a place of active learning! I greatly support I Ola Wailuanui!!

Sharon Goodwin  
Kapa'a Homesteads, Kaua'i

**From:** [Ashley Gutierrez](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Item D. Land Division Item 1. Annual Renewal of RP for Kaua'i - RP7613, RP7407 and RP7444  
**Date:** Monday, October 10, 2022 11:25:11 PM

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## Revoke the Coco Palms Permits for Use of State Parcels

I am submitting testimony requesting the BLNR revoke three RPs for Coco Palms Ventures LLC/Hui LLC leased parcels. The developers intend to use these state lands as part, in conjunction with the adjacent fee simple parcels, of a proposed 350 room hotel at the former Coco Palms site.

What the public associates with Coco Palms Hotel is actually a mix of fee simple (owned) parcels and state leased parcels. The BLNR has on its agenda the continued renewal of the permits associated with three of the former coco palms parcels, RP7613, RP7407 and RP7444.

I am asking the BLNR to revoke these RPs and the associated use of the coconut grove parcel (TMK 4-1-003:005-0000) due to the overall failure of the developers to responsibly manage the properties.

Please allow the opportunity for the Kaua'i community to voice its opposition to the continued leasing of these parcels to the developers.

Ashley Gutierrez

**From:** [Sandra Herndon](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Agenda Item D, Land Div.Item 1: Annual Renewal of RP7613, RP7407 and RP7444  
**Date:** Wednesday, October 12, 2022 11:09:12 AM

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Aloha Board Members,

I enter this testimony in support of revocation of the annual renewal of the above mentioned permits, issued to Coco Palms Ventures LLC/Hui LLC for three leased parcels.

To extend these leases would be a disservice to all involved- the community, the permit holders themselves and in particular the sacred land on which the relic formerly known as Coco Palms, still stands.

First, the community is already bereft with the current traffic situation, caused by road expansion to accommodate an out of control visitor population. The fact is that this highway is being expanded, directly across the street from the Coco Palms project, on a beachfront that is eroding at an alarming rate in full view of anyone who walks along the (misguidedly placed) bike patch. It makes me wonder why anyone would willingly invest millions of dollars in this project, given the information that is available.

This takes me to the second point: is the amount of insurance that will be written against this project, sufficient to offset losses or is the public going to be paying for this through tax write-offs, when this boondoggle fails to materialize again or finally slips into the sea? How long have these companies had the permits, allowing them to make good on their intentions and yet, nothing has been done?

Finally, speaking from a cultural perspective, these lands are very sacred to the Kanaka Maoli, and to many of us, who are Hawaiian in our hearts, regardless of ethnic origin. True, the beauty of the island is incomparable. But, Wailua is the piko to the history of the Islands, all of the islands. It has been desecrated over and over and still it's mana rises to inspire generations of Hawaiians to hold fast to their traditions and mo'olelo. This is what makes Kaua'i special.

Do not become part of another desecration against the Island and her people by extending these permits again. Mahalo,

--

Sandra Herndon

Kapa'a, HI 96746

"Thought is Creative, and YOU are the Thinker"

**From:** [Bruce hultgren](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Item D, Land Division Item 1  
**Date:** Wednesday, October 12, 2022 3:29:35 PM

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In re annual renewal of RP for Kauai RP7613, RP 7407 RP 7444 . Please vote no on any extension of leases and revoke the current leases.

Please visit this site to see the damage there.

At very least an environmental review should be mandatory.

Thank you,

Bruce Hultgren

Sent from my iPhone

**From:** [Peggy Kemp](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Item D. Land Division Item 1. Annual Renewal of RP for Kaua'i - RP7613, RP7407 and RP7444 - Agenda and Exhibit W/Leases  
**Date:** Wednesday, October 12, 2022 3:57:28 PM

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To BLNR Members:

Please say NO to extending any new leases on the Coco Palms resort, and please revoke those leases already granted. Please come and visit the site and see for yourselves the desecration and neglect. At a minimum, you should insist the developers conduct a Chapter 343 Environmental Review.

These are stream-fed wetlands, coastal lands, historical fishponds, and literally the home of Hawaiian Royalty. After 30 years, enough is enough! JUST SAY NO!!

Sincerely,  
Peggy J. Kemp

--

\*\*\*\*\*

Blessings from sweet Kauai,

Peggy Kemp  
P.O. Box 987  
Kapaa HI 96746  
[pegnard@hawaiiantel.net](mailto:pegnard@hawaiiantel.net)  
<http://peggyinparadise.blogspot.com>



**From:** [Jordan Lemke](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Agenda Item D. Land Division Item 1. Annual Renewal of RP for Kaua'i - RP7613, RP7407 and RP7444  
**Date:** Wednesday, October 12, 2022 4:14:05 AM

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Aloha,

It is my kuleana to once again write to you to please ask you to deny permission to the developers who wish to create a 350 room hotel in the area of Wailua where the once regal Coco Palms now lays in ruin.

That hotel flourished in a time much different than today. Currently the traffic flow is horrendous in that area. That is a limited land area with an already too dense traffic flow. Putting a big resort there would create insurmountable infrastructure challenges. The community has been pointing this out for many years.

As well many of us in the community feel we would be better served to develop something there that serves us, the community rather than once again catering to visitors.

Wailua is a sacred site with so much historical significance. It is a perfect place for a community center. There are so many folks living in and around that densely populated area. How wonderful if Boys and Girls clubs, hula halau, martial arts groups, community meetings, cultural practices of all kinds could once again fill that place with life.

I humbly ask you all to consider these ideas as you deliberate on renewing or granting permits to developers. Please, no hotels in that sensitive overcrowded culturally significant area.

Mahalo for your kind consideration and for all you do for our island of Kaua'i.

With much aloha

Jordan Loudon

**From:** [Ruta Jordans](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Coco Palms permits  
**Date:** Tuesday, October 11, 2022 1:09:04 PM

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Aloha BLNR,

Please revoke permits for RP7613, RP7407, and RP7444 and the associated use of the coconut grove parcel, TMK 4-1-003:005-0000 due to the overall failure of the developers to responsibly manage the properties.

- tConsider the neglect of the site as a whole and even though the front parcel and coconut grove are not on the BLNR agenda the developer has shown negligence in the management of the entire site. Known criminal activity and many police calls have been made over the last decade from this back parcel. The site has been kept dangerously unmaintained for far too long.
- Wailuanuiāho`āno is considered one of the most significant political and religious places on Kaua`i, and throughout Hawai`i. With incredible cultural significance and history this site has so much more to offer than accommodation for transient guests.
- In addition to the hugely significant history and cultural sites located on the adjacent parcels, there are traffic issues, climate change, and sea level rise concerns.
- Endangered birds are nesting on the site and disturbance without the proper plans and permits is a violation of the federal Endangered Species Act.

Ruta Jordans  
Wailua Homesteads

**From:** [Maria Maitino](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Coco Palms- NO EXTENSION OF LAND LEASES  
**Date:** Wednesday, October 12, 2022 3:22:48 PM

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To the BLNR,

I am writing to voice my absolute NO to extending any land leases to the Utah LLC for Coco Palms. These are coastal lands, historical fishponds and stream-fed wetlands, and have been the home of Hawaiian Royalty. The Utah LLC has neglected this property when under their ownership were supposed to maintain. Members of the BLNR need to go out to this site and see for themselves. There have been members of the community who have joined together, the Waluanuiaho'ano, that are committed to bring this sacred land back to what it was, land for the Hawaiian community.

The Utah LLC has no regard to the historic value of this land, and have had plenty of time to move forward with their plans.

It is now time to say NO MORE!

I ask the BLNR to NOT extend any new leases, and to revoke those leases already granted.

Thank you for your time,

Maria Maitino  
Kilauea resident

**From:** [Colin McCubbin](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Item D. Land Division Item 1. Annual Renewal of RP for Kaua'i - RP7613, RP7407 and RP7444  
**Date:** Tuesday, October 11, 2022 12:00:32 PM

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**Re: Item D. Land Division Item 1. Annual Renewal of RP for Kaua'i - RP7613, RP7407 and RP7444**

Aloha mai kākou,

I have visited Kaua'i and the area around Kapa'a many times over the past 40+ years and every time since Iniki that I have passed the ruins of the Coco Palms, I have pondered on it's future.

Several time in the distant past I have optimistically supported attempts to rebuild or restore the hotel, but in recent years have become more concerned about the needs of the 'aina and the impacts of inevitable rising sea levels on the whole area.

I now firmly believe that no more hotels (or tourists) are needed on Kaua'i and that the right future for this hugely historic (by which I mean Wailua long before the hotel was even built) area is to return it to a simple cultural centre and park.

For this reason I urge you to revoke RP7613, RP7407 and RP7444 and the associated use of the coconut grove parcel due to the overall repeated failure of the developers to responsibly manage and/or develop the properties.

Me ka 'oia'i'o, a me ka ha'aha'a,

Colin McCubbin

**From:** [JM CM](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Opposition for Agenda Item D. Land Division Item 1. Annual Renewal of RP for Kaua'i - RP7613, RP7407 and RP7444  
**Date:** Wednesday, October 12, 2022 9:15:02 AM

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Aloha Board members.

We encourage you to revoke permits related to the re-development of the Coco Palms resort, in favor of future preservation of this most important area of Kauai history. Our community for many years have opposed this development for practical reasons like traffic, environmental preservation and sensitivity to the significant history of the past.

There has been interest in seeing a cultural center in this place that the story of it's past may be shared with residents and visitors. What a special place this would be for our island of Kauai and to share this quality experience and anyone that cared to see. It is an ideal central location for our entire island.

Thank you for considering opposition to renewal of the applications or permits sought by the developers that we believe you will hear from many in our community.

Mahalo Nui, Chris Moore and Javed Maksood.

--

*Chris Moore*  
*808-652-2063 HST*

**From:** [Mary Neudorffer](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Coco Palms Leases  
**Date:** Wednesday, October 12, 2022 1:27:07 PM

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**Aloha,**

**I live Kauai and am asking you to not renew the leases at Coco Palms and to revoke any existing ones.**

**If you should choose allow any leases at least require a Chapter 343 environmental review.**

**Mahalo,**

**Mary Neudorffer  
Koloa, Hawaii**



October 12th 2022

**RE: Agenda Item D. Land Division Item 1. Annual Renewal of RP for Kaua'i - RP7613, RP7407 and RP7444**

Aloha Honorable Board of Land and Natural Resources,

On behalf of the working group, I Ola Wailuanui, we submit this testimony for your consideration relating to the three parcels up for consideration for Coco Palms Venture, LLC / Coco Palms Hui, LLC. These three Revocable Permits (RP)s are RP7613 (TMK (4-1-005:017-0000)), RP7407 (TMK (4-1-003:044-0001)) and RP7444 (TMK (4-1-003:017-0000)).

While the RP for the adjacent coconut grove parcel (TMK 4-1-003:005-0000) is not under consideration on this agenda we kindly draw to your attention the fact that it has been grossly neglected, along with the other parcels they are responsible for.

Our group, and the public at large, feel that the site has become a nuisance and that the lessee has shown negligence in its care, preservation and the security of the site. The coconut grove has been left dangerously overgrown for years with populations of illegal squatters, criminal and drug activity and houseless camps.

Between April 1st 2018 through March 29th 2021 there had been 54 calls for service from Coco Palms which included 16 Emergency 911 calls, 10 fire calls, 9 miscellaneous hazard and welfare checks, 10 trespass, and 8 suspicious person/vehicle, all just within this roughly three-year period. There are many concerns about serious drug and criminal activities that have previously occurred within the Coco Palms parcels.

Furthermore, we believe it is important to note that endangered Koloa Ducks and Moorhens are present on the Coco Palms property, as it is slowly returning back to a functioning wetland. There have been documented active nests in this immediate area. We believe it is important that the Board know that there may be pending violations of the U.S. Endangered Species Act without the inclusion of a Habitat Conservation Plan (HCP). It may also be a violation for a county government to issue a permit to build in the habitat of endangered species without the proper federal permits.

Predictions suggest that more and more of the property will be underwater within a relatively short period of time due to sea-level rise and the wetlands that make up the property. There is a need to better manage these sites to ensure environmental services and values are preserved as best as possible as we deal with the impacts of climate change.

Rather than these parcels continuing to be leased in conjunction with the hotel developers adjacent we ask that the BLNR consider turning over the parcels to an environmental stewardship group such as ours to clean the lands, better manage and secure them and care for them appropriately.

We suggest the following:

- RP7613 (TMK (4-1-005:017-0000) could provide a location for recreational activities for local sporting and community groups and better serve the community if cared for better.
- RP7444 (MTK (4-1-003:017-0000) and RP7407 (TMK (4-1-003:044-0001) we believe should also be revoked due to the negligence shown with the care of other parcels.
- We strongly believe the coconut grove parcel (TMK 4-1-003:005-0000) should be returned to a stewardship community group, and cared for appropriately.

There has been a huge outpouring of opposition to the development of the hotel on the adjacent parcels and in conjunction with the RPs mentioned above. There have been hundreds of testimonies to the Kaua'i Planning Department over the last few years in opposition to a hotel at this site and in support for a cultural center and place for native Hawaiian advancement, education, practice, environmental protection and art. Over 13,500 people have signed the online change.org petition against a hotel on this site.

Wailuanuiaho'āno, including the adjacent parcels that were historically part of the former Coco Palms hotel, is part of one of the most significant cultural sites to Hawaiians everywhere, and our group strongly believe it should be restored, protected and serve our community for the betterment of Hawai'i. Our working group, I Ola Wailuanui, has been working on a path and solution for the future of this site that serves generations to come and cares for these parcels in alignment with the huge cultural and environmental values they host. We strongly believe that this location is so culturally and historically significant that its value to the general public far exceeds any monetary value brought in by the proposed adjacent hotel development by the lessee or any other hotel developer. We believe our community coalition can better utilize the site for important community needs, coastal wetland and environmental education, restoration, cultural practice and art. You can find out more about our group and vision on our website at [wailuanui.org](http://wailuanui.org).

The permits have long lapsed time and time again for the development of this site and we believe should never have been approved via unconstitutional, one off, special legislation in 2015. So much has changed in the 30 years since Hurricane Iniki devastated our island, and the Coco Palms hotel with it, and to rebuild on this site, based on, majorly outdated traffic, archeological and environmental studies is unacceptable.

There are multiple triggers for a complete Environmental Impact Assessment as well as detailed cultural assessments and an updated Shoreline Certification Survey. Science and archeology has advanced significantly in this time and a new archeological assessment of the entire site is required prior to any works being conducted.



There is no denying the unique and important place Wailuanuiaho'āno is to the Hawaiian people, culture and the future of our sustainability and survival. Just because great injustices have been done for so long here, does not mean we continue to build on it and perpetuate them, and allow developers to continue to benefit from the use of our state lands, especially in light of such negligence and nuisance to the community.

Now we are at a pivotal turning point for Hawai'i, as we reassess the excessive marketing of our islands for tourism in a way that for decades lacked foresight and has been extractive. We are at a point where the value of our way of life, our culture, our resources and our ability to survive in our homeland is way more important than more development of hotels that use our lands and people in liquidation.

Our group is staunchly opposed to a hotel rebuild in this location and is actively developing a plan for acquisition and restoration of these sites in line with state, county and federal environmental values and goals for a more sustainable Hawai'i. While we continue to push forward with our opposition to a hotel on this site, we want to make sure that the BLNR is aware of our group, our vision, and efforts and the interest we have in better caring for these sites, the adjacent parcels, and the future of Wailuanuiaho'āno.

We would be happy to present the BLNR with our slideshow presentation sharing the history, our vision and our goal and plan to acquire these parcels, restore them and protect them for the betterment of Kaua'i, and all of Hawai'i. We are interested in collaborating with the DLNR and other state agencies to make this vision a reality and help to restore these important wetlands and cultural features.

Mahalo,

*Fern Holland*

Fern Ānuehue Holland BSc  
Acting Executive Director  
I Ola Wailuanui – wailuanui.org

**From:** [Terry O'Shaughnessy](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Please revoke 3 Revocable Permits for Coco Palms Ventures LLC/HUI  
**Date:** Tuesday, October 11, 2022 9:23:56 AM

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Good morning,

I am writing to ask that the BLNR please revoke the 3 Revocable Permits for Coco Palms Ventures LLC/HuiLLC.

As a 50 year resident of Kauai and neighbor of Coco Palms Resort all of those years I plead with you to not continue to lease our State land to these owners who have shown no respect or regard for the Island of Kauai and its people. The ugly eyesore of Coco Palms has been a shameful sight for too long. The Coco Palms Ventures do not deserve this incredible privilege as they have abused it so far. The land should go back to the residents of Kauai for use as a Cultural Center..

Thank you ,

T. OShaughnessy

**From:** [Larry Parker](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Subject: Item D. Land Division Item 1. Annual Renewal of RP for Kaua'i - RP7613, RP7407 and RP7444  
**Date:** Wednesday, October 12, 2022 4:17:08 PM

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We are asking the BLNR to revoke these RPs and the associated use of the coconut grove parcel (TMK 4-1-003:005-0000) due to the overall failure of the developers to responsibly manage the properties.

The current owners have had permits for two years and no improvements or apparent management of this property has happened in this time.

Thank you,

--

Larry Parker  
206-383-2418 voice or text

Even in Kyoto--  
Hearing the cuckoo's cry--  
I long for Kyoto BashoT

**From:** [bpenn@hawaii.rr.com](mailto:bpenn@hawaii.rr.com)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Agenda Item D, Land Division Item 1, Annual Renewal of RP for Kauai RP7613, RP7407, RP7444  
**Date:** Wednesday, October 12, 2022 4:05:40 PM

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Aloha Board Members,

I am testifying on this issue to revoke the permits for CocoPalms resort development. This is NO place for a resort. The shoreline is washing away and I believe this is in a Special Management Area. The traffic is absurd going past that corner. NO way do the people of Kauai want another hotel there. It needs to be a cultural center with the historical ponds restored.

Mahalo,

Barbara Penn

644 Kamalu Rd

Kapaa, HI 96746

**From:** [Helen Picca](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Subject: Agenda Item D. Land Division Item 1. Annual Renewal of RP for Kaua'i - RP7613, RP7407 and RP7444  
**Date:** Tuesday, October 11, 2022 10:42:17 AM

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On Tue, Oct 11, 2022 at 10:38 AM Helen Picca <[hpicca2016@gmail.com](mailto:hpicca2016@gmail.com)> wrote:

As a resident of Kauai, I strongly object to the honoring of old permits for a new hotel. The new owners should be required to start over and only be granted permits if the land and access to it is deemed acceptable.

With the horrible traffic on this island and the degradation of natural sites, the last thing this island needs is another hotel. That sacred site should be given back to the people as a park, or affordable housing which is so desperately needed.

Do what is best for Kauai and its people.

Respectfully,

Helen Picca

4775 Aliomanu Road

Anahola 96703

--

Helen Picca

*The Last Frontier of the Fading West*

*From the Hamster Wheel to Happiness in 10 Easy Steps*

<https://www.facebook.com/HelenPiccaAuthor/>

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Helen Picca

*The Last Frontier of the Fading West*

*From the Hamster Wheel to Happiness in 10 Easy Steps*

<https://www.facebook.com/HelenPiccaAuthor/>

**From:** [Helen Picca](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Coco Palms permits  
**Date:** Tuesday, October 11, 2022 10:38:34 AM

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As a resident of Kauai, I strongly object to the honoring of old permits for a new hotel. The new owners should be required to start over and only be granted permits if the land and access to it is deemed acceptable.

With the horrible traffic on this island and the degradation of natural sites, the last thing this island needs is another hotel. That sacred site should be given back to the people as a park, or affordable housing which is so desperately needed.

Do what is best for Kauai and its people.

Respectfully,

Helen Picca

4775 Aliomanu Road

Anahola 96703

--

Helen Picca

*The Last Frontier of the Fading West*

*From the Hamster Wheel to Happiness in 10 Easy Steps*

<https://www.facebook.com/HelenPiccaAuthor/>

**From:** [linda@kauaidesign.com](mailto:linda@kauaidesign.com)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] NO!!! to Coco Palms  
**Date:** Wednesday, October 12, 2022 1:36:52 PM  
**Attachments:** [Outlook-0axvq3fl.png](#)

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This must be at least my 8<sup>th</sup> letter of testimony on the Coco Palms development. Extending land leases to a Utah LLC would be insane.

The community at large agrees: NO to any new leases. And the responsible thing for BLNR to do would be to revoke leases already granted.

If you have not visited the site in person, a shambles for 30 years, I would urge you to see the neglect for yourself. It is an blight on our beautiful island and a shameful desecration of a sacred site.

At minimum, developers must be required to conduct a Chapter 343 environmental review. These are stream-fed wetlands, coastal lands, historical fishponds, and literally the home of Hawaiian Royalty.

The vision of stewardship, cultural enrichment, education, conservation, and food production proposed by [Wailuanuiaho'āno](#) makes far more sense than packing this traffic bottleneck on eroding coastline with another hotel the island does not need.

For the 8<sup>th</sup> time, please do the right thing for the `aina and the community.

Linda Pizzitola  
KauaiDesign.com  
Mobile 808 635-3703  
Home office/fax 808 822-0055



facebook.com/kauaidesign  
instagram.com/kauai\_design  
pinterest.com/kauaidesign/  
graphic-design

**From:** [M. Liko Puha](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] No Hotel at Coco Palms  
**Date:** Wednesday, October 12, 2022 12:15:13 PM

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Dear BLNR,

Say NO to any new leases and revoke any leases already granted.

I encourage you to visit the site and see the desecration and neglect firsthand.

Require the developers to conduct a Chapter 343 environmental review.  
These are stream-fed wetlands, coastal lands, historical fishponds, and of past Hawaiian Royalty.

Again, no hotel at Coco Palms, but yes to the [Wailuanui vision](#).

Mahalo, Liko Puha



**From:** [Indulekha Reeves](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Item D. Land Division Item 1 Annual Renewal of RP for Kauai - RP7613, RP-7407, RP7444  
**Date:** Wednesday, October 12, 2022 12:44:08 PM

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Re: Item D. Land Division Item 1 Annual Renewal of RP for Kauai - RP7613, RP-7407, RP7444

Aloha,

I have lived in the Wailua area for 20 years. The degrading eyesore that has been Coco Palms on our one major highway has been left derelict for that entire time and then some. Now is NOT the time to continue the handouts given to developers, especially undeserving ones like in this case, who have proven by repeated action to be unreliable.

But regardless of this, we are now in a time of shifting from years of exploitation and overtourism to a time of conservation and regeneration. This particular area is of high cultural significance, not commercial significance, and as such it should be respected and utilized as such. Also, environmental reasons for refusing permits to commercial users are the wetlands habitat for endangered species, flood zone, and tidal rise effects.

We are in a new era, so please act according to the needs for it! No new or renewed permits at Coco Palms!

Thank you,  
Elizabeth Reeves  
Kauai

**From:** [Susan](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Agenda Item D. Land Division Item 1. Annual Renewal of RP for Kaua'i - RP7613, RP7407 and RP7444  
**Date:** Tuesday, October 11, 2022 12:56:05 PM

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Aloha,

As a Kauai resident I would like to ask for the revocation of these RPs held by the Coco Palms Venture, LLC/ Coco Palms Hui, LLC developers.

It is a hugely significant cultural and historical site located across the street from the beautiful Wailua beach and Wailua River. There are already major traffic issues due to mismanaged tourism that was extremely apparent during the pandemic when no visitors were on island.

The coconut coast already has more than a dozen resorts, hotels and timeshares that are not at full occupancy.

To give up such a sacred site to accommodate transient guests at the expense to better sustain the people of our island, protect the land, the endangered species on site and our ocean and river is unfathomable.

I drive by this property every single day on my way home. The developer has shown negligence in the management of the entire site and has been kept dangerously unmaintained since hurricane Iniki.

Mahalo,  
Susan Rodriguez

**From:** [Michelle Rundbaken](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Subject: Agenda Item D. Land Division Item 1. Annual Renewal of RP for Kaua'i - RP7613, RP7407 and RP7444  
**Date:** Wednesday, October 12, 2022 11:48:27 AM

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Dear Board of Land and Natural Resources,

I am writing to encourage you to revoke the leased land permits for CocoPalms. As a resident of Wailua Homesteads (right above the old Coco Palms Hotel), I do not want to see a hotel developed for many reasons.

1. Selfishly, I don't want the increased traffic that would come from a hotel. We already have very bad traffic problems in this area with no easy solution because of the river and existing buildings not allowing for wider roads. I don't want another hotel and more tourists. We already have too many and this project has exceeded it's time to make something happen.
2. The state is leasing out culturally important land for the benefit of developers and tourists. The land should become a state park and educational facility and get the care it deserves. It is currently not cared for with many problems around it. This is a chance to do what is right - it seems that you can legally do this - what a wonderful opportunity!

I hope you choose what the residents want over a developer and tourists.

Mahalo,  
Michelle Rundbaken  
Wailua Homesteads Resident

**From:** [Sue Saldana](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Coco Palms  
**Date:** Tuesday, October 11, 2022 9:09:11 AM

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Aloha!

For years, we have watched this property remain idle, decaying daily before our eyes with one person after another presenting a scheme to rebuild and profit from it while the potential of its use to educate our keiki and visitors about its history and culture gets buried deeper in bureaucracy.

We were newcomers 38 years ago, distressed at seeing the local people still kept from the lands their queen had stolen from them by the "state" and missionaries who came to do good and did well. We chose then not to be another greedy land grabber, but to love for and care for the land the way any native would...which we have done and God has blessed us continually for it.

Please take responsibility for this asbestos ridden dump that has been allowed to remain and restore it back, as best as possible, to the land once known and used sustainably by the people it was endowed to. Let it once again be the sacred place it was created to be so that the children coming up now and the visitors that come can learn about and experience the enduring beauty of our island home.

Please bring life to this land right-choice-ly!

**From:** [János Samu](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Cc:** [fern@hapahi.org](mailto:fern@hapahi.org)  
**Subject:** [EXTERNAL] Testimony on D. Land Division Item 1. Annual Renewal of RP for Kaua'i - RP7613, RP7407 and RP7444  
**Date:** Tuesday, October 11, 2022 9:38:13 PM

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Aloha mai kākou!

Jointly with my Hawaiian brothers and sisters I hereby request the termination of the long term leases and revocation of permits RP7613, RP7407 and RP7444 for the parcels of the former Coco Palms Hotel in Wailuanuiaho'āno (TMK 4-1-003:005-0000).

1. The reason for this request is that the site is a well-known political and cultural place for the native Hawaiians throughout Kō Hawai'i Pae 'Āina and the community would much better be served by a facility for the cultural education of children with on-site opportunity to learn and practice mālama 'āina. Such a facility would not increase the already heavy traffic in the Wailua area and would satisfy the overall population of Kaua'i, plus it would tremendously help our future generation.

2. The fact that once there was a hotel there does not justify the replacement of it with another hotel due to the tremendous changes and mismanaged tourism on the island. Even today it would create havoc in traffic. There is absolutely no need for a hotel at this location. If a need ever emerges for a hotel on the island of Kaua'i there are plenty of other sites that have no such cultural background AND if built, it would not affect the island traffic negatively.

3. Despite the regularly renewed leases the property where the aforementioned parcels are, have been totally neglected for years and it is a Hall of Shame for the island of Kaua'i reflecting badly on the county government. The County has the power to remedy it by establishing realistic and progressive cooperation with the local group I Ola Wailuanui. Jointly they could transform the location to serve better the cultural, environmental and historical purpose of the site.

Me ke aloha pumehana

*János Samu*  
Senior Language Consultant



**From:** [Ray](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] testimony on coco palms permit  
**Date:** Tuesday, October 11, 2022 12:04:25 PM

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I do not think the protestors represent a culture that is universal on Kauai,  
and that this small group is self serving and proclaims to speak for everyone.

They don't deserve this 22 million dollar site at coco palms.

They could lease land and begin  
their work like that and I would wish them well in that endeavor.

Ray Songtree

**From:** [Stefanie Stauber](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Agenda item D. Land division Item 1. Annual renewal of RP for Kaua'i RP7613RP7407 RP7444  
**Date:** Tuesday, October 11, 2022 6:15:23 PM

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Hello, my name is Stefanie Craig, and I am a life long resident of the beautiful island of Kaua'i. How to begin? I oppose, in every way, the state honoring expired, debunked permits for a slapdash money grubbing hotel at the old coco palms resort. We all know Kaua'i is not any where near the same place it was when that old, Elvis soaked hotel held those grounds. The population has increased beyond the capacity of our infrastructure, without even accounting for the over one million tourists we hold every year. Kuhio highway is gridlocked nearly everyday at the intersection of the proposed site. Also, our malfunctioning sewage treatment plant at the mouth of the wailua, already dumps 1,000s of gallons of untreated sewage into the ocean at that site, because it cannot handle the current load. Let alone adding hundreds more toilets, showers, industrial laundry needs etc. Please, please be reasonable. Revoke the expired permit. Call for a ecologically sound study. Save our island.  
Yours, an avid voter.



**From:** [JENNIFER STEVENS](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] No Hotel at Coco Palms  
**Date:** Tuesday, October 11, 2022 9:42:31 AM

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Aloha,

We have watched the Coco Palms disaster sit rotting for over 20 years. The site is a total embarrassment to this beautiful island. When my friends come and visit they assume some new disaster has happened or the ugliness is part of the road construction. Many developers have come and gone and no progress is made. I wonder who profits by getting funding and going bankrupt after selling the people of Kauai on a new hotel or condo over and over? I used to hope something could become of it while my children were growing. Now they are grown and I hope something good will come of it for my grandchildren.

It is time for the County of Kauai to use their power to take back this land and return it to the people for restoration. The developers have wasted our time and shown that they will not or cannot look out for the best interests of the Aina. For all the cultural and historical reasons you have heard today in other testimony, I ask that you decide to revoke the building permits and give Wailuanuiaho'āno as a Hawaiian cultural site the respect it deserves by returning it to the community to rehabilitate and care for.

Please put the the interests of the Kauai community ahead of the profits of developers. It is a terrible location for a hotel and a special place of cultural significance.

Mahalo,  
Jennifer Stevens and Richard Stevens

Sent from my iPhone

Sent from my iPhone

**From:** [Alex Stoddards](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Revoke State Leases for Coco Palms Hotel  
**Date:** Wednesday, October 12, 2022 2:10:50 PM

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BLNR,

This has been an ongoing issue - now that many people around the world have seen the movie Cane Fire about Kauai and with focus on the issues at Coco Palms - there are worldwide eyes on this decision.

Times have changed.

It is NOT the right place for any further development.

The Kauai General Plan focuses on 'Affordable Housing for Locals/Residents' and on sustainable, eco-friendly tourism and on Preserving Native Hawaiian Culture.

This proposed use of the Coco Palms property doesnt comply with any of this.

#### NEGATIVES

- in an area soon to be impacted by rising sea levels
- will generate significant waste and debris for an island whose landfill is nearly full
- have adverse impacts on Traffic that is already at a standstill and NO amount of Public Transit/Bike Lanes etc (not Real World solutions for this area) will change this
- Shows No respect for Native Hawaiian land/burials, need to save this land as a cultural resource

Tired of having to fight and oppose on a daily basis what should be very obvious NO GO Developments - in order to preserve these islands.

Respectfully  
Alex S

**From:** [Tina Billy](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Agenda Item D. Land Division Item 1. Annual Renewal of RP for Kaua'i - RP7613, RP7407 and RP7444  
**Date:** Tuesday, October 11, 2022 8:29:35 AM

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Aloha,

I am asking the BLNR to revoke the RPs and the associated use of the coconut grove parcel (TMK 4-1-003:005-0000) due to the overall failure of the developers to responsibly manage the properties. Not only that but the State needs to better provide open space in Wailua. Currently there is no adequate access to wailua river or wailua beach. The people of Wailua, the people of Kauai deserve a place to peacefully visit this site (not a few guest stalls at another hotel). There is no open space for native life to be accept for those parcels. This is such a significant site full of history and it needs to be protected. I support I Ola Wailuanui acquiring and protecting this land! Mahalo, Tina Taniguchi

**From:** [vernon family](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Coco palms  
**Date:** Tuesday, October 11, 2022 2:35:43 PM

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I am against any continuing of permits to rebuild the coco palms. The fact that they have not already been revoked, shows how inept our planning department is.

Thanks for your time

**From:** [bwiednerrealtor@aol.com](mailto:bwiednerrealtor@aol.com)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] : Item D. Land Division Item 1. Annual Renewal of RP for Kaua'i - RP7613, RP7407 and RP7444  
Testimony from Barbara Wiedner Revoke the Coco Palms Permits for Use of State Parcels  
**Date:** Tuesday, October 11, 2022 3:39:44 PM

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Dear BLNR

☐ Revoke the Coco Palms Permits for Use of State Parcels

I am requesting the BLNR revoke three RPs for Coco Palms Ventures LLC/Hui LLC leased parcels.

The developers intend to use these state lands as part, in conjunction with the adjacent fee simple parcels, of a proposed 350 room hotel at the former Coco Palms site.

Please revoke these RPs and the associated use of the coconut grove parcel (TMK 4-1-003:005-0000) due to the overall failure of the developers to responsibly manage the properties.

Mahalo Nui

Barbara Wiedner

1774 Puu Kaa St

Kapaa HI

808-635-2593

I have been a resident of Kapaa since 2001

As a 20 year plus resident of Kauai I feel strongly about this issue.

**From:** [Karen Wood](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Revoke coco palms permit  
**Date:** Tuesday, October 11, 2022 1:20:41 PM

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Revoke coco palms permits, for use of state lands, thank you Karen Wood Kapaa

Aloha

**From:** [robin.yost](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Revoke Coco Palms Permits  
**Date:** Wednesday, October 12, 2022 2:24:25 PM

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To the BLNR,

I am requesting that you revoke the three Revocable Permits for Coco Palms Ventures LLC/Hui LLC.  
RP7613, RP7407, RP7444.

The overall failure of the developers to responsibly manage the property has led to neglect of the entire site, for far too long.

This property--wailuanui'aho'ano has long and deep cultural and historic importance. This site could and should be a living thriving Hawaiian community. Self sustaining, malama aina.

From 30 years ago, too many exasperating issues have surmounted. Namely, TRAFFIC ! WE have too much already. Too, too many cars can create gridlock at the Coco Palms corner, and the highway. This site can no longer hold a hotel, and the overchoke flow of tourists. Old and failing infrastructure, rising sea levels will cause big problems. There are ENOUGH hotels on Kauai.

Please, please Revoke these three RP Permits.  
Please make the right decision for Kauai's future.

Mahalo,  
Robin Yost  
Kapaa, HI



**From:** [Judy Dalton](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Subject: Agenda Item D. Land Division Item 1. Annual Renewal of RP for Kaua'i - RP7613, RP7407 and RP7444  
**Date:** Thursday, October 13, 2022 4:58:52 AM

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Aloha Board of Land and Natural Resources Directors,

There can be no justification to continue allowing developers to lease these culturally and environmentally sensitive coastal parcels year after year. Please revoke these three Revocable Permits (RPs) for Coco Palms Ventures LLC/Hui LLC leased parcels. The developers intend to use these state lands as part, in conjunction with the adjacent fee simple parcels, to build a proposed 350 room hotel at the former Coco Palms site.

The Wailua - Kapa'a corridor is already bumper-to-bumper traffic and residents are burdened with enduring the effects of over-tourism by adding 45 minutes each way to their daily commute. Adding more cars from a hotel at this site would be intolerable for both residents and visitors.

Please use the power of your office to reject these permits on behalf of the environment and for the community.

Thank you for the opportunity to comment.

Judy Dalton

A property owner adjacent to Wailua Beach  
(808) 482-11 29

**From:** [Noreen Dougherty](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Agenda Item D. Land Division Item 1. Annual Renewal of RP for Kaua'i - RP7613, RP7407 and RP7444  
**Date:** Tuesday, October 11, 2022 9:00:23 PM

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Board of land and natural resources:

Aloha and thank you for the opportunity to express my views on the sight that was occupied by Coco Palms. many years ago.

Due to the cultural and historical past and promising future of the land parcels in question, I know that doing anything other than allowing the concerned residents that have formed the group, I Ola Wailuanui, and are suggesting a reasonable alternative plan for the property can potentially be a huge mistake. We cannot continue the mistakes that have been made in the past. This is an opportunity for you to stand up to resorts, and any use other than having it serve the community in a positive cultural, educational, historical way.

Kauai is now concerned with making changes to the type of tourism being offered on Kauai. We are saturated with resorts, vacation rentals, and overcrowding. The situation is critical with no housing for our local people which is affecting many aspects of our economics, health, infrastructure, and much more.

Please give us the chance to create something valuable to the community on that property that should always have been adequately recognized and valued as the significant historical and cultural sites that are located on the adjacent parcels,

Let's do the right thing and create something to balance the mistakes that have been made in the past and revoke the Annual Renewal of RP for Kaua'i - RP7613, RP7407 and RP7444.

Thank you,  
Noreen Dougherty  
Kapaa, Hawaii

**From:** [Joell Edwards](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Agenda Item D. Land Division Item 1 Annual Renewal of RP for Kauai - RP7613,7407 and 7444  
**Date:** Thursday, October 13, 2022 7:47:31 AM

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Aloha

I am writing today requesting the Board of Land and Natural Resources (BLNR) revoke three Revocable Permits (RPs) for Coco Palms Ventures LLC/Hui LLC leased parcels.

The site in question needs to be received back by the community and Hawaiian descendants in the form of a cultural site .

The current developers intent to use these state lands as part, in conjunction with the adjacent fee simple parcels, of a proposed 350 room hotel at the former Coco Palms site is not what the people or Kaua'i need or want.

The area has been sitting waiting for the appropriate use. If a hotel/resort would work in the area it surely would have been approved/rebuilt and functioning in the 30 years since Iniki.

Please revoke these permits so something honorable can begin in this special place

Joëll M Edwards  
Owner, Wainiha Country Market  
Resident, Wainiha  
808-431-4313  
5-6607 Kuhio Highway - Hanalei , HI 96714

--

Thank You, Joëll Edwards

**From:** [Patricia Fallbeck](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Item D. Land Division Item 1. Annual Renewal of RP for Kaua'i - RP7613, RP7407 and RP7444  
**Date:** Wednesday, October 12, 2022 10:48:53 PM

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I am against renewing leases and commercial facilities on the Coco Palms Resort site. That should have been a protected Culturally critical area in the first place.

Residents have a plan for restoring the environment and cultural respect for the home site of the only king to remain sovereign. It's an important burial ground.

Développement on that property would result in hazardous traffic problems. It is also facing severe beach erosion with the prospect of rising water levels.

Please protect and respect our heritage, culture, and history.

Thank you for your thoughtful consideration

Patricia Fallbeck  
3448 Lawailoa Lane  
Koloa, HI , 96756

Sent from my iPhone

**From:** [Sue Feutz](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Coco Palms - no rebuild  
**Date:** Wednesday, October 12, 2022 1:20:51 PM

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Please allow us to weigh in - please revoke existing permits and allow the community to work toward moving this property to the people - An environmental study is the least we can do to see where we stand in 2022

Thank you for your time and service

Sue and Joe Feutz  
6240 Olohena #A  
Kapaa HI 96746 - 8705

**From:** [Maureen](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Agenda Item D. Land Division Item 1. Annual Renewal of RP for Kaua'i - RP7613, RP7407 and RP7444  
**Date:** Wednesday, October 12, 2022 8:35:38 AM

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As a retired Kauai teacher and longtime resident I wish to voice my opposition to granting any continued efforts to develop the "coco palms" and related parcels as a resort property. In the last 30 yrs several attempts by developers have been dismal failures with no respect to cultural sensitivity for the ancient site nor current safety zoning or community needs. It is obvious in how nothing has worked, that this sacred wahi pana should not be developed for the financial corporate benefit of a few catering to more tourists as we already are over taxing the island's integrity and infrastructure with the 30,000 tourists daily count.

Wailuanuiāho is considered one of the most significant religious and political wahi pana going back to Moikeha, figures prominently in the Pele/Hiaka history and maintains its significance into the modern historic period under Hawaiian rulership. In your role as ***caretaker of land and natural resources***, I urge you to take especial care in seeing how this site and related area is developed. Ancient sites and the native flora and fauna should be honored and allowed to flourish.

We have more than enough tourist accommodations and the area has traffic and zoning issues that are already burdened. Consider joining the direction of the Kauai DMAP and HTA direction toward cultural and educational tourism to learn and value the true culture and sense of place. The group I Ola Wailuanui envision with this much more than transient accommodations for a few wealthy visitors. Rather the site could become a thriving, living example of past and current renewed Hawaiian culture, malama'āina, sustainability and education where locals and visitors could interact in a meaningful setting reflecting Kaua'i's unique aloha spirit.

Please revoke these RPs and the coconut grove parcel (TMK 4-1-003:005-0000) to reflect current and appropriate management of a Hawaiian treasure. ***Ua Mau ke Ea o ka 'Āina i ka Pono.***

Maureen Fodale

**From:** [MARIANNEGEORGE](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] No hotel on Coco palms  
**Date:** Wednesday, October 12, 2022 12:47:03 PM

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Dear BLNR Directors

The community on Kauai does not want and will actively resist building a hotel where The wreckage and detritus of Coco Palms is. This should be a park honoring its ancient royal heritage and the wetland that is there now and will get more wet year after year

No more leases and no continuing the lease that has already been broken by the current lessee in many ways, just like all the lessees did before for over 30 years and without ever doing an environmental study either. Now is the time to stop this travesty.

Mahalo

Marianne George

Sent from my iPhone

**From:** [Santo Giorgio](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Agenda Item D. Land Division Item 1. Annual Renewal of RP for Kaua'i - RP7613, RP7407 and RP7444  
**Date:** Thursday, October 13, 2022 9:47:02 AM

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Aloha Chair Case and Board of Land and Natural Resources,

It is long time that the state revoke the Coco Palms Ventures LLC/Hui LLC lease(s). Thirty years have passed since Iniki and the owners have lost all credibility with the residents of Kauai. Their plan to build a new hotel is completely opposite to what the people of Kauai want or need for this property or their island. The State should not allow their dysfunction to continue.

PLEASE Deny or Revoke the leases and open them to other entities or convert to public space or parks.

Thank you for your service.

Santo Giorgio  
808 634-0637



**From:** [Michael Goodwin](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Agenda Item D. Land Division Item 1. Annual Renewal of RP for Kaua`i RP7407 and RP7444  
**Date:** Wednesday, October 12, 2022 10:22:56 AM

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Dear Board of Land and Natural Resources,

Please revoke three RPs for Coco Palms Ventures LLC/Hui LLc leased parcels (CPV). RPs imply intent to acquire a lease. CPV has made no move to acquire a lease.

Chapter 343 of the Hawaii Revised Statutes requires an EA when a proposed development would impact state or county lands. The subject property is state land. Proposed CPV development triggers HRS 343.

Impacts include disturbance of endangered bird nesting sites requiring plans and permits CPV has not pursued.

CPV and its predecessor developers have worn out their welcome offered by the state and county. Please revoke RPs applied for by Coco Palms Ventures.

Thank you,  
Kip Goodwin  
Wailua Homestead, Kaua`i

**From:** [Sharon Goodwin](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Agenda Item D, Land Division Item 1. Annual Renewal of RP for Kaua'i RP 7613 etc  
**Date:** Wednesday, October 12, 2022 3:01:06 AM

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Aloha BLNR Members,

In regard to RP 7613, RP 7407, RP 7444 I respectfully request you revoke these RP's and associated use of the coconut grove parcel (TMK 4-1-003:005-0000) not only due to the failure of successive developers to responsibly manage the properties, but because climate change is upon us.

The revocation of the RP's must apply to CocoPalms Venture/CocoPalms Hui, LLC Developers.

Wailuanuiahoano is a place of great cultural significance, important historical heiau (ancient worship site), the birthplace of Hawaiian kings and queens, at one time on the National Register of Historical Sites, and worthy of our protection.

Coco Palms in Wailuanuiahoano is a very different property today from the one I saw in 1960. Hurricane Iniki and climate change have changed its face and calling. Beach erosion and accretion, sea level rise, heavy rains resulting in flooding and land erosion, king tides, a future tsunami, will intrude on any business planned there. On the other hand, any business planned there will sorely impact all Kaua'i, the island itself and ALL of its residents.

The corners of Kuhio Highway and Kuamo'o and Hale'ili'o Roads, bordering 3 sides of Coco Palms property are possibly the most sensitive and highly-traveled roads on Kaua'i's East side. Traffic is highly impacted today! To cross Kuhio Hwy to reach the beach would be foolhardy. Regarding Coco Palms wastewaters, the closest Treatment plant is Lydgate which is over 75% utilized, and which also sits in a tsunami zone, so must be moved! Because of rapidly encroaching seas, the water levels may be too high to support building and buildings. Construction debris? Kaua'i's landfills will be overburdened by Coco Palms debris. Therefore, environmentally, in my opinion, restoration of Coco Palms is a poor fit.

I Ola Wailuanui, a local hui of individuals who care that Coco Palms/ Wailuanuiahoano has seen its last of owners whose first consideration is profit, instead promoting the ideals of a natural, living Hawaiian cultural site, a place/park/garden where Hawaiian practices in food agriculture or aquaculture may thrive, education in history, social and cultural values can be gained, a place of active learning! I greatly support I Ola Wailuanui!!

Sharon Goodwin  
Kapa'a Homesteads, Kaua'i

**From:** [kenjibiz](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Item D. Land Division Item 1. Annual Renewal of RP for Kaua'i - RP7613, RP7407 and RP7444  
**Date:** Thursday, October 13, 2022 9:02:50 AM  
**Importance:** High

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Aloha,

The subject land has been desecrated and trashed for the past 30 years.

These are stream-fed wetlands, coastal lands, historical fishponds, and literally the home of Hawaiian Royalty.

The eyesore that is the remains of Coco Palms is horrendous, but the surrounding lands, to which you are considering extending land leases to a Utah LLC who have no regard the the area's history,

has no interest in our culture & mistreat the Aina by continuing with the negative ecological impacts.

The lands desperately NEED to be restored an ecological balance missing for years.

I am requesting that you say NO to any new leases and revoke those leases already granted.

I further request that you actually visit the site to view the deplorable state in which it exists.

Once again, this is sacred land to the kama'aina.

Further desecrating it by permitting an out of state organization to hold the leases is deplorable.

Sincerely,

kenji griffen

\\|/ [www.humantrinity.com](http://www.humantrinity.com)

('> Jack of all Trades

/)) Kapa'a, HI 96746

==//"

/ Please consider the environment before printing this email

**From:** [Ashley Gutierrez](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Item D. Land Division Item 1. Annual Renewal of RP for Kaua'i - RP7613, RP7407 and RP7444  
**Date:** Monday, October 10, 2022 11:25:11 PM

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## Revoke the Coco Palms Permits for Use of State Parcels

I am submitting testimony requesting the BLNR revoke three RPs for Coco Palms Ventures LLC/Hui LLC leased parcels. The developers intend to use these state lands as part, in conjunction with the adjacent fee simple parcels, of a proposed 350 room hotel at the former Coco Palms site.

What the public associates with Coco Palms Hotel is actually a mix of fee simple (owned) parcels and state leased parcels. The BLNR has on its agenda the continued renewal of the permits associated with three of the former coco palms parcels, RP7613, RP7407 and RP7444.

I am asking the BLNR to revoke these RPs and the associated use of the coconut grove parcel (TMK 4-1-003:005-0000) due to the overall failure of the developers to responsibly manage the properties.

Please allow the opportunity for the Kaua'i community to voice its opposition to the continued leasing of these parcels to the developers.

Ashley Gutierrez

**From:** [David Haggland](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Coco Palms  
**Date:** Wednesday, October 12, 2022 8:00:30 PM

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Please no new leased. Full environmental study at very least. We don't need more resort. We need cultural interpretation for this sacred area. Thank you. Dave Haggland, Wailua/Oloheua Kaua'i.

Sent from my iPhone

**From:** [Sandra Herndon](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Agenda Item D, Land Div.Item 1: Annual Renewal of RP7613, RP7407 and RP7444  
**Date:** Wednesday, October 12, 2022 11:09:12 AM

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Aloha Board Members,

I enter this testimony in support of revocation of the annual renewal of the above mentioned permits, issued to Coco Palms Ventures LLC/Hui LLC for three leased parcels.

To extend these leases would be a disservice to all involved- the community, the permit holders themselves and in particular the sacred land on which the relic formerly known as Coco Palms, still stands.

First, the community is already bereft with the current traffic situation, caused by road expansion to accommodate an out of control visitor population. The fact is that this highway is being expanded, directly across the street from the Coco Palms project, on a beachfront that is eroding at an alarming rate in full view of anyone who walks along the (misguidedly placed) bike patch. It makes me wonder why anyone would willingly invest millions of dollars in this project, given the information that is available.

This takes me to the second point: is the amount of insurance that will be written against this project, sufficient to offset losses or is the public going to be paying for this through tax write-offs, when this boondoggle fails to materialize again or finally slips into the sea? How long have these companies had the permits, allowing them to make good on their intentions and yet, nothing has been done?

Finally, speaking from a cultural perspective, these lands are very sacred to the Kanaka Maoli, and to many of us, who are Hawaiian in our hearts, regardless of ethnic origin. True, the beauty of the island is incomparable. But, Wailua is the piko to the history of the Islands, all of the islands. It has been desecrated over and over and still it's mana rises to inspire generations of Hawaiians to hold fast to their traditions and mo'olelo. This is what makes Kaua'i special.

Do not become part of another desecration against the Island and her people by extending these permits again. Mahalo,

--

Sandra Herndon

Kapa'a, HI 96746

"Thought is Creative, and YOU are the Thinker"

**From:** [Gary Hudson](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Agenda Item D. Land Division Item 1. Annual Renewal of RP for Kaua'i - RP7613, RP7407 and RP7444  
**Date:** Thursday, October 13, 2022 7:54:17 AM

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Good morning BLNR committee members,

My name is Gary Hudson, resident of Wailua. I am asking you folks, stewards of public/state lands, to revoke the lease permits for parcels RP7613, RP7407 and RP7444 to the owners of the property formally known as Coco Palms. This ownership group has done nothing to care for these parcels (parcels on sacred land). In fact, they have allowed the land to be completely uncared for and overgrown with vegetation, allowing for homeless squatters to take over. This is not being a good steward of the land or a good neighbor.

Please do not reward this ownership group (not from Kauai or Hawaii) to continue to disrespect the beautiful and sacred lands surrounding the "Coco Palms" property.

Thank you for doing the right thing!  
Gary Hudson

**From:** [kelly Rice-hudson](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Agenda item D Land Division Item 1. Annual renewal of RP for Kauai-RP7613, RO7407 and RP7444  
**Date:** Thursday, October 13, 2022 7:42:47 AM

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Please do not renew the leases to the owners of the former Coco Palms property.

Thank you.

KELLY HUDSON



**From:** [Bruce hultgren](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Item D, Land Division Item 1  
**Date:** Wednesday, October 12, 2022 3:29:35 PM

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In re annual renewal of RP for Kauai RP7613, RP 7407 RP 7444 . Please vote no on any extension of leases and revoke the current leases.

Please visit this site to see the damage there.

At very least an environmental review should be mandatory.

Thank you,

Bruce Hultgren

Sent from my iPhone

**From:** [Peggy Kemp](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Item D. Land Division Item 1. Annual Renewal of RP for Kaua'i - RP7613, RP7407 and RP7444 - Agenda and Exhibit W/Leases  
**Date:** Wednesday, October 12, 2022 3:57:28 PM

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To BLNR Members:

Please say NO to extending any new leases on the Coco Palms resort, and please revoke those leases already granted. Please come and visit the site and see for yourselves the desecration and neglect. At a minimum, you should insist the developers conduct a Chapter 343 Environmental Review.

These are stream-fed wetlands, coastal lands, historical fishponds, and literally the home of Hawaiian Royalty. After 30 years, enough is enough! JUST SAY NO!!

Sincerely,  
Peggy J. Kemp

--

\*\*\*\*\*

Blessings from sweet Kauai,

Peggy Kemp  
P.O. Box 987  
Kapaa HI 96746  
[pegnard@hawaiiantel.net](mailto:pegnard@hawaiiantel.net)  
<http://peggyinparadise.blogspot.com>

**From:** [Jordan Lemke](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Agenda Item D. Land Division Item 1. Annual Renewal of RP for Kaua'i - RP7613, RP7407 and RP7444  
**Date:** Wednesday, October 12, 2022 4:14:05 AM

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Aloha,

It is my kuleana to once again write to you to please ask you to deny permission to the developers who wish to create a 350 room hotel in the area of Wailua where the once regal Coco Palms now lays in ruin.

That hotel flourished in a time much different than today. Currently the traffic flow is horrendous in that area. That is a limited land area with an already too dense traffic flow. Putting a big resort there would create insurmountable infrastructure challenges. The community has been pointing this out for many years.

As well many of us in the community feel we would be better served to develop something there that serves us, the community rather than once again catering to visitors.

Wailua is a sacred site with so much historical significance. It is a perfect place for a community center. There are so many folks living in and around that densely populated area. How wonderful if Boys and Girls clubs, hula halau, martial arts groups, community meetings, cultural practices of all kinds could once again fill that place with life.

I humbly ask you all to consider these ideas as you deliberate on renewing or granting permits to developers. Please, no hotels in that sensitive overcrowded culturally significant area.

Mahalo for your kind consideration and for all you do for our island of Kaua'i.

With much aloha

Jordan Loudon

**From:** [Rick Janik](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Coco Palms NO more leases and revoke those already granted  
**Date:** Thursday, October 13, 2022 8:18:10 AM

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Dear BLNR Members:

I am totally against any extension of the leases for the Coco Palms Property and the current leases need to be revoked. 30 years a blight on our Island. Times have changed and the Coco Palms property will be needed for access for access to the Kapaa and North Shore as oceans continue to rise. VOTE NO!

Richard J Janik, MD  
4548 Ekolu St  
Lihue, HI 96766  
808-754-0379

*Richard J. Janik*

**From:** [Ruta Jordans](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Coco Palms permits  
**Date:** Tuesday, October 11, 2022 1:09:04 PM

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Aloha BLNR,

Please revoke permits for RP7613, RP7407, and RP7444 and the associated use of the coconut grove parcel, TMK 4-1-003:005-0000 due to the overall failure of the developers to responsibly manage the properties.

- tConsider the neglect of the site as a whole and even though the front parcel and coconut grove are not on the BLNR agenda the developer has shown negligence in the management of the entire site. Known criminal activity and many police calls have been made over the last decade from this back parcel. The site has been kept dangerously unmaintained for far too long.
- Wailuanuiāho`āno is considered one of the most significant political and religious places on Kaua`i, and throughout Hawai`i. With incredible cultural significance and history this site has so much more to offer than accommodation for transient guests.
- In addition to the hugely significant history and cultural sites located on the adjacent parcels, there are traffic issues, climate change, and sea level rise concerns.
- Endangered birds are nesting on the site and disturbance without the proper plans and permits is a violation of the federal Endangered Species Act.

Ruta Jordans  
Wailua Homesteads

2022 October 12

Hope Hamilton Kallai  
Kia`i Wai o Wai`ale`ale  
{PB 655  
Kilauea, HI 96754

Suzanne Case, Chair  
Board of Land and Natural Resources  
[blnr.testimony@hawaii.gov](mailto:blnr.testimony@hawaii.gov)

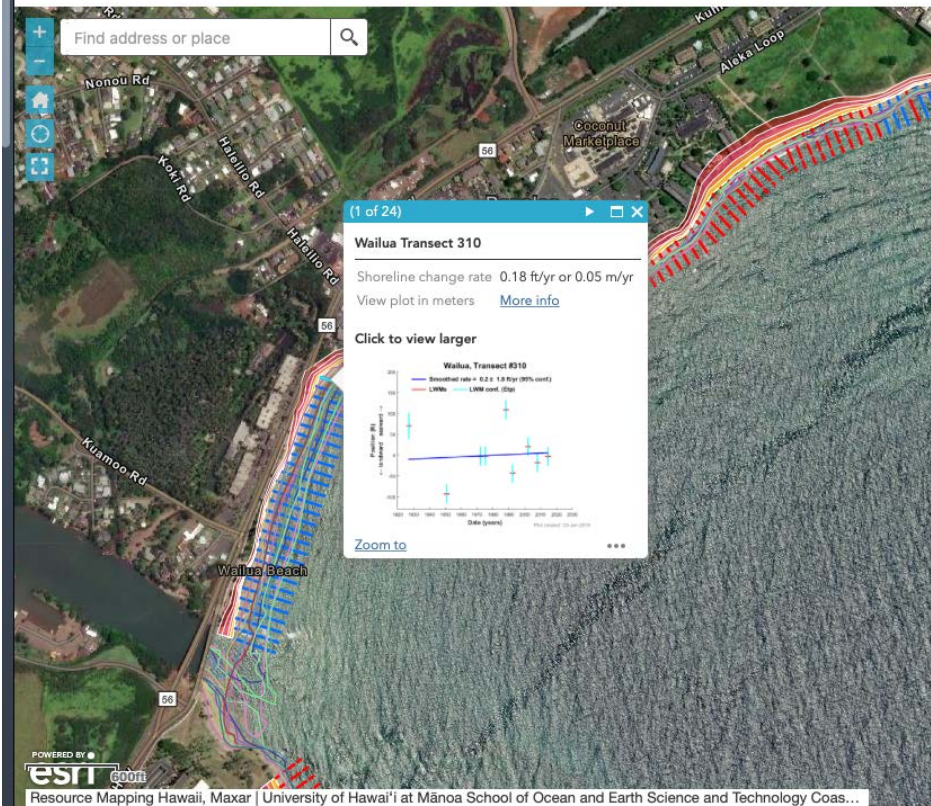
Re: D.1. Annual Renewal of Kauai RP

Aloha e Chair Case and Honorable Board Members:

Please consider revoking Revocable Permits 7407 (access), 7444 (parking lot), and 7613 (Sea Shell restaurant). All of these parcels are in extreme tsunami hazard zones. There has been no shoreline certification in this area since 2007, so setback is impossible to determine. An unknown amount of land has eroded in the Sea Shell restaurant area, and the ocean waves often break under the seawall and over the highway flooding the two mauka RP's (parking lot and access). RP 7444 is also in the evacuation zones of 2 reservoirs: Wailua and A`ohoaka. This board should seriously consider the impacts of renewal of these flood prone properties.

The Sea Shell restaurant, tmk 41005017000, is makai of the highway. This property should be retreated from, not redeveloped. Revoking this permit due to coastal erosion and sea level rise is an eventuality. It would be wise to prepare for this reality and not continue to develop eroding coastlines.

Coastal erosion rates in this area vary considerably. With the rapidity of global climate change, this Wailua area is unprepared for shoreline retreat. Further development of this area now does not make any sense, especially without considering where the shoreline is now and where it is going to be in 20, 50 and 100 years.



Coastal erosion at the Sea Shell Restaurant RP 7613 is 0.18 feet/year or about 1.5 inches annually.

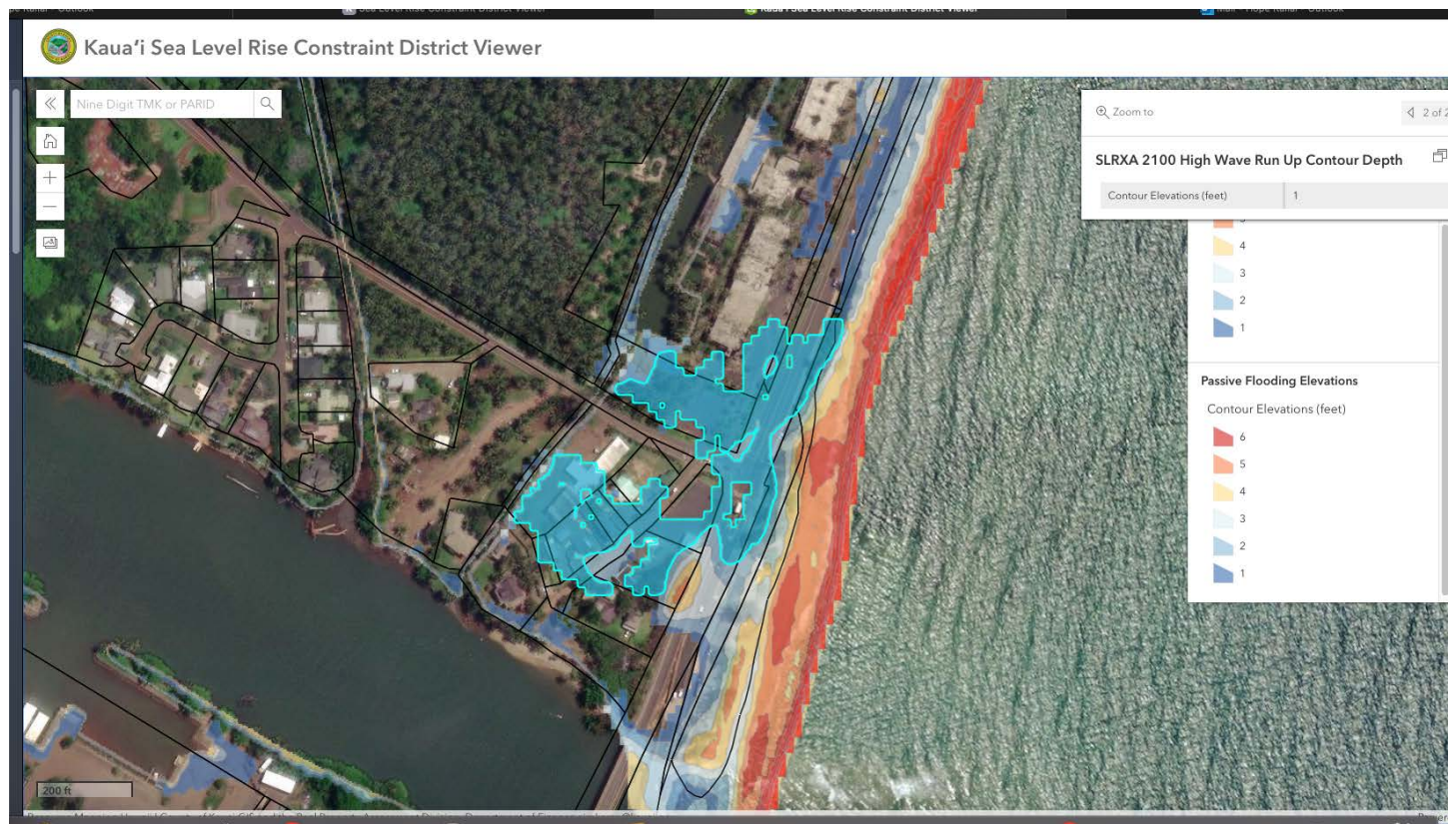


Coastal erosion in front of the existing Coco Palms grand entranceway is 0.87 feet/year or about 7.25 inches annually. The seawall and highway will not last long here.





The parking lot revocable permit 7444 is in an innundation zone from both the ocean and Wailua River, and makai of 2 earthen dam reservoirs and should be considered by this board in the RP renewal process,



Access to the Access permit RP 7407, the stinky lift station, is complicated by highway flooding from high waves.





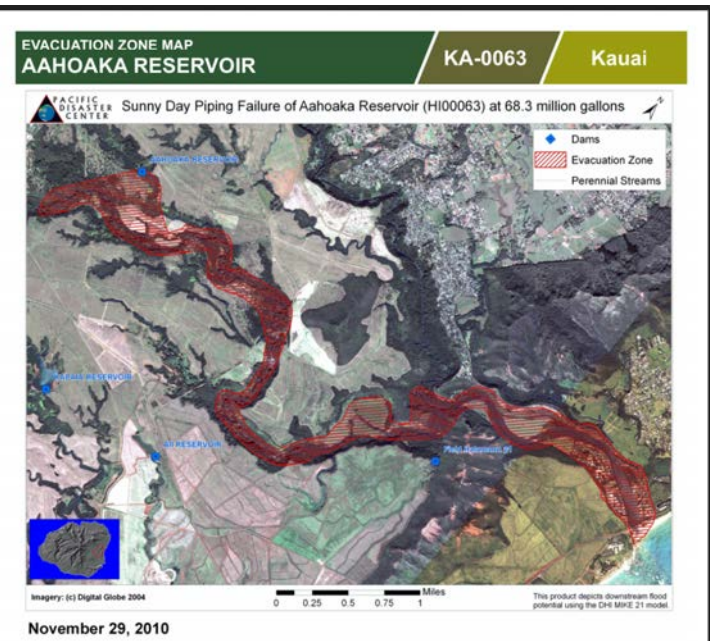
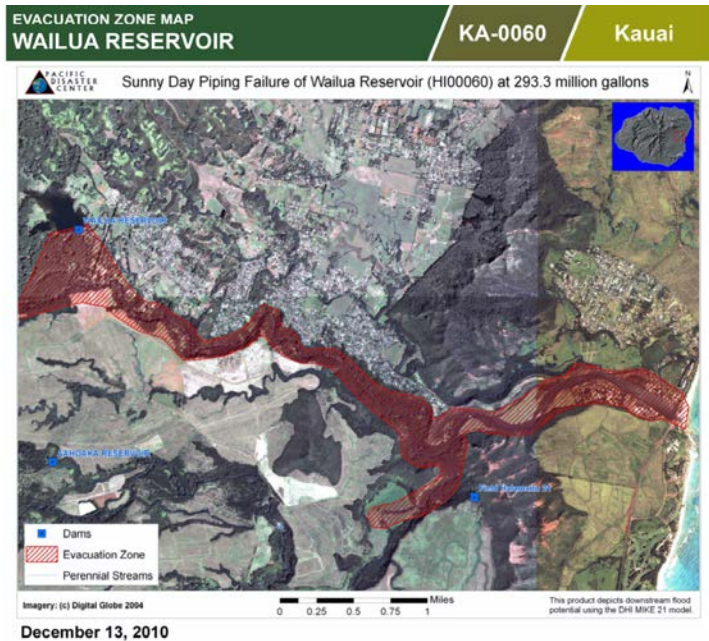


A 6' tsunami wave hitting Wailua Beach as above would be catastrophic as would a 3' sea level rise, below.





The parking lot Rp RP 7444 is in the dam breach innundation zone of 2 high hazard reservoirs, Wailua and A`ahoaka. Flood impacts of tsunami and dam breach should be considered in this RP.



Most distressing is the decision to allow these revocable permits and leases to “run with the land”, as decided by the BLNR in 2016. State Lease 4878 is for the 14 acre coconut grove and chapel. The privately owned 12 acre Coco Palms parcel 7 has gone through many crackpot development ideas, like the “Buy a Timeshare, Get a Green Card” saga. As frequently as “owners” come and go bankrupt, these state permits and leases should be considered independently. What happens if a new buyer decides to do a private residence? Would they still be entitled to the coconut grove lease?

From BLNR submittal D-1-1, May 25, 2018:

Consent to Assign General Lease No. S-4878, Grant of Easement Nos. S-4244 & S-4645, and Land Office Deed Nos. S-12,850 & S-27,442, Coco Palms Ventures LLC, as First Assignor, to PR II Coco Palms LLC, as First Assignee! Second Assignor, and from PR II Coco Palms LLC, First Assignee! Second Assignor, to Coco Palms Hui LLC, as Second Assignee, Wailua, Kawaihau (Puna), Kauai, Tax Map Keys: (4) 4-1-003:005, por. 017, por. 039, and por. 044.

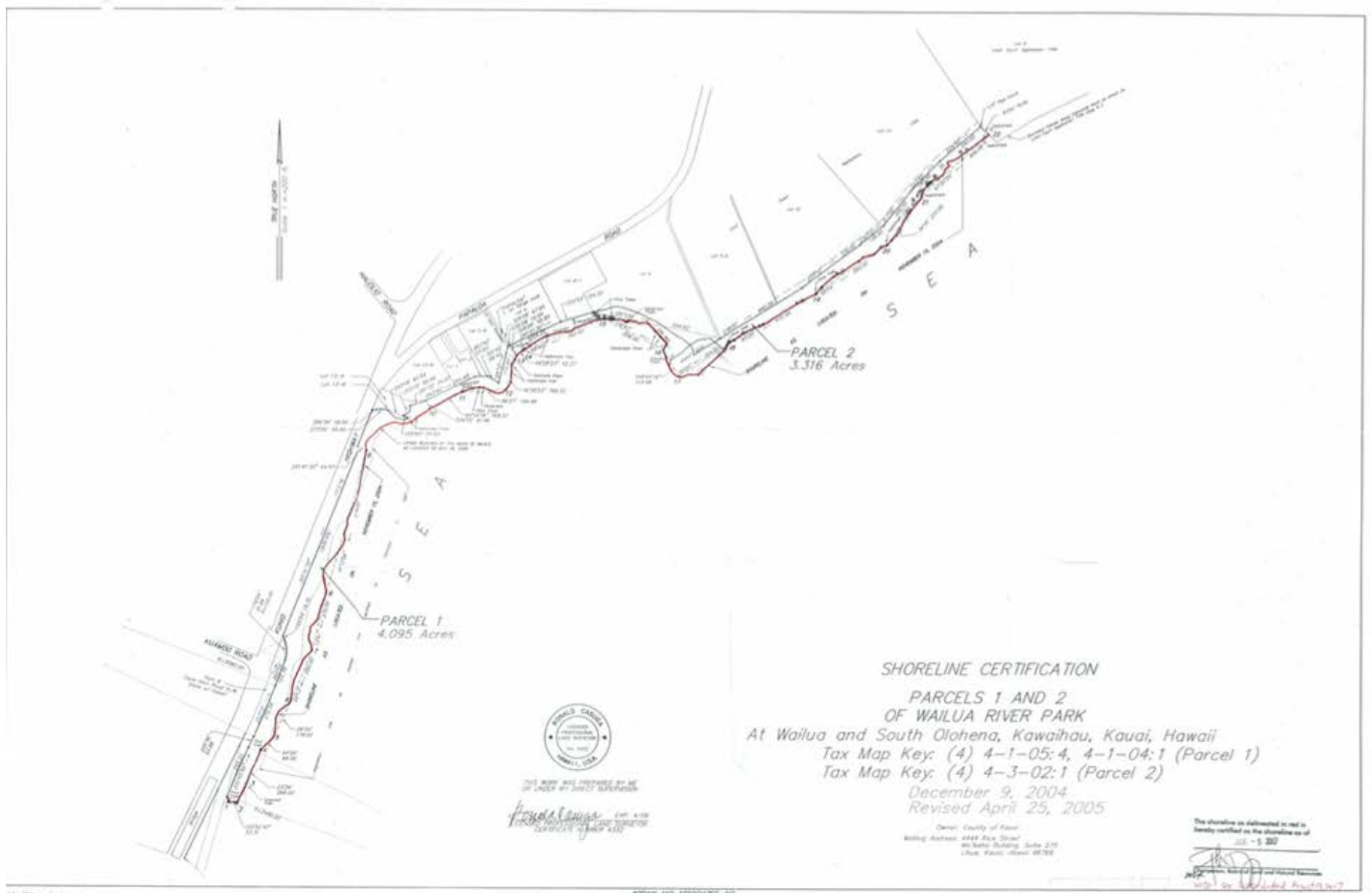
Amendment of Grant of Easement Nos. S-4244 and S-4645, and Land Office Deed Nos. S-12,850 and S-27,442, Coco Palms Hui LLC, Grantee, Wailua, Kawaihau (Puna), Kauai, Tax Map Keys: (4) 4-1-003:005, por. 017, por. 039 & por. 044, and 4-1-005:017.

Grant of Easement Nos. S-4244 and S-4645, and Land Office Deed Nos. S-12,850 and S-27,442 already exist. The purpose of amending the documents is to insert a provision allowing the easements to “Run with the Land,” thereby becoming assignable without the written consent of the

Board of Land and Natural Resources. The easements will be appurtenant to and inure to the benefit of Coco Palms Hui LLC's private property identified as Tax Map Key: (4) 4-1-003:007.

Is it really in the best interests of the State to "inure to the benefit of Coco Palms whatever hui? The coconut grove is a mess, the trees are unkept and not being re-planted. As a farmer, this hui should loose this treefarm lease. It's junk.

Shoreline RP need to have shoreline certifications more recent than 17 years. The most recent one in this area is 2005. How can the board be expected to renew coastal parcels without knowing how much remains?



Please consider the shoreline, flood and traffic impacts of these Coco Palms Wailua revocable permits and revoke them today. And lease S-4878.

Mahalo,

Hope Hamilton Kallai

**From:** [Maria Maitino](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Coco Palms- NO EXTENSION OF LAND LEASES  
**Date:** Wednesday, October 12, 2022 3:22:48 PM

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To the BLNR,

I am writing to voice my absolute NO to extending any land leases to the Utah LLC for Coco Palms. These are coastal lands, historical fishponds and stream-fed wetlands, and have been the home of Hawaiian Royalty. The Utah LLC has neglected this property when under their ownership were supposed to maintain. Members of the BLNR need to go out to this site and see for themselves. There have been members of the community who have joined together, the Waluanuiaho'ano, that are committed to bring this sacred land back to what it was, land for the Hawaiian community.

The Utah LLC has no regard to the historic value of this land, and have had plenty of time to move forward with their plans.

It is now time to say NO MORE!

I ask the BLNR to NOT extend any new leases, and to revoke those leases already granted.

Thank you for your time,

Maria Maitino  
Kilauea resident

**From:** [Colin McCubbin](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Item D. Land Division Item 1. Annual Renewal of RP for Kaua'i - RP7613, RP7407 and RP7444  
**Date:** Tuesday, October 11, 2022 12:00:32 PM

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**Re: Item D. Land Division Item 1. Annual Renewal of RP for Kaua'i - RP7613, RP7407 and RP7444**

Aloha mai kākou,

I have visited Kaua'i and the area around Kapa'a many times over the past 40+ years and every time since Iniki that I have passed the ruins of the Coco Palms, I have pondered on it's future.

Several time in the distant past I have optimistically supported attempts to rebuild or restore the hotel, but in recent years have become more concerned about the needs of the 'aina and the impacts of inevitable rising sea levels on the whole area.

I now firmly believe that no more hotels (or tourists) are needed on Kaua'i and that the right future for this hugely historic (by which I mean Wailua long before the hotel was even built) area is to return it to a simple cultural centre and park.

For this reason I urge you to revoke RP7613, RP7407 and RP7444 and the associated use of the coconut grove parcel due to the overall repeated failure of the developers to responsibly manage and/or develop the properties.

Me ka 'oia'i'o, a me ka ha'aha'a,

Colin McCubbin

**From:** [bob-marion@hawaiiantel.net](mailto:bob-marion@hawaiiantel.net)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Agenda Item D. Land Division Item 1. Annual Renewal of RP for Kaua'i - RP7613, RP7407 & RP7444  
**Date:** Wednesday, October 12, 2022 6:17:22 PM

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Aloha Honorable Board of Land and Natural Resources,

We are writing in regards to the annual review for the revocable permits for the Coco Palms properties.

We have read the letter submitted by Fern Holland of I Ola Wailuanui. We want the board to know, that as long time residents of Kauai we appreciate and support this submission of information by I Ola Wailuanui.

Our lives and home survived hurricane Iniki, but the dilapidated Coco Palms hotel is a painful daily reminder of the devastation that our island home suffered 30 years ago.

Due to climate change, this low lying property is no longer a proper place to build a resort. With consideration for the native species now making a return to the naturally occurring wetlands, this property should be dedicated to conservation.

In honor of the original Hawaiian uses of this property, homes of Alii, heiau, and agriculture, this land should be used in a sensitive cultural and educational way.

We hope that you will cancel these existing permits. The permits have long lapsed time and time again for the development of this site and we believe should never have been approved via unconstitutional, one off, special legislation in 2015. So much has changed in the 30 years since Hurricane Iniki devastated our island, and the Coco Palms hotel with it, and to rebuild on this site, based on, majorly outdated traffic, archeological and environmental studies is unacceptable.

Sincerely,

Robert and Marion McHenry

3609 Kaweonui Rd

Princeville, Kauai

**From:** [Erik Meade](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Agenda Item D. Land Division Item 1. Annual Renewal of RP for Kaua'i - RP7613, RP7407 and RP7444  
**Date:** Thursday, October 13, 2022 8:45:47 AM

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Aloha Board of Land and Natural Resources,

My name is Erik Meade, and I am a Law Student at the University of Hawai'i at Mānoa William S. Richardson School of Law. While I currently live on O'ahu, I know people who live on Kaua'i. Those I know on Kaua'i oppose the 350-room hotel at Wailuanuiaho'āno, and so do I.

Considering the water and reef damage that embracing the tourist and military industries has caused on Kaho'olawe, O'ahu, and Maui, and then taking into account the ongoing climate crisis all of the Hawaiian Islands need to be focusing on, Indigenous food production infrastructures such as those in Wailuaaho'āno that help to remediate water shortages caused by the climate crisis and rising sea levels while supporting healthy nearshore water quality, are vital place-based Native Hawaiian traditions. With our state constitution guaranteeing such traditions, and the Hawai'i Supreme Court informing us that we must follow the precautionary principle to protect those traditions, this hotel cannot move forward without meeting its burden of proof. It has wholly failed to do so. Claiming that there is no proof that this development will have a negative effect on the people already here and their future generations is insufficient, and permitting based on such claims has been reversed on appeal. Please do not allow this development to proceed.

Thank you for looking toward a realistic and sustainable future for Hawai'i by not allowing this hotel to go forward. Mahalo also for this opportunity to testify,  
Erik Meade

**From:** [Fern A Holland](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Testimony Forwarded on Behalf of Mavis Medeiros  
**Date:** Wednesday, October 12, 2022 9:23:56 PM

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Aloha BLNR Board:

My name is Mavis Medeiros and I am in agreement with Fern Holland regarding Coco Palms.  
Please revoke the 3 revocable permits for the 350 room hotel at Coco Palms.  
Mahalo,

Mavis Medeiros  
(808)866-7409.



**From:** [JM CM](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Opposition for Agenda Item D. Land Division Item 1. Annual Renewal of RP for Kaua'i - RP7613, RP7407 and RP7444  
**Date:** Wednesday, October 12, 2022 9:15:02 AM

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Aloha Board members.

We encourage you to revoke permits related to the re-development of the Coco Palms resort, in favor of future preservation of this most important area of Kauai history. Our community for many years have opposed this development for practical reasons like traffic, environmental preservation and sensitivity to the significant history of the past.

There has been interest in seeing a cultural center in this place that the story of it's past may be shared with residents and visitors. What a special place this would be for our island of Kauai and to share this quality experience and anyone that cared to see. It is an ideal central location for our entire island.

Thank you for considering opposition to renewal of the applications or permits sought by the developers that we believe you will hear from many in our community.

Mahalo Nui, Chris Moore and Javed Maksood.

--

***Chris Moore***  
***808-652-2063 HST***

**From:** [Mary Neudorffer](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Coco Palms Leases  
**Date:** Wednesday, October 12, 2022 1:27:07 PM

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**Aloha,**

**I live Kauai and am asking you to not renew the leases at Coco Palms and to revoke any existing ones.**

**If you should choose allow any leases at least require a Chapter 343 environmental review.**

**Mahalo,**

**Mary Neudorffer  
Koloa, Hawaii**

**From:** [Lorraine Newman](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Agenda item D, Land Division item 1, Annual renewal of RP for Kauai RP7613, RP7407 and RP 7444  
**Date:** Thursday, October 13, 2022 8:11:55 AM

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Aloha Kakou,

I am writing to ask the BLNR to REVOKE rather than renew the three permits for the Coco Palms parcels RP7613, RP7404 and RP7444.

I have been following the plans, permits, and transfers of ownership of the land and buildings involved in the Coco Palms projects over the years, and not one owner has complied with the requirements clearly stated as conditions for the permits to maintain and protect the property.

This negligence alone is reason not to renew.

And there are so many more reasons.

Among top are environmental concerns such as flooding and climate change as a whole, and what has recently become necessary in terms of the protection of endangered birds that nest on the property - a legal battle we can and should avoid.

Traffic concerns: the already problematic intersection and the addition of tourist accommodations, especially along an already highly congested corridor.

Cultural concerns: This may well be the preeminent issue, given the longstanding negligence of proper maintenance of the lands involved by every one of the permit holders since Iniki.

By revoking these permits the BLNR can facilitate the shift of ownership and management of these historically cultural significant lands from the

control of developers, whose main concern is their financial bottom line, to those who will have cultural and ecologically sound plans as their bottom line.

Hard earned wisdom and necessity tells us it is time to transfer control of this land.

Revoking these permits will go a long way towards making this possible.

All too often we have found our hands tied when trying to walk back our permits.

There are legal protections for investors to develop their properties to the fullest extent, and these protections can be too financially onerous for the county or state to try to amend or revoke.

The very good news is that this is not the case in this situation.

The BLNR has a legal right to not renew these permits... for any and all of the reasons stated above, and more.

While it should be noted that the current owners face a loss of value if these permits are not renewed, this should not be the reason for the BLNR to grant renewal.

The Bureau is tasked with the protection of our land and natural resources, not the financial health of a corporation.

In addition, the owners have no real interest or involvement on Kauai other than seeing a return on their investment.

While it's been difficult to understand why anyone would have invested in the most recent development proposal given the reality of what it would mean here on Kauai, the fact that the current owners backed this plan demonstrates a lack of due diligence.

In other words, it is their own fault if they lose money on this deal, though this is not necessarily what will transpire.

Mahalo for listening,  
Lorraine Newman  
Kilauea





October 12th 2022

**RE: Agenda Item D. Land Division Item 1. Annual Renewal of RP for Kaua'i - RP7613, RP7407 and RP7444**

Aloha Honorable Board of Land and Natural Resources,

On behalf of the working group, I Ola Wailuanui, we submit this testimony for your consideration relating to the three parcels up for consideration for Coco Palms Venture, LLC / Coco Palms Hui, LLC. These three Revocable Permits (RP)s are RP7613 (TMK (4-1-005:017-0000), RP7407 (TMK (4-1-003:044-0001) and RP7444 (TMK (4-1-003:017-0000).

While the RP for the adjacent coconut grove parcel (TMK 4-1-003:005-0000) is not under consideration on this agenda we kindly draw to your attention the fact that it has been grossly neglected, along with the other parcels they are responsible for.

Our group, and the public at large, feel that the site has become a nuisance and that the lessee has shown negligence in its care, preservation and the security of the site. The coconut grove has been left dangerously overgrown for years with populations of illegal squatters, criminal and drug activity and houseless camps.

Between April 1st 2018 through March 29th 2021 there had been 54 calls for service from Coco Palms which included 16 Emergency 911 calls, 10 fire calls, 9 miscellaneous hazard and welfare checks, 10 trespass, and 8 suspicious person/vehicle, all just within this roughly three-year period. There are many concerns about serious drug and criminal activities that have previously occurred within the Coco Palms parcels.

Furthermore, we believe it is important to note that endangered Koloa Ducks and Moorhens are present on the Coco Palms property, as it is slowly returning back to a functioning wetland. There have been documented active nests in this immediate area. We believe it is important that the Board know that there may be pending violations of the U.S. Endangered Species Act without the inclusion of a Habitat Conservation Plan (HCP). It may also be a violation for a county government to issue a permit to build in the habitat of endangered species without the proper federal permits.

Predictions suggest that more and more of the property will be underwater within a relatively short period of time due to sea-level rise and the wetlands that make up the property. There is a need to better manage these sites to ensure environmental services and values are preserved as best as possible as we deal with the impacts of climate change.

Rather than these parcels continuing to be leased in conjunction with the hotel developers adjacent we ask that the BLNR consider turning over the parcels to an environmental stewardship group such as ours to clean the lands, better manage and secure them and care for them appropriately.

We suggest the following:

- RP7613 (TMK (4-1-005:017-0000) could provide a location for recreational activities for local sporting and community groups and better serve the community if cared for better.
- RP7444 (MTK (4-1-003:017-0000) and RP7407 (TMK (4-1-003:044-0001) we believe should also be revoked due to the negligence shown with the care of other parcels.
- We strongly believe the coconut grove parcel (TMK 4-1-003:005-0000) should be returned to a stewardship community group, and cared for appropriately.

There has been a huge outpouring of opposition to the development of the hotel on the adjacent parcels and in conjunction with the RPs mentioned above. There have been hundreds of testimonies to the Kaua'i Planning Department over the last few years in opposition to a hotel at this site and in support for a cultural center and place for native Hawaiian advancement, education, practice, environmental protection and art. Over 13,500 people have signed the online change.org petition against a hotel on this site.

Wailuanuiāho'āno, including the adjacent parcels that were historically part of the former Coco Palms hotel, is part of one of the most significant cultural sites to Hawaiians everywhere, and our group strongly believe it should be restored, protected and serve our community for the betterment of Hawai'i. Our working group, I Ola Wailuanui, has been working on a path and solution for the future of this site that serves generations to come and cares for these parcels in alignment with the huge cultural and environmental values they host. We strongly believe that this location is so culturally and historically significant that its value to the general public far exceeds any monetary value brought in by the proposed adjacent hotel development by the lessee or any other hotel developer. We believe our community coalition can better utilize the site for important community needs, coastal wetland and environmental education, restoration, cultural practice and art. You can find out more about our group and vision on our website at [wailuanui.org](http://wailuanui.org).

The permits have long lapsed time and time again for the development of this site and we believe should never have been approved via unconstitutional, one off, special legislation in 2015. So much has changed in the 30 years since Hurricane Iniki devastated our island, and the Coco Palms hotel with it, and to rebuild on this site, based on, majorly outdated traffic, archeological and environmental studies is unacceptable.

There are multiple triggers for a complete Environmental Impact Assessment as well as detailed cultural assessments and an updated Shoreline Certification Survey. Science and archeology has advanced significantly in this time and a new archeological assessment of the entire site is required prior to any works being conducted.

There is no denying the unique and important place Wailuanuiaho'āno is to the Hawaiian people, culture and the future of our sustainability and survival. Just because great injustices have been done for so long here, does not mean we continue to build on it and perpetuate them, and allow developers to continue to benefit from the use of our state lands, especially in light of such negligence and nuisance to the community.

Now we are at a pivotal turning point for Hawai'i, as we reassess the excessive marketing of our islands for tourism in a way that for decades lacked foresight and has been extractive. We are at a point where the value of our way of life, our culture, our resources and our ability to survive in our homeland is way more important than more development of hotels that use our lands and people in liquidation.

Our group is staunchly opposed to a hotel rebuild in this location and is actively developing a plan for acquisition and restoration of these sites in line with state, county and federal environmental values and goals for a more sustainable Hawai'i. While we continue to push forward with our opposition to a hotel on this site, we want to make sure that the BLNR is aware of our group, our vision, and efforts and the interest we have in better caring for these sites, the adjacent parcels, and the future of Wailuanuiaho'āno.

We would be happy to present the BLNR with our slideshow presentation sharing the history, our vision and our goal and plan to acquire these parcels, restore them and protect them for the betterment of Kaua'i, and all of Hawai'i. We are interested in collaborating with the DLNR and other state agencies to make this vision a reality and help to restore these important wetlands and cultural features.

Mahalo,

*Fern Holland*

Fern Ānuehue Holland BSc  
Acting Executive Director  
I Ola Wailuanui – wailuanui.org

**From:** [Terry O'Shaughnessy](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Please revoke 3 Revocable Permits for Coco Palms Ventures LLC/HUI  
**Date:** Tuesday, October 11, 2022 9:23:56 AM

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Good morning,

I am writing to ask that the BLNR please revoke the 3 Revocable Permits for Coco Palms Ventures LLC/HuiLLC.

As a 50 year resident of Kauai and neighbor of Coco Palms Resort all of those years I plead with you to not continue to lease our State land to these owners who have shown no respect or regard for the Island of Kauai and its people. The ugly eyesore of Coco Palms has been a shameful sight for too long. The Coco Palms Ventures do not deserve this incredible privilege as they have abused it so far. The land should go back to the residents of Kauai for use as a Cultural Center..

Thank you ,

T. OShaughnessy



**From:** [bill.parker](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Coco Palms  
**Date:** Thursday, October 13, 2022 9:43:00 AM

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It's definitely time, if not far too late to let go of the Coco Palms debacle. Nobody, not even Utah investors need a hotel that will take years to build only to be washed away as the level of the ocean rises. Let the land rest, tell the short sighted money guys to go home, and allow the citizens of this island their wish to see some sort of sanity embrace this land once dedicated to Hawaiian Royalty.

Bill Parker  
Wailua

**From:** [Larry Parker](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Subject: Item D. Land Division Item 1. Annual Renewal of RP for Kaua'i - RP7613, RP7407 and RP7444  
**Date:** Wednesday, October 12, 2022 4:17:08 PM

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We are asking the BLNR to revoke these RPs and the associated use of the coconut grove parcel (TMK 4-1-003:005-0000) due to the overall failure of the developers to responsibly manage the properties.

The current owners have had permits for two years and no improvements or apparent management of this property has happened in this time.

Thank you,

--

Larry Parker  
206-383-2418 voice or text

Even in Kyoto--  
Hearing the cuckoo's cry--  
I long for Kyoto BashoT

**From:** [Steve Parsons](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Revoke the Coco Palms Permits for Use of State Parcels  
**Date:** Wednesday, October 12, 2022 9:52:25 PM

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Aloha State Leadership,

Climate Science Research is a lot different than it was when the Coco Palms permits were issued. At the time of the Paris Accord, there was about a 0% chance of passing 1.5c in the next 5 years. <https://www.bbc.com/news/science-environment-61383391> TODAY, there is a 50/50 chance of passing that in the next 5 years. Over 1.5c the Marshall Islands are gone and many will be migrating to Hawaii. Regarding SLR, many scientist are concerned Thwaites Glacier will GO in less than 5 yrs. that alone could blow all the SLR projections to bits: <https://www.cnn.com/2022/09/05/world/thwaites-doomsday-glacier-sea-level-climate/index.html>

Lastly, if these permits are allowed to stand the developers should have to move the project back from the shoreline and be required to elevate it higher to match current SLR modeling. They should also be required to build as net zero as possible. IMUA!

Mahalo,  
Steve Parsons, Climate Restoration Advocate, Kauai Climate Action Coalition, Surfrider Member, Kauai EV member, Green Realtor  
Hanapepe Kauai  
808-651-3232c  
Keller Williams Realty Maui  
Hawaii Broker Lic. #RB-22077



**From:** [bpenn@hawaii.rr.com](mailto:bpenn@hawaii.rr.com)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Agenda Item D, Land Division Item 1, Annual Renewal of RP for Kauai RP7613, RP7407, RP7444  
**Date:** Wednesday, October 12, 2022 4:05:40 PM

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Aloha Board Members,

I am testifying on this issue to revoke the permits for CocoPalms resort development. This is NO place for a resort. The shoreline is washing away and I believe this is in a Special Management Area. The traffic is absurd going past that corner. NO way do the people of Kauai want another hotel there. It needs to be a cultural center with the historical ponds restored.

Mahalo,

Barbara Penn

644 Kamalu Rd

Kapaa, HI 96746

**From:** [Gordon Peterson](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Coco Palms Kauai  
**Date:** Thursday, October 13, 2022 6:38:48 AM

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Aloha BLNR,

**Please do not extend or grant any new leases and to revoke those leases already granted on the Coco Palms on Kauai.** You should visit the site and see the desecration and neglect for themselves. The site needs to now and forever cease being a site of a hotel.

Mahalo,  
Gordon Peterson  
Princeville Kauai

**From:** [Helen Picca](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Subject: Agenda Item D. Land Division Item 1. Annual Renewal of RP for Kaua'i - RP7613, RP7407 and RP7444  
**Date:** Tuesday, October 11, 2022 10:42:17 AM

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On Tue, Oct 11, 2022 at 10:38 AM Helen Picca <[hpicca2016@gmail.com](mailto:hpicca2016@gmail.com)> wrote:

As a resident of Kauai, I strongly object to the honoring of old permits for a new hotel. The new owners should be required to start over and only be granted permits if the land and access to it is deemed acceptable.

With the horrible traffic on this island and the degradation of natural sites, the last thing this island needs is another hotel. That sacred site should be given back to the people as a park, or affordable housing which is so desperately needed.

Do what is best for Kauai and its people.

Respectfully,

Helen Picca

4775 Aliomanu Road

Anahola 96703

--

Helen Picca

*The Last Frontier of the Fading West*

*From the Hamster Wheel to Happiness in 10 Easy Steps*

<https://www.facebook.com/HelenPiccaAuthor/>

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Helen Picca

*The Last Frontier of the Fading West*

*From the Hamster Wheel to Happiness in 10 Easy Steps*

<https://www.facebook.com/HelenPiccaAuthor/>

**From:** [Helen Picca](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Coco Palms permits  
**Date:** Tuesday, October 11, 2022 10:38:34 AM

---

As a resident of Kauai, I strongly object to the honoring of old permits for a new hotel. The new owners should be required to start over and only be granted permits if the land and access to it is deemed acceptable.

With the horrible traffic on this island and the degradation of natural sites, the last thing this island needs is another hotel. That sacred site should be given back to the people as a park, or affordable housing which is so desperately needed.

Do what is best for Kauai and its people.

Respectfully,

Helen Picca

4775 Aliomanu Road

Anahola 96703

--

Helen Picca

*The Last Frontier of the Fading West*

*From the Hamster Wheel to Happiness in 10 Easy Steps*

<https://www.facebook.com/HelenPiccaAuthor/>

**From:** [linda@kauaidesign.com](mailto:linda@kauaidesign.com)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] NO!!! to Coco Palms  
**Date:** Wednesday, October 12, 2022 1:36:52 PM  
**Attachments:** [Outlook-0axvq3fl.png](#)

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This must be at least my 8<sup>th</sup> letter of testimony on the Coco Palms development. Extending land leases to a Utah LLC would be insane.

The community at large agrees: NO to any new leases. And the responsible thing for BLNR to do would be to revoke leases already granted.

If you have not visited the site in person, a shambles for 30 years, I would urge you to see the neglect for yourself. It is an blight on our beautiful island and a shameful desecration of a sacred site.

At minimum, developers must be required to conduct a Chapter 343 environmental review. These are stream-fed wetlands, coastal lands, historical fishponds, and literally the home of Hawaiian Royalty.

The vision of stewardship, cultural enrichment, education, conservation, and food production proposed by [Wailuanuiaho'āno](#) makes far more sense than packing this traffic bottleneck on eroding coastline with another hotel the island does not need.

For the 8<sup>th</sup> time, please do the right thing for the `aina and the community.

Linda Pizzitola  
KauaiDesign.com  
Mobile 808 635-3703  
Home office/fax 808 822-0055



facebook.com/kauaidesign  
instagram.com/kauai\_design  
pinterest.com/kauaidesign/  
graphic-design



**From:** [M. Liko Puha](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] No Hotel at Coco Palms  
**Date:** Wednesday, October 12, 2022 12:15:13 PM

---

Dear BLNR,

Say NO to any new leases and revoke any leases already granted.

I encourage you to visit the site and see the desecration and neglect firsthand.

Require the developers to conduct a Chapter 343 environmental review.  
These are stream-fed wetlands, coastal lands, historical fishponds, and of past Hawaiian Royalty.

Again, no hotel at Coco Palms, but yes to the [Wailuanui vision](#).

Mahalo, Liko Puha

From: [Wendy](#)  
To: [DLNR, BLNR, Testimony](#)  
Subject: [EXTERNAL] testimony re Coco Palms  
Date: Thursday, October 13, 2022 8:58:15 AM

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10/13/22

To All it May Concern:

The Coco Palms property issue needs to be put out of its misery completely. For all the obvious reasons. In nobody's handbook is it appropriate for a big corporation to play diddly with a signature, historical landmark such as Coco Palms for any length of time, and certainly not for years upon years. Covid is not an excuse; the situation was ongoing long before the Pandemic. Everyone knows that where intention goes, energy flows. And the intention at Coco Palms is clearly going nowhere, regardless of rhetoric and whatever excuses put forth. Furthermore, no one is taking responsibility for the homeless community that has established itself on the property. I live right up the hill behind it, and it's taking its toll on the neighborhood and the island. Basically, the Lydgate encampment from the Pandemic days has relocated to the Coco Palms property, and Wailua Houselots and that vicinity down by the gas station has had to absorb the brunt of it. And, to my knowledge, there are no sanitation facilities serving that tented population. So, whatever happens at Coco Palms, that encampment must be removed.

There is a positive and culturally valuable alternative being posed for this acreage, and I think it would behoove the entire island to not only salvage the poor, exhausted, abused property, but restore this sacred area known throughout Hawai'i Nei as Wailuanuiho'ano—comprised of six heiau, the rivermouth of the largest river in the state, and an historic site of traditional Hawaiian life.

Why are we allowing disrespect, waste, and slovenliness on sacred land?

I feel I'm stating the obvious in all my points. And I know there's agreement all around that it's a mess. But under whose auspices is this continuing? Why is such a travesty permitted, literally 'permitted,' to continue?

As I said, we have the good fortune of having a vision in place for implementing a meaningful and intentional alternative at that site. Personally, I'd like to see it as a nature preserve and/or park, where the simple joys of nature can be appreciated, inhaled, and observed by all, and where that extraordinary ecosystem of river, mountains and ahupua'a can continue to thrive. Why not just let people meander through on lovely trails and take it all in?

But that's just me.

There's a popular adage that we constantly hear, "We must save it for future generations." And that always rubs me the wrong way, as if we're saving other aspects of nature for our own human consumption later on. I don't believe in saving nature for people. I don't think we should save the fish so that our kids can eat them. Everything should be saved for *itself*, so IT can thrive.

We should save and preserve that Coco Palms land for the land itself—for the birds, the trees, the interaction between land, waters, and sky. For the beauty, for the peace, for IT. But, again, that's just me; I don't expect other people to agree. But I think we fail spiritually when we view the world as what it's worth to humans and what we can get out of it. The better question is what can we give to it. How can we help that land? How can we interact with nature in a way that serves the entire wondrous ecosphere we're *part* of?

Not to sound like I have answers or am not sympathetic to those who must make big decisions regarding these things, but it's so often strikes me that we behave like we're still in the 1950s or 60s, believing we have endless resources at our disposal. I've never viewed Kaua'i that way. It's an extremely limited commodity. Yet we continually erect unsightly structures in beautiful places, as if the very people that reside here don't value the glory of our own land.

It's up to us to protect, preserve, ENHANCE, and most of all LOVE our land. And it's a serious job, but I think it's a job most of us want to do.

Thank you for considering my perspectives,

Wendy Raebeck  
Wailua



W. M. Raebeck books – Escapist Literature

[WendyRaebeck.com](#)

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**From:** [Indulekha Reeves](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Item D. Land Division Item 1 Annual Renewal of RP for Kauai - RP7613, RP-7407, RP7444  
**Date:** Wednesday, October 12, 2022 12:44:08 PM

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Re: Item D. Land Division Item 1 Annual Renewal of RP for Kauai - RP7613, RP-7407, RP7444

Aloha,

I have lived in the Wailua area for 20 years. The degrading eyesore that has been Coco Palms on our one major highway has been left derelict for that entire time and then some. Now is NOT the time to continue the handouts given to developers, especially undeserving ones like in this case, who have proven by repeated action to be unreliable.

But regardless of this, we are now in a time of shifting from years of exploitation and overtourism to a time of conservation and regeneration. This particular area is of high cultural significance, not commercial significance, and as such it should be respected and utilized as such. Also, environmental reasons for refusing permits to commercial users are the wetlands habitat for endangered species, flood zone, and tidal rise effects.

We are in a new era, so please act according to the needs for it! No new or renewed permits at Coco Palms!

Thank you,  
Elizabeth Reeves  
Kauai

**From:** [Robb](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Coco Palms hotel  
**Date:** Wednesday, October 12, 2022 9:24:37 PM

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I'm totally against building a new hotel at Coco Palms. There will be way too much traffic at that intersection and we need to respect the Hawaiian history of the area and the ecological effects that this development would create. Do something for the land and people that could enjoy and appreciate the area as a sacred historical park. Stop approving development for the sake of money and wealthy visitors and do something positive for the people who live on Kauai.

**From:** [Susan](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Agenda Item D. Land Division Item 1. Annual Renewal of RP for Kaua'i - RP7613, RP7407 and RP7444  
**Date:** Tuesday, October 11, 2022 12:56:05 PM

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Aloha,

As a Kauai resident I would like to ask for the revocation of these RPs held by the Coco Palms Venture, LLC/ Coco Palms Hui, LLC developers.

It is a hugely significant cultural and historical site located across the street from the beautiful Wailua beach and Wailua River. There are already major traffic issues due to mismanaged tourism that was extremely apparent during the pandemic when no visitors were on island.

The coconut coast already has more than a dozen resorts, hotels and timeshares that are not at full occupancy.

To give up such a sacred site to accommodate transient guests at the expense to better sustain the people of our island, protect the land, the endangered species on site and our ocean and river is unfathomable.

I drive by this property every single day on my way home. The developer has shown negligence in the management of the entire site and has been kept dangerously unmaintained since hurricane Iniki.

Mahalo,  
Susan Rodriguez

**From:** [Roslyn Cummings](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Item 1 annual renewal of RP for Kaua'i RP7613, RP7407, RP7444- REVOKE permits  
**Date:** Wednesday, October 12, 2022 7:20:46 PM

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E Aloha Mai

Wailua, as Kou Hawaii Pae Aina is sacred to Kanaka Maoli

Kou Inoa Roslyn Nicole Manawaiakea Malama mare Cummings Ku'u Home Kauai  
Noho Aō Kalaheo Ahupua'a Moku Kona  
Mo'okuauhau (Kapu)  
Makua Kane Edmund Francis Malama Jr  
E Kane Edmund Francis Malama Sr  
E Kane Joseph Ku Keoua Malama  
E Kane Ku Nahinu Malama  
E Kane Nahinu Malama  
E Wahine Luke Naumu  
E Wahine Keawenui  
E Kane Keawe  
E Wahine Chiefess Kamkahelei

My property interest as a lineal descendant, kindred (koko) to Kamakāhelei mother of King Kaumuali'i

In protection of āina; e Ku Makou Makemake No Ka Āina

I am

Here in flesh as a Wahine Maoli, Kanaka Maoli to represent manawa  
this statement is made known to the STATE OF HAWAII BOARD OF LAND AND  
NATURAL RESOURCES whom under penalty and perjury is well aware of the status of  
these lands (property) on the agenda. With your legal representative please provide the public  
by definition :

PUBLIC. By the term the public, is meant the whole body politic, or all the citizens of the state; sometimes it signifies the inhabitants of a particular place; as, the New York public.  
2. A distinction has been made between the terms public and general, they are sometimes used as synonymous. The former term is applied strictly to that which concerns all the citizens and every member of the state; while the latter includes a lesser, though still a large portion of the community. Greenl. Ev. 128.  
3. When the public interests and its rights conflict with those of an individual, the latter must yield. Co. Litt. 181. if, for example, a road is required for public convenience, and in its course it passes on the ground occupied by a house, the latter must be torn down, however valuable it may be to the owner. In such a case both law and justice require that the owner shall be fully indemnified.  
4. This term is sometimes joined to other terms, to designate those things which have a relation to the public; as, a public officer, a public road, a public passage, a public house.

Provide the public with the following:

Deed of conveyance from the date of 1801 till current. How does the State hold superiority

over these lands? Is it claimed conservation for public interest being public is the State of the Hawaiian Kingdom

## **Hawaiian Kingdom Law 1846**

Mokuna 5, Haawina 1, Pauku 1

The term Kanaka Maoli is used to differentiate and distinguish a native subject, from Aliens and or Denizens residing in the Kingdom of the Hawaiian Islands

Section III. All persons born within the jurisdiction of this kingdom, whether of alien foreigners, of naturalized or of native parents, and all persons born abroad of a parent native of this kingdom, and afterwards coming to reside in this, shall be deemed to owe native allegiance to His Majesty.

All such persons shall be amenable to the laws of this kingdom as native subjects. All persons born abroad of foreign parents, shall, unless duly naturalized, as in this article prescribed, be deemed aliens, and treated as such, pursuant to the laws.

I command this agency and agents to uphold the OATH OF OFFICE that each has taken and hold in their position in public service.

I do solemnly swear (or affirm) that I will support and defend the Constitution of the United States and the Constitution and laws of the State of Hawai'i, and that I will at all times conduct myself in accordance with the Hawai'i Rules of Professional Conduct.

In the United States Constitution Article 6 Section Law of the land

The Supremacy Clause of the Constitution of the United States (Article VI, Clause 2) establishes that the Constitution, federal laws made pursuant to it, and treaties made under its authority, constitute the "supreme Law of the Land", and thus take priority over any conflicting state laws.

Uphold

This is a notice to all agents and agencies within the United States of America, the DEFACTO STATE OF HAWAII, COUNTY OF KAUAI, and the CORPORATIONS including the US NAVY

Please provide your superiority over these lands.

Please answer these questions:

Where did the interest of the county of kauai come from? Tmk?

Where did their superiority come from?

That they can apply it to our lands

Where is the superiority of the STATE OF HAWAII? The superiority of UNITED STATES OF AMERICA?



I am Questioning the validity

I am asking for superior and please provide me with the law

Kingdom of Hawai'i Constitution of 1840

DECLARATION OF RIGHTS, BOTH OF THE PEOPLE AND CHIEFS.

Please also provide the SIHP that is held within the offices of DLNR, BLNR, SHPD

any EIS that has been done.

I also want to view all archeological surveys done within the Puna Moku this should be made useful for the return of our place names. True identity.

Wailua is NOT STATE OF HAWAII property,  
It is not PUBLIC LAND

Hawaii Revised Statute (Hrs 7-1 Hrs 1-1) and all laws under the constitution of the Kingdom of Hawaii shall apply.

Review the evidence: archival reports held by all State Of Hawaii entities who have within their agency records of burials found within this property including cultural sites, archeological reports and the names of all companies, their agencies who did any scope of work hired by the State of Hawaii and the County of Kauai including said owners of said property who hold license in the State of Hawaii signed to uphold the law.

Violation of Oath of Office  
\$250,000 18 U.S. Code § 3571 - Sentence of fine

Denied Right to Truth in Evidence  
\$250,000 18 U.S. Code § 3571 - Sentence of fine

The following State of Hawaii United States Agency will be held liable

COCO PALMS VENTURES LLC,  
Domestic Limited Liability Company (LLC)

**FILE NUMBER** 32480 C5

**PLACE INCORPORATED**  
Hawaii UNITED STATES

**REGISTRATION DATE**  
Sep 14, 2004

**MAILING ADDRESS**  
800 BETHEL ST STE 402  
HONOLULU, Hawaii 96813

UNITED STATES

**MANAGED BY**  
MANAGER(S)

**AGENT NAME**  
GALEN C. K. LEONG

**AGENT ADDRESS**  
1099 ALAKEA ST STE 1400  
HONOLULU, Hawaii 96813  
UNITED STATES

Penalties For Public Officers

U.S. CODE Title 42 Penalties for Government Officers.

The authority for fines (damages) caused by crimes by government officers.

These Damages were determined by GOVERNMENT itself for the violation listed.

Breach Penalty Authority

Violation of Oath of Office \$250,000 18 U.S. Code § 3571 - Sentence of fine

Denied Proper Warrant(S) \$250,000 18 U.S. Code § 3571 - Sentence of fine

Denied Right of Reasonable Defense Arguments \$250,000 18 U.S. Code § 3571 - Sentence of fine

Defense Denied Evidence (records) \$250,000 18 U.S. Code § 3571 - Sentence of fine

Denied Right to Truth in Evidence \$250,000 18 U.S. Code § 3571 - Sentence of fine

Slavery (Forced Compliance to Contracts Not Held) \$250,000 18 U.S. Code § 3571 - Sentence of fine

Denied Provisions in the Constitution \$250,000 18 U.S. Code § 3571 - Sentence of fine

Treason (Combined above actions) \$250,000 18 U.S. Code § 3571 - Sentence of fine

Genocide \$1,000,000 18 U.S. Code § 1091 - Genocide

Misprison of Felony \$500 18 U.S. Code § 4 - Misprison of felony

Conspiracy \$10,000 18 U.S. Code § 241 - Conspiracy against rights

Extortion \$5,000 18 U.S. Code § 872 - Extortion by officers or employees of the United States

Mail Threats \$5,000 18 U.S. Code § 876 - Mailing threatening communications

Fraud \$10,000 18 U.S. Code § 1001 - Statements or entries generally

Falsification of Documents \$10,000 18 U.S. Code § 1001 - Statements or entries generally

Subornation of Perjury \$2,000 18 U.S. Code § 1622 - Subornation of perjury

Grand Theft \$250,000 18 U.S. Code § 2112 - Personal property of United States

Racketeering (Criminal) \$25,000 18 U.S. Code § 1963 - Criminal penalties

Damages dealing with claims of "immunity."

Any claim of "immunity" is a fraud because, if valid, it would prevent removal from office for crimes against the people, which removal is authorized and or mandated under U.S. Constitution Article 2, Section IV; as well as 18 U.S. CODE 241, 42 U.S. CODE 1983, 1985, 1986, and other state Constitutions.

Precedents of Law established by COURT cases, which are in violation of law, render violations of law legally unassailable. Such a situation violates several specifically stated intents and purposes of the Constitution set forth in the Preamble; to establish justice, insure domestic tranquility, and secure the-blessings of liberty.

This is for JUDGES, ATTORNEYS, POLICE or anyone affiliated with or in any branch of government.

e Ku Makou Makemake No Ka Āina

Long live the Hawaiian Nation

E Ola Mau

Ola I Ka Wai Ola

Mahalo for your time

Roslyn

**From:** [Michelle Rundbaken](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Subject: Agenda Item D. Land Division Item 1. Annual Renewal of RP for Kaua'i - RP7613, RP7407 and RP7444  
**Date:** Wednesday, October 12, 2022 11:48:27 AM

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Dear Board of Land and Natural Resources,

I am writing to encourage you to revoke the leased land permits for CocoPalms. As a resident of Wailua Homesteads (right above the old Coco Palms Hotel), I do not want to see a hotel developed for many reasons.

1. Selfishly, I don't want the increased traffic that would come from a hotel. We already have very bad traffic problems in this area with no easy solution because of the river and existing buildings not allowing for wider roads. I don't want another hotel and more tourists. We already have too many and this project has exceeded it's time to make something happen.
2. The state is leasing out culturally important land for the benefit of developers and tourists. The land should become a state park and educational facility and get the care it deserves. It is currently not cared for with many problems around it. This is a chance to do what is right - it seems that you can legally do this - what a wonderful opportunity!

I hope you choose what the residents want over a developer and tourists.

Mahalo,  
Michelle Rundbaken  
Wailua Homesteads Resident

**From:** [Sue Saldana](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Coco Palms  
**Date:** Tuesday, October 11, 2022 9:09:11 AM

---

Aloha!

For years, we have watched this property remain idle, decaying daily before our eyes with one person after another presenting a scheme to rebuild and profit from it while the potential of its use to educate our keiki and visitors about its history and culture gets buried deeper in bureaucracy.

We were newcomers 38 years ago, distressed at seeing the local people still kept from the lands their queen had stolen from them by the "state" and missionaries who came to do good and did well. We chose then not to be another greedy land grabber, but to love for and care for the land the way any native would...which we have done and God has blessed us continually for it.

Please take responsibility for this asbestos ridden dump that has been allowed to remain and restore it back, as best as possible, to the land once known and used sustainably by the people it was endowed to. Let it once again be the sacred place it was created to be so that the children coming up now and the visitors that come can learn about and experience the enduring beauty of our island home.

Please bring life to this land right-choice-ly!

**From:** [János Samu](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Cc:** [fern@hapahi.org](mailto:fern@hapahi.org)  
**Subject:** [EXTERNAL] Testimony on D. Land Division Item 1. Annual Renewal of RP for Kaua'i - RP7613, RP7407 and RP7444  
**Date:** Tuesday, October 11, 2022 9:38:13 PM

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Aloha mai kākou!

Jointly with my Hawaiian brothers and sisters I hereby request the termination of the long term leases and revocation of permits RP7613, RP7407 and RP7444 for the parcels of the former Coco Palms Hotel in Wailuanuiaho'āno (TMK 4-1-003:005-0000).

1. The reason for this request is that the site is a well-known political and cultural place for the native Hawaiians throughout Kō Hawai'i Pae 'Āina and the community would much better be served by a facility for the cultural education of children with on-site opportunity to learn and practice mālama 'āina. Such a facility would not increase the already heavy traffic in the Wailua area and would satisfy the overall population of Kaua'i, plus it would tremendously help our future generation.

2. The fact that once there was a hotel there does not justify the replacement of it with another hotel due to the tremendous changes and mismanaged tourism on the island. Even today it would create havoc in traffic. There is absolutely no need for a hotel at this location. If a need ever emerges for a hotel on the island of Kaua'i there are plenty of other sites that have no such cultural background AND if built, it would not affect the island traffic negatively.

3. Despite the regularly renewed leases the property where the aforementioned parcels are, have been totally neglected for years and it is a Hall of Shame for the island of Kaua'i reflecting badly on the county government. The County has the power to remedy it by establishing realistic and progressive cooperation with the local group I Ola Wailuanui. Jointly they could transform the location to serve better the cultural, environmental and historical purpose of the site.

Me ke aloha pumehana

*János Samu*  
Senior Language Consultant



**From:** [Ray](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] testimony on coco palms permit  
**Date:** Tuesday, October 11, 2022 12:04:25 PM

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I do not think the protestors represent a culture that is universal on Kauai,  
and that this small group is self serving and proclaims to speak for everyone.

They don't deserve this 22 million dollar site at coco palms.

They could lease land and begin  
their work like that and I would wish them well in that endeavor.

Ray Songtree



**From:** [Stefanie Stauber](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Agenda item D. Land division Item 1. Annual renewal of RP for Kaua'i RP7613RP7407 RP7444  
**Date:** Tuesday, October 11, 2022 6:15:23 PM

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Hello, my name is Stefanie Craig, and I am a life long resident of the beautiful island of Kaua'i. How to begin? I oppose, in every way, the state honoring expired, debunked permits for a slapdash money grubbing hotel at the old coco palms resort. We all know Kaua'i is not any where near the same place it was when that old, Elvis soaked hotel held those grounds. The population has increased beyond the capacity of our infrastructure, without even accounting for the over one million tourists we hold every year. Kuhio highway is gridlocked nearly everyday at the intersection of the proposed site. Also, our malfunctioning sewage treatment plant at the mouth of the wailua, already dumps 1,000s of gallons of untreated sewage into the ocean at that site, because it cannot handle the current load. Let alone adding hundreds more toilets, showers, industrial laundry needs etc. Please, please be reasonable. Revoke the expired permit. Call for a ecologically sound study. Save our island.  
Yours, an avid voter.

**From:** [JENNIFER STEVENS](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] No Hotel at Coco Palms  
**Date:** Tuesday, October 11, 2022 9:42:31 AM

---

Aloha,

We have watched the Coco Palms disaster sit rotting for over 20 years. The site is a total embarrassment to this beautiful island. When my friends come and visit they assume some new disaster has happened or the ugliness is part of the road construction. Many developers have come and gone and no progress is made. I wonder who profits by getting funding and going bankrupt after selling the people of Kauai on a new hotel or condo over and over? I used to hope something could become of it while my children were growing. Now they are grown and I hope something good will come of it for my grandchildren.

It is time for the County of Kauai to use their power to take back this land and return it to the people for restoration. The developers have wasted our time and shown that they will not or cannot look out for the best interests of the Aina. For all the cultural and historical reasons you have heard today in other testimony, I ask that you decide to revoke the building permits and give Wailuanuiaho'āno as a Hawaiian cultural site the respect it deserves by returning it to the community to rehabilitate and care for.

Please put the the interests of the Kauai community ahead of the profits of developers. It is a terrible location for a hotel and a special place of cultural significance.

Mahalo,  
Jennifer Stevens and Richard Stevens

Sent from my iPhone

Sent from my iPhone

**From:** [Alex Stoddards](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Revoke State Leases for Coco Palms Hotel  
**Date:** Wednesday, October 12, 2022 2:10:50 PM

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BLNR,

This has been an ongoing issue - now that many people around the world have seen the movie Cane Fire about Kauai and with focus on the issues at Coco Palms - there are worldwide eyes on this decision.

Times have changed.

It is NOT the right place for any further development.

The Kauai General Plan focuses on 'Affordable Housing for Locals/Residents' and on sustainable, eco-friendly tourism and on Preserving Native Hawaiian Culture.

This proposed use of the Coco Palms property doesnt comply with any of this.

#### NEGATIVES

- in an area soon to be impacted by rising sea levels
- will generate significant waste and debris for an island whose landfill is nearly full
- have adverse impacts on Traffic that is already at a standstill and NO amount of Public Transit/Bike Lanes etc (not Real World solutions for this area) will change this
- Shows No respect for Native Hawaiian land/burials, need to save this land as a cultural resource

Tired of having to fight and oppose on a daily basis what should be very obvious NO GO Developments - in order to preserve these islands.

Respectfully  
Alex S

**From:** [Michal Stover](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Item D. Land Division Item 1. Annual Renewal of RP for Kaua'i - RP7613, RP7407 and RP 444  
**Date:** Thursday, October 13, 2022 4:30:00 AM

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Aloha BLNR members,

Please do not approve any new leases of the Coco Palms property on Kaua'i, and please revoke any leases already granted.

The Coco Palms property has been desecrated and trashed for more than 30 years. It is an eyesore and a disgrace. Enough is enough!

The Coco Palms property is not suitable for hotel development. Tourists do not want to cross a major highway to get to the beach, a very small and noisy one at that. The best use of the property would be a cultural and environmental community resource along the lines of the proposed Wailuanuiaho'āno.

At a minimum, BLNR should demand that any developer conduct a Chapter 343 environmental review to assure the protection of the property's stream-fed wetlands, historical fishponds, coastal lands, and other significant characteristics.

Mahalo,

Michal Stover  
Kīlauea, Kaua'i

**From:** [Tina Billy](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Agenda Item D. Land Division Item 1. Annual Renewal of RP for Kaua'i - RP7613, RP7407 and RP7444  
**Date:** Tuesday, October 11, 2022 8:29:35 AM

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Aloha,

I am asking the BLNR to revoke the RPs and the associated use of the coconut grove parcel (TMK 4-1-003:005-0000) due to the overall failure of the developers to responsibly manage the properties. Not only that but the State needs to better provide open space in Wailua. Currently there is no adequate access to wailua river or wailua beach. The people of Wailua, the people of Kauai deserve a place to peacefully visit this site (not a few guest stalls at another hotel). There is no open space for native life to be accept for those parcels. This is such a significant site full of history and it needs to be protected. I support I Ola Wailuanui acquiring and protecting this land! Mahalo, Tina Taniguchi

**From:** [Laulani Teale](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Opposition to Item D-1 and K-2  
**Date:** Thursday, October 13, 2022 12:14:59 PM

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Aloha,

I am testifying on two items today.

I would like to **oppose any Revocable Permit issued in the area of Wailuanuiahoano, Kaua'i**. This area is most appropriately used for cultural purposes by the aloha 'āina practitioners of Kaua'i, particularly lineal descendants of the area, who should always be given primary consideration.

I also strongly support the positions of KAHEA and Nā Papa'i Wawae 'Ula'ula on Item K-2, which should not be passed without much better public review and adjustment, if at all.

Mahalo nui loa,

Laulani Teale

**From:** [vernon family](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Coco palms  
**Date:** Tuesday, October 11, 2022 2:35:43 PM

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I am against any continuing of permits to rebuild the coco palms. The fact that they have not already been revoked, shows how inept our planning department is.

Thanks for your time

**From:** [Jeffrey Vesci](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL]  
**Date:** Thursday, October 13, 2022 8:36:35 AM

---

No hotel on Coco palms property!



**From:** [bwiednerrealtor@aol.com](mailto:bwiednerrealtor@aol.com)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] : Item D. Land Division Item 1. Annual Renewal of RP for Kaua'i - RP7613, RP7407 and RP7444  
Testimony from Barbara Wiedner Revoke the Coco Palms Permits for Use of State Parcels  
**Date:** Tuesday, October 11, 2022 3:39:44 PM

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Dear BLNR

☐ Revoke the Coco Palms Permits for Use of State Parcels

I am requesting the BLNR revoke three RPs for Coco Palms Ventures LLC/Hui LLC leased parcels.

The developers intend to use these state lands as part, in conjunction with the adjacent fee simple parcels, of a proposed 350 room hotel at the former Coco Palms site.

Please revoke these RPs and the associated use of the coconut grove parcel (TMK 4-1-003:005-0000) due to the overall failure of the developers to responsibly manage the properties.

Mahalo Nui

Barbara Wiedner

1774 Puu Kaa St

Kapaa HI

808-635-2593

I have been a resident of Kapaa since 2001

As a 20 year plus resident of Kauai I feel strongly about this issue.

**From:** [Karen Wood](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Revoke coco palms permit  
**Date:** Tuesday, October 11, 2022 1:20:41 PM

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Revoke coco palms permits, for use of state lands, thank you Karen Wood Kapaa

Aloha

**From:** [Jason Yaris](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Kaua'i - No hotel at Coco Palms - Yes to Wailuanuiaho'āno  
**Date:** Thursday, October 13, 2022 1:21:25 AM

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**BLNR members, say NO to any new leases and revoke those leases already granted.**

**This land has been desecrated and trashed for the past 30 years and the community has said enough is enough.**

Actually visit the site and see the desecration and neglect yourselves.

**At the minimum, demand the developers conduct a Chapter 343 environmental review.** These are stream-fed wetlands, coastal lands, historical fishponds, and literally the home of Hawaiian Royalty.

Here's your chance to be Pono- do what's right.

Jason Yaris

**From:** [robin.yost](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Revoke Coco Palms Permits  
**Date:** Wednesday, October 12, 2022 2:24:25 PM

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To the BLNR,

I am requesting that you revoke the three Revocable Permits for Coco Palms Ventures LLC/Hui LLC.  
RP7613, RP7407, RP7444.

The overall failure of the developers to responsibly manage the property has led to neglect of the entire site, for far too long.

This property--wailuanui'aho'ano has long and deep cultural and historic importance. This site could and should be a living thriving Hawaiian community. Self sustaining, malama aina.

From 30 years ago, too many exasperating issues have surmounted. Namely, TRAFFIC ! WE have too much already. Too, too many cars can create gridlock at the Coco Palms corner, and the highway. This site can no longer hold a hotel, and the overchoke flow of tourists. Old and failing infrastructure, rising sea levels will cause big problems. There are ENOUGH hotels on Kauai.

Please, please Revoke these three RP Permits.  
Please make the right decision for Kauai's future.

Mahalo,  
Robin Yost  
Kapaa, HI

**From:** [JoAnn Yukimura](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Subject: Agenda Item D. Land Division Item 1. Annual Renewal of RP for Kaua'i - RP7613, RP7407 and RP7444  
**Date:** Wednesday, October 12, 2022 10:29:00 PM  
**Attachments:** [Coco Palms--Not a Good Hotel Site Anymore \(1\).pdf](#)

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Chair Case and Member of the Board:

I join my fellow citizens in requesting that you revoke the subject revocable permits.

Kaua'i doesn't need more visitor units. There is a more sustainable, suitable, and inspiring vision for the Coco Palms site. Plus, the developers said yesterday that they are willing to sell the privately owned portion of the property.

I am attaching a [link](#) to, and a copy of, my guest editorial published in the Garden Island last year on July 18, 2021, which explains in detail why a hotel is no longer appropriate for the site.

Please hear us on Kaua'i and revoke the revocable permits.

Mahalo piha.

*Me ke aloha,  
JoAnn A. Yukimura*

## Coco Palms--Not a Good Hotel Site Anymore

by JoAnn A. Yukimura

Published in The Garden Island

July 18, 2021

Located next to a four-lane highway, in a flood zone, across from a beach that may disappear, in a community that feels we already have more than enough visitors, Coco Palms makes no sense as a hotel site.

Visitors will not want to stay at a resort right next to a four-lane highway. Nor will they want to cross four-lanes of whizzing cars--40,000 per day--to get to the beach--even with a crosswalk. Without an overpass, access to Wailua Beach is already inconvenient and unpleasant; four lanes will make it even worse.

How long will the beach even be there? With global warming and sea level rise, who knows how much of a beach will be left in the years ahead?

The record-breaking flood on the North Shore of Kaua'i in 2018 showed how extraordinary and more frequent flooding will be on Kaua'i. Much of the Coco Palms property is in the flood zone. Visitors will not appreciate having to evacuate in the middle of the night because the waters are rising around them. Prospective owners would do well to think about income loss due to recovery and repairs after floods.

Most of all, there is a growing consensus on Kaua'i that we do not need any more visitor units or any more visitors per day. The pandemic and the ongoing reopening have made it clear: Kaua'i is out of balance--we have more visitors per day than the island can handle.

Even without a hotel at Coco Palms, our island is reeling from the negative impacts of too many visitors. Our roads are clogged with traffic once again. We are back to planning our lives around the traffic. Our beaches and surf sites, and our recreational, scenic and cultural areas are teeming with people. Kaua'i residents miss the uncrowded beaches and roads, the slower pace, and the quiet peacefulness we experienced during the shutdown.

Make no mistake, hospitality and aloha are part of who we are, and welcoming visitors is an important part of our economy and destiny. But when the numbers overwhelm and adversely affect our community, it is time to draw the line.

Even the visitor industry recognizes that Kauaʻi has more visitors than it can handle. According to the Kauaʻi Tourism Strategic Plan, the pre-COVID average daily visitors level of 25,000-30,000 visitors exceeded Kauaʻi's carrying capacity, both environmentally and socially. Astute industry leaders know that overtourism puts the visitor industry at risk as well as the community.

If proper limits are established, tourism can be a "win-win." Without limits, everyone--the 'āina, residents, visitors, visitor industry--loses.

It is the destiny of Coco Palms to be more than a hotel site. A group of far-sighted, heartfelt community leaders called *I Ola Wailuanui* has been working on an exciting new vision for Coco Palms--a vision that honors Coco Palms' ancient past as part of a dynamic cultural, economic and political center on Kauaʻi that flourished along the life-giving Wailua River, and melds it together with the future we want to see on Kauaʻi.

In its new life in the 21st century, Coco Palms can be a park and cultural center that interprets and celebrates the history of the Wailua ahupuaʻa (including its time as a beloved hotel) and serves as a venue for Native Hawaiian arts, crafts, dance, music, and education. It will be something to be proud of. Something that enhances life and understanding on Kauaʻi.

I suspect that a large majority of Kauaʻi residents would prefer this kind of future for Coco Palms. If you agree, take a stand by signing the petition.

Coco Palms is ruined as a hotel site. To invest in this site for a hotel would be unwise. Without community support, it cannot succeed. The people of Kauaʻi have shown again and again that they will not stand by and watch their island be harmed. There is too much good and beautiful about our island and our community that we must protect. It is our *kuleana*.

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*JoAnn Yukimura is a former mayor and councilmember who served in elected office on Kauaʻi for 28 years. She started the Kauaʻi Bus and helped to write and secure passage of the first vacation rental and shoreline setback laws. She was also part of the organizing committee that established KIUC. In her early days as a citizen activist, she led the effort to stop high rises on Kauaʻi.*