



**Department of Land and Natural Resources
Aha Moku Advisory Committee
State of Hawaii
Post Office Box 621
Honolulu, Hawaii 96809**

Hawaii State Aha Moku Testimony
To the Board of Land and Natural Resources (Land Board)

August 11, 2023
Honolulu, Hawaii

Agenda Item D 7: Termination of Revocable Permit Nos. S-7407, S-7444 and S-7613 to Coco Palms Ventures LLC, Permittee, Effective December 31, 2023, Wailua, Kawaihau, Kauai, Tax Map Keys: (4)4-1-003:017 and (4)4-1-005:por.017.

Aloha Chairperson Chang and Honorable Members of the Land Board,

We speak on behalf of the Aha Moku participants and members of Native Hawaiian generational families connected to Wailua and Kawaihau on Manokalanipo (Kauai). These ahupua'a are part of the Ko'olau Moku. We support this termination request and offer our mana'o. Moku Representatives present today are generational and lineal descendants of the lands where Coco Palms is located.

As we advise the Chairperson of BLNR and the Land Board members on issues that impact natural and cultural resources, we also bring the voices of the kanaka maoli forward. These voices are echoed in the oral testimonies of our Aha Moku representatives and reflect the concerns of the kanaka maoli of Manokalanipo.

Aha Moku Previous Concerns are Met

We are grateful that the following concerns were met that resulted in the termination of the current Revocable Permits (RP). However, we ask that they be considered as conditions of Revocable Permits if granted in the future.

Concerns of the Kanaka Maoli of this ahupua'a:

1. Impact of development on coastal Native Hawaiian fisheries on nearshore coastal areas
 - a. Restoration of wetlands and ancient fishpond that was covered up on the property
 - b. Protection of endangered species – Nene, Koloa Ducks
2. Impact on native Hawaiian spiritual practices and protection of traditional religious practices on Wailua ahupua'a, particularly on the grounds of the current Coco Palms Hotel;
 - a. This concerns the restoration of the Ahu that marked burials, restoration of burials (40) now under the existing tennis court;
3. Protection of endemic and indigenous plants
 - a. The coconut trees on property are the original trees that were part of the ancient original range that started in the beginning of Wailua and extended two miles.

Thank you for the opportunity to express our gratitude for the cancellation of Revocable Permit Nos. S-7407, S-7444 and S-7613 to Coco Palms Ventures LLC, Permittee, Effective December 31, 2023, Wailua, Kawaihau, Kauai, Tax Map Keys: (4)4-1-003:017 and (4)4-1-005:por.017.

We are grateful you have addressed our concerns and hopefully our recommendations can be considered as conditions to be placed on any revocable permit applications for the Coco Palms Hotel in the future.

Respectfully and humbly yours,

Billy Kaohelaulii, Po'o, Manokalanipo
Aha Moku Advisory Committee
Hawaii State Aha Moku
808-742-9575
terrihayes@gmail.com

Kane Turalde, Moku O Waimea
Hawaii State Aha Moku
808-651-5984
kaneswahine@aol.com

Joseph Kamai, Moku O Koolau
Hawaii State Aha Moku
808-346-9028
Joekamai5759@gmail.com

Leimana DaMate, Luna Alaka'i/Executive Director
Hawaii State Aha Moku
88-640-1214
leimana.k.damate@hawaii.gov

From: [Dana Look Arimoto](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Testimony from a Kauai resident
Date: Monday, July 24, 2023 2:37:46 PM

I Support the BLNR staff recommendation to terminate the Tax Map Keys:

(4) 4-1003:044, (4) 4-1-003:017 and (4) 4-1-005:por. 017 RP's effective 12/31/23;

Further I support the **granting of new RP's to a community based organization** such as I Ola Wailuanui, or a stewardship and restoration group that will provide inclusive and appropriate community based stewardship

Finally I Request also that the BLNR require any future RP holder to comply with HRS343 and at the minimum **perform an Environmental Assessment (EA)**. The EA shall consider direct, indirect, and cumulative impacts that may occur as a result of the proposed use.

Mahalo for your kōkua,
Dana Mahina Arimoto of eleele

From: [Bonnie Bee](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] DOCKET Number D-5 Item D-5 ~ YES ~ Please Revoke permit(s) S-7407, S-7444, S-7613, Effective: 31 December 2023
Date: Monday, July 24, 2023 2:22:05 PM

24 July 2023

PO Box 30848 Anahola, Kaua`i
Hawai`i 96703-0848

State of Hawaii (BLNR)
Board of Land & Natural Resources
PO Box 621
Honolulu, Hawai`i 96809

**RE YES, Please:
REVOCATION of permit(s)-7407,
S-7444, S-7613
of Permittee:
Coco Palms Ventures, LLC
Wailua, Kawaihau, Kaua`i
TMK(s): (4)4-1003:044,
(4)4-1-003:017
and (4)4-1-005:por.017.**

Dear Board of Department Land &
Natural Resources (BLNR) ~
Chairperson Dawn Chang and
Members:

Aloha! Appreciation for the BLNR on
28 July 2023 to make pololei (correct)
decision / determination of:
*Termination of Revocable Permit Nos.
S-7407, S-7444 and S-7613 Effective
December 31, 2023, to Coco Palms
Ventures LLC, Permittee, Wailua,*

*Kawaihau, Kauai, Tax Map Keys: (4)
4-1003:044, (4) 4-1-003:017 and (4)
4-1-005:por. 017.*

PLEASE !!! - We implore the BLNR
to take this action - on 28 July 2023.

Desecration to finally pau.

Furthermore we support the **granting
of new RP's to a community based
organization** such as I Ola
Wailuanui, or a stewardship and
restoration group that will provide
inclusive and appropriate community-
based stewardship for this sacred
`āina.

Additionally, we recommend that the
BLNR require any future RP holder to
comply with HRS343 and at the bare
minimum **perform an Environmental
Assessment** (EA). The EA shall
consider direct, indirect, and
cumulative impacts that may occur as
a result of the proposed use.

MAHALO plenty for ALL consideration
of the body of BLNR in the pololei
(correct) action of ALL permit(s)
named above being revoked.

ALOHA `Āina

Sincerely With ALOHA,

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

and Kai)

From: [Kauai Climate Action Coalition](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] In support of termination of revocable permit nos. S-740, S-74444 and S-7613
Date: Monday, July 24, 2023 3:11:56 PM

In every decision that is made today, it is critical to consider the Climate Impacts. We invite you to take 30 minutes to watch our recent Kaua'i Climate Action Forum regarding the impacts of restoring the Wailuanuiaho'āno wetlands versus the construction of a 350 room resort.

Here is the link to the recording with the passcode.

https://us02web.zoom.us/rec/share/IzPrsMvI0JfRfQqNW6cBD9EhZt7vijZ87_NgUoK28H4OWobV6E7kLnNhJ1YbYZQZ.77FJcAJgSHzb2rg0

Passcode: =6ZyutTk

The Intergovernmental Panel on the Climate Crisis and reputable scientist everywhere agree that we are at, and perhaps past, the tipping point. Every action we take must calculate the carbon emissions and the ability to sequester carbon. It is undeniable clear that restoring wetlands sequesters carbon and encourages the return of native birds and plants. Wetlands also help mitigate sea level rise. On the other hand, the construction of another carbon intensive resort on an island that has already reached visitor capacity, lacks staff to fill positions, and is located in a sea level rise zone makes no sense and is counter to preparing sensibly for the future. The dilapidated resort on the site has been an eye sore to residents and visitors for over 30 years. It is time to take decisive action and move forward with what is environmentally and culturally correct.

Kaua'i Climate Action Coalition, a non profit group of citizens on Kaua'i dedicated to the principles of Aloha 'āina , applauds and supports the BLNR staff recommendation to terminate the Tax Map Keys

- (4) 4-1003:044, (4) 4-1-003:017 and (4) 4-1-005:por. 017 RP's effective 12/31/23.

We support the granting of new RPs to a community based group, such as I Ola Wailuanui, for stewardship and restoration. Furthermore we request the BLNR require any future RP holder to comply with HRS343 and perform an Environmental Assessment at minimum. This would help focus on climate and other important impacts that could occur as a result of the proposed land use.

Your consideration of this matter is deeply appreciated by the community.

Sincerely,

Laurel Brier with
Kaua'i Climate Action Coalition

From: [Cheryl B](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Agenda item: Termination of Revocable permit S-7444 and @-7613
Date: Monday, July 24, 2023 12:03:20 PM

I am writing this testimony in SUPPORT of the BLNR staff recommendation to terminate the tax map keys (4) 4-1003:044, (4) 4-1-003:017 and (4) 4-1-005:por. 017.

I SUPPORT and ask that any new permit granted should go to a community-based organization that will move forward positively with the stewardship of this place. I also request that the BLNR require any future RP holder to comply with HRS343 and at the minimum **perform an Environmental Assessment (EA)**. The EA shall consider direct, indirect, and cumulative impacts that may occur as a result of the proposed use. We've seen in so many cases on these islands what occurs when pono procedures and protocols are not followed.

Mahalo for reading my testimony.
C. Burghardt
Kou, O`ahu

From: [Ken Carlson](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Termination of Revocable Permit Nos. S-7407, S-7444 and S-7613 Effective December 31.
Date: Monday, July 24, 2023 11:52:18 AM

Aloha,

I want to submit this testimony:

- **Support the BLNR staff recommendation to terminate the Tax Map Keys:** (4) 4-1003:044, (4) 4-1-003:017 and (4) 4-1-005:por. 017 RP's effective 12/31/23;
- Further support the **granting of new RP's to a community based organization** such as I Ola Wailuanui, or a stewardship and restoration group that will provide inclusive and appropriate community based stewardship;
- Request also that the BLNR require any future RP holder to comply with HRS343 and at the minimum **perform an Environmental Assessment (EA)**. The EA shall consider direct, indirect, and cumulative impacts that may occur as a result of the proposed use.

Kenneth Carlson
Kilauea, HI

From: [Aloha Theatre Inn](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] I SUPPORT TERMINATION OF. Permit Nos. S-7407, S-7444 and S-7613
Date: Monday, July 24, 2023 3:02:51 PM

**Aloha Kauai Ohana,
PLZ be advised I absolutely support the**

Termination of Revocable Permit Nos. S-7407, S-7444 and S-7613 Effective December 31, 2023, to Coco Palms Ventures LLC, Permittee, Wailua, Kawaihau, Kauai, Tax Map Keys: (4) 4-1003:044, (4) 4-1-003:017 and (4) 4-1-005:por. 017.

Furthermore I completely agree with the following:

- **Support the BLNR staff recommendation to terminate the Tax Map Keys:** (4) 4-1003:044, (4) 4-1-003:017 and (4) 4-1-005:por. 017 RP's effective 12/31/23;
- Further support the **granting of new RP's to a community based organization** such as I Ola Wailuanui, or a stewardship and restoration group that will provide inclusive and appropriate community based stewardship;
- Request also that the BLNR require any future RP holder to comply with HRS343 and at the minimum **perform an Environmental Assessment (EA)**. The EA shall consider direct, indirect, and cumulative impacts that may occur as a result of the proposed use.

MAHALO FOR YOUR VOTE TO DO THE RIGHT THING!!!

**Lynn Danaher
Aloha Theatre Inn
Hanapepe Construction LLC
BC-37359
PO Box 830
Hanapepe, HI 96716
808-755-8045**

"bringing the Aloha back to Hanapepe"

From: [Kim Exon](#)
To: [DLNR.BLNR.Testimony](#)
Cc: ["Surfrider Foundation Kauai"](#)
Subject: [EXTERNAL] Terminate Coco Palms Tax Map Keys
Date: Monday, July 24, 2023 11:16:08 AM

Aloha BLNR Representatives,

There are so many reasons the property previously occupied by Coco Palms should absolutely not be permitted to be restored to its previous use. Some of these include environmental issues, traffic, flooding, coastal erosion, and the years of delays. All of these plus many more warrant terminating the Tax Map Keys.

- **We support the BLNR staff recommendation to terminate the Tax Map Keys:** (4) 4-1003:044, (4) 4-1-003:017 and (4) 4-1-005:por. 017 RP's effective 12/31/23;
- We further support the **granting of new RP's to a community based organization** such as I Ola Wailuanui, or a stewardship and restoration group that will provide inclusive and appropriate community based stewardship;
- We also request that the BLNR require any future RP holder to comply with HRS343 and at the minimum **perform an Environmental Assessment** (EA). The EA shall consider direct, indirect, and cumulative impacts that may occur as a result of the proposed use.

Mahalo,

James & Kimberly Exon
4460 Nehe Road #126
Lihue, HI 96766
(805) 701 1260

From: [RONALD FUJIYOSHI](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Koko Palms permit
Date: Monday, July 24, 2023 12:22:23 PM

Dear DLNR Board,

My name is Ronald Fujiyoshi, 83 years old and living in Hilo on Hawai'i Island. My seventh grade year was spent living in Wailua at the base of the Sleeping Giant. I visited the site of the Koko Palms Hotel and its historical surroundings many times during the twelve (12) years I lived on Kauai.

Over the years I have learned of the significance of the historical sites at Wailua.

I am looking at a copy of one of the books of the Great Mahele. It shows that Wailua Ahupuaa in the District of Puna of Kauai is confirmed as "Crown Lands", the private lands of Kamehameha III. I believe that the Koko Palms land is part of this land.

The Fifth Amendment of the U.S. Constitution says that private lands can only be taken upon just compensation. I do not believe that the so-called claimants to the Koko Palms land has title to the said lands.

Please deny a permit to anything being built on this parcel.

Mahalo for the opportunity to testify!

Aloha and blessings,

Ronald Fujiyoshi

1196 W. Kawaihina St., Hilo, Hawai'i 96720

Tel. 808-959-9775

Sent from my iPhone

From: [rick.gerding](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Revoke permits
Date: Monday, July 24, 2023 11:29:42 AM

Time has come to get rid of this eyesore. Return this property back to the land and something useful for the island, maybe a park. I would vote to revoke the permits for this corporation that's doing nothing to proceed with the beautification of the island. Take all those blocks and take them out in the ocean and make a new fish habitat of concrete reef that might protect and help slow down waves from the winter storms. Thank you very much,

Rick Gerding.
808-855-5344

From: [Marjorie Gifford](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Termination of certain Tax Map Keys
Date: Monday, July 24, 2023 11:39:52 AM

It is ridiculous that the property at Coco Palms should be considered for buildings at all let alone for tourist housing. An environmental assessment should be required and it certainly would support the concept that

1. the property is too low and will be flooded as ocean tides grow.
2. the danger from the highway and the traffic patterns in the area show that tourists cannot be safe in that area.
3. the noise from the traffic would require significant noise reduction walls and decor.
4. the traffic pattern for access will create accidents waiting to happen.

This property has been a shambles for too long. The fact that several organizations have failed to develop viable plans shows that this property is unbuildable for the purposes intended.

The property also contains iwi which need to be cared for and considered.

so, I hereby support the BLNR staff recommendation to terminate the Tax Map Keys: (4) 4-1003:044, (4) 4-1-003:017 and (4) 4-1-005:por. 017 RP's effective 12/31/23;

Marjorie Gifford
Lihue HI 96766

From: [Renee Rosemark Harper](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Coco Palms
Date: Monday, July 24, 2023 10:37:33 AM

Dear Board of Directors

Please do not allow another hotel to be built in this area. The traffic is already terrible! This area should be saved for future generations as it has alot of historical significance. Setbacks for beach errosin is also a concern in the near future as a new road will eventually need to be built in that area.

I know alot of people won't take the time to object to this project but I truly know that most all of us residents are opposed to another hotel being constructed in this location.

Thank you for taking the time to consider this request.

Sincerely,

Renee Rosemark Harper

Lawai, Kauai

From: [Bruce Hultgren](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Coco Palms
Date: Monday, July 24, 2023 10:45:03 AM

Dear BLNR members,

Please revoke permits of the Coco Palms Ventures. New RPs would best be granted to a community organization dedicated to its preservation.

Environmental assessment (EA) should be required of any new NP holders.

The current holders of these RPs have acted only in their own interest, it is hard to even identify the business structure of these holders. Their complete disregard for the rules, continuing to cut trees, etc is a disgrace.

Thank you for your help with this.

Bruce Hultgren

From: [Richard Janik](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Support for item D-5
Date: Monday, July 24, 2023 2:47:15 PM

The Board of Natural Land and Resources (BLNR) added to their July 28, 2023 meeting agenda **item D-5** as follows: *Termination of Revocable Permit Nos. S-7407, S-7444 and S-7613 Effective December 31, 2023, to Coco Palms Ventures LLC, Permittee, Wailua, Kawaihau, Kauai, Tax Map Keys: (4) 4-1003:044, (4) 4-1-003:017 and (4) 4-1-005:por.* Dear Sir/Madam:

I fully support the resolution D-5 for termination.

Richard J Janik

From: [Kaaz](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] termination of revocable permit Nos. S-7407, S-7444, S-7613 to Coco Palms Ventures
Date: Monday, July 24, 2023 1:40:53 PM

Dear BLNR

I am writing in support of the termination of revocable permit Nos. S-7407, S-7444, and S-7613 to Coco Palms Ventures LLC. This includes the BLNR recommendation to terminate the tax map keys: (4) 4-1003:044, (4) 4-1-003:017 and (4) 4-1-005:por. 017 RP's effective 12/31/23.

In addition I support the granting of new RP's to a community based organization such as I Ola Wailanui, or a stewardship and restoration group to provide inclusive, community based stewardship.

I also respectfully request that the BLNR require any future RP holder to comply with HRS343 and, most importantly, at a minimum, perform an environmental assessment which will consider the direct or indirect cumulative impacts that may occur as a result of the proposed use.

Sincerely,

Joy Kaaz
Maui resident

From: [Mary Lu Kelley](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Testimony in favor of Agenda item D-5
Date: Monday, July 24, 2023 2:57:38 PM
Importance: High

Aloha to all members of the BLNR,

I am writing today to thank you and encourage the finalization of the following:

- **Termination of the Tax Map Keys:** *Termination of Revocable Permit Nos. S-7407, S-7444 and S-7613 Effective December 31, 2023, to Coco Palms Ventures LLC, Permittee, Wailua, Kawaihau, Kauai, Tax Map Keys: (4) 4-1003:044, (4) 4-1-003:017 and (4) 4-1-005:por. 017. (4) 4-1003:044, (4) 4-1-003:017 and (4) 4-1-005:por. 017 RP's effective 12/31/23;*
- Continued support for the **granting of new RP's to a community based organization** such as I Ola Wailuanui, or a stewardship and restoration group that will provide inclusive and appropriate community based stewardship;
- New request that the BLNR require any future RP holder to comply with HRS343 and at the minimum **perform an Environmental Assessment (EA)**. The EA shall consider direct, indirect, and cumulative impacts that may occur as a result of the proposed use.

This could be a first step in restoring wetlands in this area which will help Kapa'a with rising sea levels from climate change.

Thank you for your due diligence with this very important issue for this valuable and important land on Kauai.

Aloha,
Mary Lu Kelley

From: peggy.kemp@hawaiiantel.net
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Support for termination of RPs re Coco Palms
Date: Monday, July 24, 2023 10:14:39 AM

Dear Sirs,

I support the BLNR staff recommendation to terminate the Tax Map Keys: (4) 4-1003:044, (4) 4-1-003:017 and (4) 4-1-005:por. 017 RP's effective 12/31/23.

I further support the granting of new RP's to a community based organization such as I Ola Wailuanui, or a stewardship and restoration group that will provide inclusive and appropriate community based stewardship.

I request also that the BLNR require any future RP holder to comply with HRS343 and at the minimum perform an Environmental Assessment (EA). The EA shall consider direct, indirect, and cumulative impacts that may occur as a result of the proposed use.

Thank you,

Peggy J. Kemp

PO Box 987, Kapaa HI 96746

(808) 651-7617

From: [Lorna Larsen-Jeyte](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Coco Palms Ventures
Date: Monday, July 24, 2023 2:28:01 PM

Please revoke the former permits for the present developers who don't give a rip about Hawaii aina. Let another group more closely tied to the cultural and historic practices of Hawaii pursue an EIS and determine the future of this special place. the present developers don't care and I'll bet they never spiritually cleansed the land or asked for permission from akua to pursue their mission of making profit off our beloved aina.

Mahalo

Lorna Larsen Jeyte

keiki o ka aina

Volcano Hawaii

Sent from my iPhone

From: [lever](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Coco Palms
Date: Monday, July 24, 2023 12:31:23 PM

Aloha,

Pua Rossi-Fukino (Board President)
Mason Chock (Board VP)
April Martin (Tech assistant)

Please be advised that I whole-heartedly support these three points regarding Coco Palms.

- **Support the BLNR staff recommendation to terminate the Tax Map Keys:** (4) 4-1003:044, (4) 4-1-003:017 and (4) 4-1-005:por. 017 RP's effective 12/31/23;
- Further support the **granting of new RP's to a community based organization** such as I Ola Wailuanui, or a stewardship and restoration group that will provide inclusive and appropriate community based stewardship;
- Request also that the BLNR require any future RP holder to comply with HRS343 and at the minimum **perform an Environmental Assessment** (EA). The EA shall consider direct, indirect, and cumulative impacts that may occur as a result of the proposed use.

Please put this ridiculous saga to an end.

Thank You,

Scott Lever
Ph: 612-209-8131
Em: lever@usinternet.com

From: [Jeremy Lloyd](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Testimony: Please Support the BLNR staff recommendation to terminate the Tax Map Keys: (4) 4-1003:044, (4) 4-1-003:017 and (4) 4-1-005:por. 017 RP's effective 12/31/23
Date: Monday, July 24, 2023 12:33:40 PM

Aloha!

As a resident of Kaua'i, we urge you to please support the BLNR staff recommendation to terminate the Tax Map Keys: *4) 4-1003:044, (4) 4-1-003:017 and (4) 4-1-005:por. 017.*

Please also support the granting of new RP's to a community based organization, ideally the I Ola Wailuanui who has done extensive work on creating a space for our community or a stewardship and restoration group that will provide inclusive and appropriate community based stewardship and ownership.

I also request that the BLNR require ANY future RP holder to comply with HRS343 and at the minimum perform an EA. The EA shall consider direct, indirect and cumulative impacts that may occur as a result of the proposed use.

This is important. Please feel free to reach out with any questions.

Mahalo,
Jeremy Lloyd

From: [Ivory Lloyd](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Support the BLNR staff recommendation to terminate the Tax Map Keys: (4) 4-1003:044, (4) 4-1-003:017 and (4) 4-1-005:por. 017 RP's effective 12/31/23
Date: Monday, July 24, 2023 12:32:20 PM

Aloha!

As a resident of Kaua'i, we urge you to please support the BLNR staff recommendation to terminate the Tax Map Keys: *4) 4-1003:044, (4) 4-1-003:017 and (4) 4-1-005:por. 017.*

Please also support the granting of new RP's to a community based organization, ideally the I Ola Wailuanui who has done extensive work on creating a space for our community or a stewardship and restoration group that will provide inclusive and appropriate community based stewardship and ownership.

I also request that the BLNR require ANY future RP holder to comply with HRS343 and at the minimum perform an EA. The EA shall consider direct, indirect and cumulative impacts that may occur as a result of the proposed use.

This is important. Please feel free to reach out with any questions.

Mahalo,
Ivory Kealani Lloyd
ivorykealani@gmail.com

From: [judith_matola](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Agenda, D5
Date: Monday, July 24, 2023 1:26:47 PM

I am writing in regard to agenda D5 and why it should be voted against. I have lived up in Wailua Homestead more than half my life even remembering before there was a light down at the highway on the corner of Coco palms. There was no traffic there was a wonderful beach a restaurant across the street wonderful memories I'm afraid if there is a hotel built there, it will cause even more havoc to the traffic congestion. But most importantly, it's a slap in the face to the Hawaiian people. This . is their land, and everyone on Kauai is against the development of a new hotel there .I am begging you to please do what the people of Kauai want.We need a Park, a Hawaiian, cultural center free space for people to roam not another hotel.
Sent from my iPhone

From: [Joshua Owens](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Coco Palms BLNR Concern
Date: Monday, July 24, 2023 10:10:19 AM

Aloha,

I am writing to support terminating the following Tax Map Keys in regard to the Coco Palms development plan. I do NOT support any further commercial development of the Coco Palms property. **(4) 4-1003:044, (4) 4-1-003:017 and (4) 4-1-005:por. 017 RP's effective 12/31/23;**

I DO support the **granting of new RP's to a community based organization** such as I Ola Wailuanui, or a stewardship and restoration group that will provide inclusive and appropriate community based stewardship.

I also request that the BLNR require any future RP holder to comply with HRS343 and at the minimum **perform an Environmental Assessment (EA)**. The EA shall consider direct, indirect, and cumulative impacts that may occur as a result of the proposed use.

Much Mahalo,
Josh Owens

From: [Lynn Parker](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Please revoke Coco Palms developer permit
Date: Monday, July 24, 2023 11:48:37 AM

Dear BLNR:

Per your staff recommendation to terminate the tax map keys, I strongly advocate for pulling the permits from the developers. They have acted in bad faith, and our island doesn't need another traffic-causing hotel. Please have any future RP holder to perform an environmental assessment, and please grant a new RP to a community based organization such as iOla Wailuanui. Thank you,

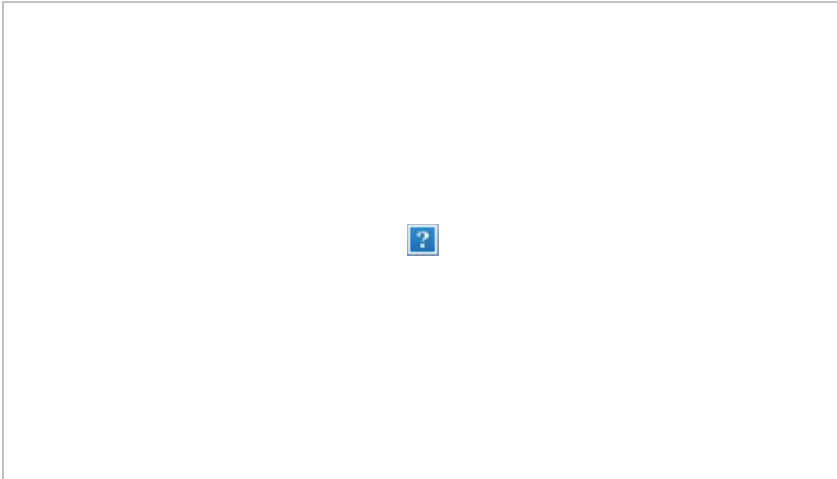
Lynn Parker, Koloa resident

From: [Steve Parsons](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] REvoke Coco Palms Permits
Date: Monday, July 24, 2023 11:14:26 AM

Aloha Board,

PLEASE revoke the building permits for the Coco Palms resort. My primary reason is Climate Change! SLR (Sea Level Rise) is accelerating and Much of The Coco Palms property is low lying and is in the SLR exposure area. Kauai needs this land for "Managed retreat" Buffer zone and the Hwy, will most likely need to be moved inland. Furthermore, we have a tremendous need for affordable housing Lastly, the cultural significance/importance cannot be overstated. To restore this sacred land to the Hawaiian People would in a small way help in making amends for all the stolen lands.

Mahalo,
Steve Parsons, Member of Kauai Climate Action Coalition, Kauai EV, Surfrider Foundation, Climate Restoration Advocate!
Hanapepe Kauai
808-651-3232c
REALTOR® Broker, RB-22077
kwBig Island | RB-23793



From: [Sylvia Partridge](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] TESTIMONY re termination of RPs involving Coco Palms
Date: Monday, July 24, 2023 11:20:47 AM

I am supporting:

- 1) **the BLNR staff recommendation to terminate the Tax Map Keys:** (4) 4-1003:044, (4) 4-1-003:017 and (4) 4-1-005:por. 017 RP's effective 12/31/23
- 2) Further supporting the **granting of new RP's to a community based organization** such as I Ola Wailuanui, or a stewardship and restoration group that will provide inclusive and appropriate community based stewardship;
- 3) Also Requesting that the BLNR require any future RP holder to comply with HRS343 and at the minimum **perform an Environmental Assessment (EA)**. The EA shall consider direct, indirect, and cumulative impacts that may occur as a result of the proposed use.

Sylvia Partridge
3800 Kamehameha Rd, # 22
Princeville HI 96722
sylpartridge@yahoo.com

[Sent from Yahoo Mail for iPhone](#)

From: bpenn@hawaii.rr.com
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Coco Palms permits
Date: Monday, July 24, 2023 11:04:22 AM

- **Aloha, I am in Support of the BLNR staff recommendation to terminate the Tax Map Keys:** (4) 4-1003:044, (4) 4-1-003:017 and (4) 4-1-005:por. 017 RP's effective 12/31/23;
- Further support the **granting of new RP's to a community based organization** such as I Ola Wailuanui, or a stewardship and restoration group that will provide inclusive and appropriate community based stewardship;
- Request also that the BLNR require any future RP holder to comply with HRS343 and at the minimum **perform an Environmental Assessment (EA)**. The EA shall consider direct, indirect, and cumulative impacts that may occur as a result of the proposed use.

As a resident of Wailua I pass by these ruins almost daily. I find it ridiculous that developers would want to put another hotel there with all of the coastal erosion and traffic nightmares. The vast majority of our community is in support of a cultural center and restoration of the fish ponds and sacred burial sites.

Please revoke these permits.

Mahalo,
Barbara Penn
644 Kamalu Rd
Kapaa, HI 96746

From: [Gordon Peterson](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Coco Palms Ventures LLC - Terminate Revocable Permits
Date: Monday, July 24, 2023 12:35:17 PM

Aloha Board of Natural Land and Resources,

On your meeting schedule July 28, 2023 please support BLNR staff recommendation to terminate the Tax Map Keys: (4) 4-1003:044, (4) 4-1-003:017 and (4) 4-1-005:por. 017 RP's effective 12/31/23.

Additionally:

- Please support the granting of any new revocable permits to a community-based organization such as I Ola Wailuanui, or a stewardship and restoration group that will provide inclusive and appropriate community-based stewardship.
- Also, I request that the BLNR require any future revocable permit holder to comply with HRS343 and at the minimum perform an Environmental Assessment (EA). The EA shall consider direct, indirect, and cumulative impacts that may occur as a result of the proposed use.

Mahalo for your time and consideration.

Gordon Peterson
Princeville Ag
634-9535

From: [Helen Picca](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Revocable permits for Coco Palms
Date: Monday, July 24, 2023 1:10:35 PM

Sirs, I wholeheartedly support the rejection of Revocable Permit numbers S-7407, 7444 and 7613 to Coco Palms.

I further support the transfer of these permits to I Ola Wailuanui for cultural stewardship of this sacred land.

Mahalo

Helen Picca

Anahola

Hawaii

--

Helen Picca

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

From: linda@kauaidesign.com
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Revocation of permits
Date: Monday, July 24, 2023 11:27:09 AM
Attachments: [Outlook-0ngwvy1i.png](#)

I am so very happy to see on the agenda for your 7/28 meeting:

Termination of Revocable Permit Nos. S-7407, S-7444 and S-7613 Effective December 31, 2023, to Coco Palms Ventures LLC, Permittee, Wailua, Kawaihau, Kauai, Tax Map Keys: (4) 4-1003:044, (4) 4-1-003:017 and (4) 4-1-005:por. 017

I fully support the BLNR staff recommendataion to terminate the revocable permits pertaining to the former Coco Palms property.

The string of owners have failed miserably to revive a hotel at that site, nor is it appropriate to do so. The current owners have shown blatant disrespect for the property and the legal processes required to restore it.

The north and south shores have been designated for development of hotel accommodations on Kauai, not the most heavily populated east side of Kauai where traffic bottlenecks occur daily and erosion is already washing away Wailua Beach.

For more than 10 years, since the days of FRIENDS OF COCO PALMS, I've been engaged in conversations about re-purposing that sacred land for a community multi-purpose cultural center as proposed by I Ola Wailuanui. My hope is that dream is starting to materialize. Revocation of the permits is the first step.

Thank you for doing the right thing for the land, local residents, and potentially even the visitors to Kauai.

Linda Pizzitola
KauaiDesign.com
Mobile 808.635.3703
Home office 808.822.0055



facebook.com/kauaidesign
instagram.com/kauai_design

From: [Wendy](#)
To: [DLNR, BLNR, Testimony](#)
Subject: [EXTERNAL] Coco Palms
Date: Monday, July 24, 2023 1:12:56 PM

It's great news that the BLNR may be revoking the revocable permit of the Wailua land parcels listed below!

- I support the BLNR staff recommendation to terminate the Tax Map Keys: (4) 4-1003:044, (4) 4-1-003:017 and (4) 4-1-005:por. 017 RP's effective 12/31/23.
- I also support the granting of new RP's to the community based organization, I Ola Wailuanui, or any stewardship and restoration group that will provide conscientious care of these sacred lands. I will add that I'm extremely partial to minimizing the human imprint on these lands and maximizing the peace and glory of unobstructed nature. **A nature sanctuary**, including signage about old Hawaiians and their presence in Wailua, would be my vote. With walking paths, benches, maybe a bike path...i.e. birds, trade winds, the sound of ocean waves, palm trees. But also with a strong protective presence safeguarding the public, keeping restrooms clean, and keeping vagrants and substance-abusers out, both day and night. (If this entails charging a nominal fee to enter and restricting usage to 2-3 hours, so be it.)
- I request that the BLNR require future RP holders to comply with HRS343 and to perform an Environmental Assessment (EA).
- I also request that under whoever's auspices these precious lands next fall, that the BLNR, the Mayor, and the County Council hold them fully accountable regarding time lines, permits, and slated plans. No one should be holding important and highly visible portions of this island, then letting it go to seed or become a public eyesore or issue of community disapproval.
- Although anything would be better than what we have there now, as a long-time resident of Wailua (right up in the Houselots), my overriding sentiment is that this INCREDIBLE place, that exudes peace, tranquility, and genuine solace, should NOT BE paved over for parking or in any way turned into an 'attraction' drawing in tons of people. We don't need a gathering place—Lydgate is right there for that stuff—and we don't need a museum, cultural center, or any buildings at all, IMO. The greater the human imprint, the more the 'sacred' becomes secondary or even non-existent. Do we want to study the human history of the place or do we want to **experience** it? It's the sacredness we need to protect, not OUR RIGHT to mess with it. (People often have a hard time letting nature just be nature.)

I know you'll do what's pono.

Wendy Raebeck

--



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[k=w+m+raebeck&i=stripbooks&crd=3ILZB658RH7U7&sprefix=w.+m.+r%2Cstripbooks%2C212&ref=nb_sb_ss_ts-doa-p_1_7](https://www.amazon.com/s?k=w+m+raebeck&i=stripbooks&crd=3ILZB658RH7U7&sprefix=w.+m.+r%2Cstripbooks%2C212&ref=nb_sb_ss_ts-doa-p_1_7)

From: [Douglas Ross](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL]
Date: Monday, July 24, 2023 4:37:55 PM

Aloha,

As a 16 year resident of Kauai and 30 years of driving by the ruins of Coco Palms, I support the BLNR staff recommendation to terminate the Tax Map Keys: (4) 4-1003:044, (4) 4-1-003:017 and (4) 4-1-005:por. 017 RP's effective 12/31/23;

I support the granting of new RP's to a community based organization such as I Ola Wailuanui, or a stewardship and restoration group that will provide inclusive and appropriate community based stewardship;

I Request also that the BLNR require any future RP holder to comply with HRS343 and at the minimum perform an Environmental Assessment (EA). The EA shall consider direct, indirect, and cumulative impacts that may occur as a result of the tha may occur as a result of the proposed use.

I am a private tour guide on Kaua'i and I stop at the Coco Palms every tour to explain the area from the CP to all the heiaus.

We need a cultural center to harken back to the importance of the wailua awapua'a to the Hawaiians. The state has those nice diagram illustration things on the bike path makai to the Hilton garden inn and those could lead people over the bridge to the center. How beautiful that would be.

To have it look as it did in Blue Hawaii minus the hotel and add people learning and teaching hula,

THE BEST, IMO.

Mahalo for your time and consideration to this very important, long lingering, issue concerning the Coco Palms.

Douglas Ross
6052H Olohena Rd
Kapaa, Hi
8086312674

From: haunani@aloha.net
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] TESTIMONY on SUPPORT TO TERMINATE RP"S/July 28, 2023 Agenda/Coco Palms
Date: Monday, July 24, 2023 11:28:09 AM

Aloha Board of Natural and Resources (BLNR),

I am a property owner that owns a parcel of land on Koki Road in the Wailua Houselots Subdivision on the island of Kauai. After witnessing the gross neglect of this area over the years, and having to pass it on a daily basis, I humbly ask for your kokua on the following:

I am writing in SUPPORT of BLNR staff recommendation to TERMINATE the Following Revocable Permits Tax Map Keys to Coco Palms Ventures LLC, Permittee, Wailua, Kawaihau, Kauai Tax Map Keys listed below:

(4) 4-1003-044, (4) 4-1-003:017, (4)4-1-005:por, 017 RPS effective 12/31/2023.

I also further SUPPORT your organization granting new RP's to a community based organization such as I Ola Wailuanui or a stewardship and restoration group that will provide inclusive and appropriate community based stewardship of this area.

I would also like to add to the request that the BLNR require any future RP holder to comply with HRS343 and at the minimum perform an EA (Environmental Assessment). The EA shall consider direct, indirect, and cumulative impacts that may occur as a result of the proposed use of the land.

Sincerely,

Haunani Rossi, property owner

From: stevenkauai@me.com
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Termination of Revocable Permit Nos. S-7407, S-7444 and S-7613
Date: Monday, July 24, 2023 3:30:08 PM

Dear BLNR:

I support the BLNR staff recommendation to terminate the Tax Map Keys: (4) 4-1003:044, (4) 4-1-003:017 and (4) 4-1-005:por. 017 RP's effective 12/31/23;

I further support the granting of new RP's to a community based organization such as I Ola Wailuanui, or a stewardship and restoration group that will provide inclusive and appropriate community based stewardship.

I request also that the BLNR require any future RP holder to comply with HRS343 and at the minimum perform an Environmental Assessment (EA). The EA shall consider direct, indirect, and cumulative impacts that may occur as a result of the proposed use..

This is extremely important for our Kauai community and the health of the island. That you for your consideration.

Steven V. Ruddell

From: hrhi@aol.com
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Termination of permits for Coco Palms
Date: Monday, July 24, 2023 10:26:02 AM

As a retired land Use Planner and a Former Kauai Historic Preservation Review Commissioner I

- **Support the BLNR staff recommendation to terminate the Tax Map Keys:** (4) 4-1003:044, (4) 4-1-003:017 and (4) 4-1-005:por. 017 RP's effective 12/31/23;
- Further support the **granting of new RP's to a community based organization** such as I Ola Wailuanui, or a stewardship and restoration group that will provide inclusive and appropriate community based stewardship;
- Request also that the BLNR require any future RP holder to comply with HRS343 and at the minimum **perform an Environmental Assessment (EA)**. The EA shall consider direct, indirect, and cumulative impacts that may occur as a result of the proposed use.

Mahalo
Anne Schneider

From: [Michael Smith](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Please terminate RP's related to Coco Palms as soon as possible
Date: Monday, July 24, 2023 4:26:02 PM

Dear BLNR members,

I am writing to you to please terminate the Revocable Permit Numbers S-7407, S-7444 and S-7613 to Coco Palms Ventures LLC, Permittee, related to Tax Map Keys: (4) 4-1-003:044, (4) 4-1-003:017 and (4) 4-1-005:por. 017, as soon as possible. The affected locations related to these RP's have become a blight on Kauai for the last 31 years! It is well past time to end this fiasco! Over the years because of the neglect at these locations all types of illegal activities have taken place. Additionally, the fees charged for these RP's is ridiculously low and appears to be no more than a token of their real value.

I applaud the BLNR staff's recommendation to terminate the above described RP's and urge you to follow through with their recommendation.

Sincerely,

Michael L Smith
389 Laaukea Place
Kapaa, HI., 96746

Sent from my iPad

From: [Shannan Smith](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Testimony
Date: Monday, July 24, 2023 1:18:03 PM

Aloha

I want to send this written testimony stating my Support for the BLNR staff recommendation to terminate the Tax Map Keys: (4) 4-1003:044, (4) 4-1-003:017 and (4) 4-1-005:por. 017 RP's effective 12/31/23. I further support the granting of new RP's to a community based organization such as I Ola Wailuanui, or a stewardship and restoration group that will provide inclusive and appropriate community based stewardship. My last request is that the BLNR require any future RP holder to comply with HRS343 and at the minimum perform an Environmental Assessment (EA). The EA shall consider direct, indirect, and cumulative impacts that may occur as a result of the proposed use.

Please take this into consideration; Kauai needs your support.

Mahalo,
Shannan Smith
808-647-9822

From: [Anjani](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Coco Palm's Permits
Date: Monday, July 24, 2023 2:56:10 PM

Bureau of Land & Natural Resources,

As a 64 yr. Old resident of Hawai'i who is concerned about the egregious abuse to the a'ina and the people's trust, I am writing in support of the following:

- **I support the BLNR staff recommendation to terminate the Tax Map Keys:** (4) 4-1003:044, (4) 4-1-003:017 and (4) 4-1-005:por. 017 RP's effective 12/31/23;
- I further support the **granting of new RP's to a community based organization** such as I Ola Wailuanui, or a stewardship and restoration group that will provide inclusive and appropriate community based stewardship;
- I respectfully request also that the BLNR require any future RP holder to comply with HRS343 and at the minimum **perform an Environmental Assessment** (EA). The EA shall consider direct, indirect, and cumulative impacts that may occur as a result of the proposed use.

Mahalo for your consideration of these matters in your final determination of the project.

Mahalo,
Anjani Thomas

From: [vernon family](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Coco palms
Date: Monday, July 24, 2023 11:52:17 AM

Please revoke development permits and issue to community organization instead.
Please include e.a. In all new permits.
Thanks for your support of revoking unsustainable building permits.
Ian Vernon 808-652-4102

From: [Kelly Sinclair Vicars](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Testimony in support of terminating Tax Map Keys (4) 4-1003:044, (4) 4-1-003:017 and (4) 4-1-005:por. 017
Date: Monday, July 24, 2023 10:47:24 AM

Dear BLNR,

I am a Kauai resident writing in strong support of the BLNR staff recommendation to terminate the Tax Map Keys (4) 4-1003:044, (4) 4-1-003:017 and (4) 4-1-005:por. 017 effective 12/31/23 in connection with Coco Palms Ventures LLC's proposed permits in Wailua, Kauai.

Please grant new RP's to a community based organization (such as I Ola Wailuanui) or a stewardship and restoration group that will provide inclusive and appropriate community based stewardship for this place, which holds huge cultural and spiritual significance to the Hawaiian people and the island of Kauai.

Furthermore, I request that the BLNR require any future RP holder to comply with HRS343 and at the minimum perform an Environmental Assessment (EA).

Thank you,
Kelly
Kauai resident

From: [Valerie Weiss](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Coco Palms Permit Termination
Date: Monday, July 24, 2023 12:16:02 PM

Aloha BLNR.

Mahalo for your consideration in possibly rescinding the permit for the Coco Palms. *Termination of Revocable Permit Nos. S-7407, S-7444 and S-7613.*

I am in support of the following and request that you support this as well.

- **Support the BLNR staff recommendation to terminate the Tax Map Keys:**
(4) 4-1003:044, (4) 4-1-003:017 and (4) 4-1-005:por. 017 RP's effective 12/31/23;
- Further support the **granting of new RP's to a community based organization** such as I Ola Wailuanui, or a stewardship and restoration group that will provide inclusive and appropriate community based stewardship;
- Request also that the BLNR require any future RP holder to comply with HRS343 and at the minimum **perform an Environmental Assessment (EA)**. The EA shall consider direct, indirect, and cumulative impacts that may occur as a result of the proposed use.

As we all are well aware, this is one of our most historically significant properties on Kauai and possibly in the state. Damage has been done by having the previous Hotel built on this site and further damage has been done by the current permit holders. We can and should take this last chance to restore and save this property now.

Additionally the property is in the way of an encroaching, steadily rising, sea. It sits where our worst traffic nightmare is located. The island has many resorts that have been built since the property was devastated by the hurricane and we do not need another at this gridlocked location.

Let's do what we can right now to stop further desecration to this royal location on our Coconut Coast.

Mahalo nui loa.

Valerie Weiss
Wailua Homesteads

From: [John Wert](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Coco Palms Testimony
Date: Monday, July 24, 2023 1:25:54 PM

Bureau of Natural Resources (BLNR),

I am submitting this testimony in support of the following actions:

1. *Termination of Revocable Permit Nos. S-7407, S-7444 and S-7613 Effective December 31, 2023, to Coco Palms Ventures LLC, Permittee, Wailua, Kawaihau, Kauai, Tax Map Keys: (4) 4-1003:044, (4) 4-1-003:017 and (4) 4-1-005:017, RP's effective 12/31/23;*
2. I wholeheartedly support the **granting of new RP's to a community based organization** such as I Ola Wailuanui, or a stewardship and restoration group that will provide inclusive and appropriate community based stewardship;
3. I also request that the BLNR require any future RP holder to comply with HRS343 and at a minimum **perform an Environmental Assessment** (EA). The EA shall consider direct, indirect, and cumulative impacts that may occur as a result of the proposed use.

Your assistance in this matter will be greatly appreciated.

Prof John C Wert, Wailuku



Virus-free. www.avast.com

To: blnr.testimony@hawaii.gov

From: Mary Williamson, Kaua`i

July 24, 2023

Leave It.

I'm currently training a dog. He's probably a former hunting dog, used to being wild and free and doing whatever he wants, whenever and wherever he wants. One of the commands he's learning is "Leave It." When tempted by an enticing toy or seemingly delicious treat, he needs to know if and when it's actually a bad idea for him to have it.

It's my opinion that the same goes for the Wailuanui wetlands, the site of the CocoPalms ruins. At first look, this coastal area appears desirable for (re)development. But that would be a bad idea, bad for the well-being of Kaua`i.

Why? Some negatives of redevelopment include increased traffic, increased solid waste and sewage, flooding, and more. Some of the positives for "leaving it" — restoring this historic area to a more natural state — include protecting native birds, growing food, perpetuating culture, and allowing the wetlands to act as a sponge for heavy rains and other effects of climate change.

Further,

- I support BLNR staff's recommendation to terminate these Tax Map Keys: (4) 4-1003:044, (4) 4-1-003:017 and (4) 4-1-005:por. 017 RPs effective 12/31/23;
- I support granting a new RP to a community based organization such as I Ola Wailuanui, or a group that will provide inclusive and appropriate community-based stewardship; and,
- I want any future RP holder to comply with HRS343, and, at the minimum, perform an Environmental Assessment (EA). The EA shall consider all direct, indirect, and cumulative impacts that a proposed use may cause.

Mahalo for your consideration.

From: [Mark Wolfendale](#)
To: [DLNR.BLNR.Testimony](#)
Cc: [Cindy Wolfendale](#)
Subject: [EXTERNAL] Support for I Ola Wailuanui
Date: Monday, July 24, 2023 11:41:57 AM

Aloha Council Members

My wife and I strongly support the current effort to protect Kauai's unique cultural environment. **Past local leaders have successfully fought against over commercialization** and, as a result, Kauai retains much more of its natural beauty and Aloha culture than our neighbor islands.

We ask that you continue this ongoing fight against the relentless growth of tourism at the expense of the quality of life of your families, neighbors and Kauai residents.

Cynthia and I support the BLNR staff recommendation to terminate the Tax Map Keys :(4) 4-1003:44. (4) 4-1-003:017 and (4) 4-1-005 RP's effective 12/31/23.

We further support the granting of new RP's to a community based organization such as I Ola Wailuanui, or a stewardship and restoration group that will provide inclusive and appropriate community based stewardship;

We also request that the BLNR require any future RP holder to comply with HRS343 and at the minimum perform an Environmental Assessment (EA). The EA shall consider direct, indirect, and cumulative impacts that may occur as a result of the proposed use.

Request that you continue the fight to protect Kauai for future generations.

Cynthia S. Wolfendale
Mark A Wolfendale
mark.wolfendale88@gmail.com

From: [James Wong](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] On agenda item D 5
Date: Monday, July 24, 2023 2:44:22 PM

I, James Wong, **Support the BLNR staff recommendation to terminate the Tax Map**
Keys: (4) 4-1003:044, (4) 4-1-003:017 and (4) 4-1-005:por. 017 RP's
effective 12/31/23

Further support the **granting of new RP's to a community based organization** such as I Ola Wailuanui, or a stewardship and restoration group that will provide inclusive and appropriate community based stewardship;

- Request also that the BLNR require any future RP holder to comply with HRS343 and at the minimum **perform an Environmental Assessment (EA)**. The EA shall consider direct, indirect, and cumulative impacts that may occur as a result of the proposed use.....sincerely, James Wong

Sent from iSpud

From: [Magenta Zelkovsky](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Regarding Agenda Item D-5
Date: Monday, July 24, 2023 1:49:52 PM

- **Support the BLNR staff recommendation to terminate the Tax Map Keys:** (4) 4-1003:044, (4) 4-1-003:017 and (4) 4-1-005:por. 017 RP's effective 12/31/23;
- Further support the **granting of new RP's to a community based organization** such as I Ola Wailuanui, or a stewardship and restoration group that will provide inclusive and appropriate community based stewardship;
- Request also that the BLNR require any future RP holder to comply with HRS343 and at the minimum **perform an Environmental Assessment (EA)**. The EA shall consider direct, indirect, and cumulative impacts that may occur as a result of the proposed use.

From: [Beth Armstrong](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] SUPPORT for the restoration of Coco Palms Resort [RP Nos. S-7407, S-7444 and S-7613]
Date: Wednesday, August 9, 2023 11:58:24 AM

Good Afternoon Chair Chang and members of the Board of Land and Natural Resources,

My name is Mary Wilkinson and I am testifying in support of the restoration of Coco Palms Resort, and continued assignment of Revocable Permit Nos. S-7407, S-7444 and S-7613 to Coco Palms ownership.

The lands associated with these Revocable Permits have been assigned to Coco Palms owners for 70 years, since before statehood.

These same lands are also on the state and national historic register as part of the Coco Palms Resort Historic District.

As such, it is important to ensure these lands continue to be assigned to Coco Palms owners to preserve the historic uses recognized by state and federal governments.

We urge you to consider these factors because we finally have a new owner with the resources, expertise, and unwavering commitment to responsibly complete the restoration after 30 years of prior failures.

IMPORTANT FACTS TO KEEP IN MIND:

JOB CREATION - During construction and demolition, over 250 direct local jobs are expected to be generated. Countless more indirect and induced jobs within the community are also expected thanks to spending from this workforce. Once operational, Coco Palms is expected to employ scores of full-time local employees.

ECONOMIC IMPACTS - Over \$200 million in direct investments will be made by Reef Capital in construction alone. Millions more are expected to be generated within the community thanks to workforce spending. Once operational, the resort is expected to generate millions annually within the local economy.

CULTURAL ADVISORY COMMITTEE - The Coco Palms team is establishing a cultural advisory group to help guide the development activities at the property. The group is composed of respected Native Hawaiian leaders and kupuna from the area.

CULTURAL CENTER - A vital and important component of the project will be a cultural center and museum to honor the history of Kaua'i, this site, and Coco Palms. The center will be developed by Reef Capital as a community benefit for locals as well as visitors.

Mahalo,

Mary

From: [Darcy Attisani](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Coco Palms Testimony
Date: Tuesday, August 8, 2023 8:49:27 AM

I am writing in support of the Coco Palms area to be used for community based management to preserve cultural, environmental and historical preservation.

I support for the recommendation to terminate the Revocable Permits assigned to Coco Palms Ventures

- Further support for granting new RP's to community based organizations such as I Ola Wailuanui. Whoever receives the permits needs to be committed to providing inclusive and appropriate community based stewardship and restoration.

- A request that the BLNR require any future RP holder to comply with HRS343 and at the minimum perform an Environmental Assessment on the impacts of the proposed

Aloha,

Darcy Attisani

Sent from my iPhone

From: [De Austin](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] I support Item D-7
Date: Thursday, August 10, 2023 9:00:13 AM

Aloha, members of the Board of Land and Natural Resources,

Although I live on Maui, I have watched with growing apprehension the news surrounding the property formerly known as the Coco Palms Hotel. As a native Hawaiian who trace her lineage to pre-colonization times, it is especially heart-rending for me to pay witness such flagrant disregard for our lands.

In light of our state's constitution, I strongly oppose any more unfettered "development" of these lands, and as your organization states "Enhance, protect, conserve and manage Hawaii's unique and limited natural, cultural and historic resources held in public trust for current and future generations of the people of Hawaii nei".

Please TERMINATE the Revocable Permits assigned to Coco Palms Ventures.
Please grant Revocable Permit **to community based organizations** such as I Ola Wailuanui. I absolutely support that any future RP holder complies with HRS343 and at the least, perform an environment assessment impact of any proposed use, a request of which I Ola Wailuanui is completely supportive.

The ongoing torture of uselessly wagging a finger at Coco Palms must be countered with strong admonition and an absolute refusal of any partnership with them, as they have repeatedly shown a lack of respect ofr our laws and our cultural traditions. This parcel of land legally considered "ceded lands" and under the 1959 Admissions Act are intended to benefit Native Hawaiians.

Please embrace your role as Kiai 'āina, and push these perpetrators back, these foreigners who see little value in anything green unless it's the American dollar.

With respect,

D. Austin

From: [Laurie And James](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Wailuanui (Coco Palms)
Date: Thursday, August 10, 2023 8:13:52 AM

Aloha,
Chairperson Dawn Chang and Blnr Members,

Mahalo for taking the time to read our testimony.

We are writing in to support item D7 and to terminate the Revocable Permits assigned to Coco Palm Ventures and all LLC's who do not have the best interest for our community.

Granting new RP's to a community based organization such as I Ola Wailuanui, who would be a better choice to Stewardship and Restore this area.

We would like to see a Culture Center, where the tourist and kama'aina can come and learn about the significance of this area and our island.

We cannot, see another "Hotel" being built in this corridor of our island, there's no room. Not enough water, nor treatment plant to accommodate any more hotels.

In the future we would like Blnr to require any RP holder to comply with HR343 and to perform an EA at minimum. Mahalo,

"Ua Mau ke Ea o ka 'Aina i ka Pono"
"Ola i ka Wai"

Sincerely,
Laurie Avilla and Ohana

From: [Elif Cuceloglu Beall](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Testimony in Support of Item D-7 for 8/11/23 BLNR Meeting
Date: Thursday, August 10, 2023 7:49:17 AM

Aloha BLNR Members,

I'm writing in support of Item D-7 on this Friday's agenda, the recommendation to terminate the Revocable Permits assigned to Coco Palms Ventures in the Wailua area of Kaua`i.

Given the significant cultural and environmental importance of this wetlands area, I further support the granting of new Revocable Permits to community-based organizations (such as I Ola Wailuanui) which are seeking to restore this area through a more appropriate stewardship model.

I also ask that the BLNR require any future Revocable Permit holder to comply with HRS343 and at the minimum perform an Environmental Assessment on the impacts of the proposed use.

Thank you for your attention.

Sincerely,
Elif Beall
Kilauea, Kaua`i

From: [Bonnie Bee](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Re: Item D-7 - BLNR meeting 11 August '23 Please Revoke permit(s) S-7407, S-7444, S-7613, Effective: 31 December 2023
Date: Monday, August 7, 2023 6:55:05 PM

7 August 2023

PO Box 30848 Anahola, Kaua`i Hawai`i
96703-0848

State of Hawaii (BLNR)
Board of Land & Natural Resources
PO Box 621
Honolulu, Hawai`i 96809

**RE YES, Please:
REVOCATION of permit(s)-7407,
S-7444, S-7613
of Permittee:
Coco Palms Ventures, LLC
Wailua, Kawaihau, Kaua`i
TMK(s): (4)4-1003:044,
(4)4-1-003:017
and (4)4-1-005:por.017.**

Dear Board of Department Land & Natural
Resources (BLNR) ~ Chairperson Dawn
Chang and Members:

Aloha! Appreciation for the BLNR on 11
August 2023 to make pololei (correct)
decision / determination to approve the
following:

*Termination of Revocable Permit Nos. S-
7407, S-7444 and S-7613 Effective
December 31, 2023, to Coco Palms
Ventures LLC, Permittee, Wailua, Kawaihau,*

Kauai, Tax Map Keys: (4) 4-1003:044, (4) 4-1-003:017 and (4) 4-1-005:por. 017.

PLEASE !!! - We implore the BLNR to take this pololei (correct) action on 11 August 2023.

Desecration to finally pau.

Furthermore we support the **granting of new RP's to a community based organization** such as I Ola Wailuanui, or other that provides a comprehensive plan of stewardship presenting complete restoration of the sacred `Āina [formerly ('known as - Coco Palms')] providing inclusive and appropriate community-based stewardship for this sacred `āina.

Additionally, we recommend that the BLNR require any future RP holder to comply with HRS 343 - mandate an Environmental Impact Statement (EIS) - - - - at the bare minimum **perform an Environmental Assessment (EA)**. The EIS or EA shall consider direct, indirect, and cumulative impacts that may occur as a result of the proposed use.

MAHALO plenty for the consideration of the body of BLNR to the pololei (correct) action regarding ALL the permit(s) named above - their revocation - from Coco Palms Ventures LLC -
MAHALO Plenty BLNR Members !

ALOHA `Āina

Mālama Pono

Sincere ALOHA,

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

From: [Dana Bekeart](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] RP for Coco Palms
Date: Tuesday, August 8, 2023 10:49:12 AM

My testimony to DLNR is in regards to item D-7 on this week's agenda.

I support terminating the RP for Coco Palms Ventures.

My main reason is that they have been given more than enough time and State and County resources to have accomplished some goal. Instead, they have failed repeatedly to move in any worthwhile direction. Not one promise from them has been met.

It's time for us to move ahead, and not be held down by the failures of the past and present

Thank you for your time.

Dana Bekeart, long time Kapaa resident

--

danab4636@gmail.com

From: [Beryl Blaich](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] RE: Termination of Revocable Permit Nos. S-7407, S-7444 and S-7613 Effective December 31, 2023, to Coco Palms Ventures LLC, Permittee, Wailua, Kawaihau, Kauai, Tax Map Keys: (4) 4-1003:044, (4) 4-1-003:017 and (4) 4-1-005:por. 017
Date: Wednesday, August 9, 2023 2:38:57 PM

August 9, 2023

RE: Termination of Revocable Permit Nos. S-7407, S-7444 and S-7613 Effective December 31, 2023, to Coco Palms Ventures LLC, Permittee, Wailua, Kawaihau, Kauai, Tax Map Keys: (4) 4-1003:044, (4) 4-1-003:017 and (4) 4-1-005:por. 017

Dear Members of the Board of Land and Natural Resources:

Please vote in support of the Staff recommendations regarding the three, small but important State owned parcels listed above. These are part of the re-development plans of the former Coco Palms Resort, plans which have been proposed by a confusing sequence of non performing entities.

Certainly, the Board cannot grant leases to an entity that is defunct. Moreover, should the Board even give the Coco Palms Hui LLC until December 31, 2023 “ ample time to make necessary arrangements and to comply with obligations...?”

For much of the 31 years since Hurricane Iniki, demolished the Coco Palms Resort, government - definitely the County of Kaua'i - has granted "ample time "and consideration to a parade of of business entities. When faced with deadlines, those entities have stated that more time is needed because redevelopment funding is eminent. More extensions have been granted. Then, repeatedly, the ever more blighted property has been sold to another entity.

Government action has been legally correct. Actions have likely avoided law suits. Perhaps government has been unable to imagine raising sufficient funds for demolition and for any alternative development.

Meanwhile, led by I Ola Wailuanui, the community has coalesced around a more culturally honorable, environmentally responsible and socially beneficial use for the many parcels of land that comprise the former hotel. We want “a public place of cultural enrichment, historic preservation, land conservation & spiritual nourishment; an educational & interpretive gathering place.”

I believe that you, this particular group of BLNR Commissioners, hold a deeply rooted consciousness of your mandate to protect the heritage lands of Hawai'i's vast Conservation District and to see that those places are actively managed. I hope that the revocable permits for these parcels will be granted to I Ola Wailuanui along with the responsibility to comply the HRS343.

Thank you for your work,
Respectfully and with aloha,

Beryl Blaich
Po box 1434
Kilauea, HI 96754

From: [Jason Blake](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Item D-7
Date: Monday, August 7, 2023 12:54:46 PM

Aloha, BLNR--

Please revoke the permits from the Coco Palms developers. They have blown past every deadline, not honored their leases and misled the island's population about their true intentions for the property. As you also know, another resort right now on Kauai isn't sustainable. That alone wouldn't normally be enough to revoke their leases but in light of all of their other bad behavior, please do it so the people of Kauai can get some peace of mind.

Thank you,

--

Jason Blake

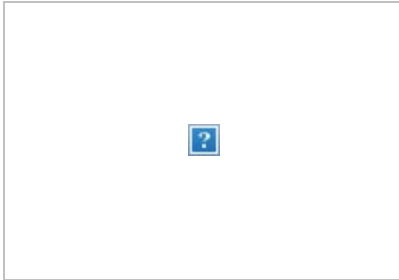
808.652.5210

Fax 877.504.9376

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<https://www.laki-press.com/>



From: [Faith Lehuanani Blalock](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] In Favor of terminating RP assigned to Coco Palms Ventures
Date: Wednesday, August 9, 2023 10:47:34 AM

Aloha,

I am emailing in support of the **termination of the Revocable Permits** assigned to Coco Palms Ventures. I also support the **granting of new RP's to community based organizations** such as I Ola Wailuanui. Whoever receives the permits needs to be committed to providing inclusive and appropriate community based stewardship and restoration. I urge BLNR to require **any** future RP holder to comply with HRS343 and **at the minimum perform an Environmental Assessment** on the impacts of the proposed use.

For too long wahi pana are lost and 'āina and are Native community are at a loss due to the lack of proper assessments and when development is in the hand of those looking just to profit off of Hawai'i. Wailua is a very sensitive place culturally and due to the impacts of climate change it needs true aloha.

Mahalo,
Faith Blalock

From: [Miriam Bouret](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] testimony Coco Palms
Date: Monday, August 7, 2023 2:51:08 PM

Aloha,

Please pull the plug on the Revocable Permits awarded to Coco Palms Ventures long time ago. Time is up!

I feel confident that there are several well qualified community based entities ready to steward and restore this majestic landmark.

And please require that any future permit require compliance with HRS343 and an Environmental Assessment be conducted to assess the impacts on the proposed project.

Best Wishes,

Mimsy Bouret

I am sure Grace Guslander will rest easier knowing you've done your jobs to the best and highest standards.

- our support for the recommendation to **terminate the Revocable Permits** assigned to Coco Palms Ventures
- Further support for **granting new RP's to community based organizations** such as Ola Wailuanui. Whoever receives the permits needs to be committed to providing inclusive and appropriate community based stewardship and restoration.
- A request that the BLNR require **any** future RP holder to comply with HRS343 and **at the minimum perform an Environmental Assessment** on the impacts of the proposed use.

From: [Liz Brolaski](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Item D-7
Date: Monday, August 7, 2023 4:19:04 PM

Aloha;

I am writing to show my support for Item D-7.

I support the termination of the revocable permits assigned to Coco Palms Ventures.

I support granting new RPs to **community based organizations** such as **I Ola Wailuanui**. Whoever receives the permits needs to be committed to providing exclusive and appropriate **community based** stewardship and restoration.

I request that the BLNR require **any** future RP holder to comply with HRS343 and **at the minimum perform an Environmental Assessment** on the impacts of improper use.

I thank you for your time and consideration.

Mahalo Nui

Liz Brolaski
3828 Ahonui Place
Princeville, HI 96722
808-431-4393

From: [Katina Bundren](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Support for Restoration of Coco Palms Resort and Continued Revocable Permits
Date: Wednesday, August 9, 2023 5:08:04 PM

Aloha Chair Chang and members of the Board of Land and Natural Resources,

My name is Katina and I am testifying in support of the restoration of Coco Palms Resort, and continued assignment of Revocable Permit Nos. S-7407, S-7444 and S-7613 to Coco Palms ownership.

- The lands associated with these Revocable Permits have been assigned to Coco Palms owners for 70 years, since before statehood.
- These same lands are also on the state and national historic register as part of the Coco Palms Resort Historic District.
- As such, it is important to ensure these lands continue to be assigned to Coco Palms owners to preserve the historic uses recognized by state and federal governments.
- We urge you to consider these factors because we finally have a new owner with the resources, expertise, and unwavering commitment to responsibly complete the restoration after 30 years of prior failures.

Mahalo,
Katina Bundren

From: [Michael Burke](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] SUPPORT for the restoration of Coco Palms Resort [RP Nos. S-7407, S-7444 and S-7613]
Date: Monday, August 7, 2023 3:57:28 PM

Aloha Chair Chang and members of the Board of Land and Natural Resources.

My name is Michael and I am testifying in support of the restoration of Coco Palms Resort, and continued assignment of Revocable Permit Nos. S-7407, S-7444 and S-7613 to Coco Palms ownership.

- The lands associated with these Revokable Permits have been assigned to Coco Palms owners for 70 years, since before statehood.
- These same lands are also on the state and national historic register as part of the Coco Palms Resort Historic District.
- During construction and demolition, over 250 direct local jobs are expected to be generated. Countless more indirect and induced jobs within the community are also expected thanks to spending from this workforce. Once operational, Coco Palms is expected to employ scores of full-time local employees.
- As such, it is important to ensure these lands continue to be assigned to Coco Palms owners to preserve the historic uses recognized by state and federal governments.
- We urge you to consider these factors because we finally have a new owner with the resources, expertise, and unwavering commitment to responsibly complete the restoration after 30 years of prior failures.

Mahalo,

Michael

From: [Jeremy Burns](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Coco Palms
Date: Wednesday, August 9, 2023 2:17:35 PM

Aloha,

I am writing in support of revoking the RP's under Agenda item D7 to the now nonexistent entity they were originally assigned to, and any entity that has assumed or attempted to assume responsibility for the RPs, that is attempting to redevelop Coco Palms into a resort or resort-like property.

Mahalo for your consideration,
Jeremy Burns
Kapa'a, HI

From: [PAMELA BURRELL](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] In support of item D-7
Date: Monday, August 7, 2023 5:39:13 PM

Aloha BLNR,

Thank you for your recommendation and I totally support your efforts to terminate Tax Map Keys: (4) 4-1003:044, (4) 4-1-003:017 and (4) 4-1-005:por. 017 RP's effective 12/31/23;

These issues have gone on long enough. The RP's, as small as the parcels are, should be granted to a standup community association such as I Ola Wailuanui. I am confident the best intent for this land would be in their hands. An EA would make that clear.

It's a big small step to resolve the outdated misuse of this land.

Regards,

Pamela Burrell
Kalihiwai, Kaua'i

July 24, 2023

Via Email (Alison.neustein@hawaii.gov)

Ms. Alison Neustein
District Land Agent
Department of Land and Natural Resources - Land Division
3060 Eiwa Street, Room 208
Lihue, Hawai'i 96766

Calvert G. Chipchase
1000 Bishop Street, Suite 1200
Honolulu, Hawai'i 96813-4212
Direct Line: (808) 521-9220
Direct Fax: (808) 540-5021
Email: cchipchase@ca des.com

Mauna Kea K. Trask
P.O. Box 1205,
Lihue, Hawai'i 96766
Direct Line: (808) 521-9297
Direct Fax: (808) 540-5015
Email: mtrask@ca des.com

Re: Submission of Tax Clearance Certificate on Behalf of Coco Palms Hui, LLC

Dear Ms. Neustein:

We represent Coco Palms Hui LLC (“Hui”). Enclosed with this letter is Hui’s state tax clearance certificate, dated July 21, 2023 (the “Tax Clearance”). Along with this submission, Hui requests that upon acceptance of the Tax Clearance, the Department of Land and Natural Resources, Land Division (“DLNR”):

- (1) Process the assignment of General Lease No. S-4878, Grant of Easement Nos. S4244 & S-4645, and land Office Deed Nos. S-12,850 & S27, 442 from Coco Palms Ventures LLC (“CPV”) to Hui, pursuant to actions taken by the Board of Land and Natural Resources (the “Board”) on May 25, 2018;
- (2) Process the termination of CPV’s interest in Revocable Permits Nos. S-7407, S-7444 and S-7613 (together, the “RPs”) and issue the RPs to Hui pursuant to Board actions taken on October 28, 2016, Item D-1, as amended by its action as of December 8, 2017, Item D-3.

We understand that the Board will consider termination of the RPs to CPV at its meeting on July 28, 2023. Specifically, item D-5 of that agenda is: “Termination of Revocable Permit Nos. S-7407, S-7444 and S-7613 Effective December 31, 2023, to Coco Palms Ventures LLC, Permittee....” It is not clear why the Board is considering terminating CPV’s interest in the RPs when the Board terminated CPV’s interest in 2016. As detailed below, in 2016, the RPs to CPV were terminated and issued to Hui, subject to certain conditions. The RPs were kept together with the ownership of the Coco Palms Resort because the RPs include properties that are part of the Coco Palms Resort historic district listed on the State and National Historic Registers as a hotel resort. That action has not been rescinded or substantively modified by the Board.

Based on the record, the only condition preventing formal issuance of the RPs to Hui was Hui’s failure to submit a tax clearance certificate. Since such certificate is enclosed herewith, we

Ms. Alison Neustein

July 24, 2023

Page 2

believe that condition has been resolved and respectfully request that the Board remove the item from its agenda until Hui and DLNR can work together to process the issuance of the RPs to Hui.

If the item is not removed, there may be a problem under the Sunshine Act, because the termination of the RPs previously occurred in 2016 and was never rescinded. Thus, the published notice does not accurately reflect the record.

We provide a more detailed history of the relevant events for your consideration below.

* * *

The Board issued the RPs to CPV in 2006. At that time CPV owned the neighboring fee-simple Coco Palms Resort property (the "Site") and planned to redevelop the Site. The Board continued the subject RPs on a yearly basis pursuant to HRS § 171-55.

Due to an economic downturn and other financial issues, CPV gave up on re-development of the Site. In May 2016, Hui took over the Site from CPV.

On October 28, 2016, the Board terminated the RPs that had been issued to CPV and issued the RPs to Hui. The issuance of the RPs to Hui was subject to certain standard conditions imposed by the Attorney General's office, which included the submission of Hui's tax clearance certificates. Since at least 2017, CPV has not existed as a corporate entity either in Hawai'i or in Delaware, where it was incorporated.

Due to conflicting actions taken with regards to Revocable Permit S-7444, which had been issued to the Hawaii State Department of Transportation ("DOT") on January 8, 2010, the Board amended its prior 2010 action on December 8, 2017. At that meeting, the Board indicated that Revocable Permit S-7444 should be issued to Hui, not DOT, and confirmed that Hui should hold all three RPs because, according to the staff report, the subject revocable permit "is more suitable for Coco Palms Hui LLC's parking and landscaping purposes," given its connection to the hotel resort Site. Therefore, it was evident in December 2017 that the Board intended that the RPs be issued to Hui for parking and landscaping purposes.

It is our understanding that in 2018 the former managers of the Hui could have obtained a tax clearance certificate and tried to effectuate the transfer the RPs from CPV to Hui, but were told by DLNR staff to not start that process. DLNR was aware that management of Hui would soon shift due to a foreclosure of the interests of the former managers, and DLNR staff preferred to effectuate the issuance of the RPs post-foreclosure.

Every year since 2018 the Board has issued the RPs to CPV with the explicit understanding that Hui would be issued the RPs once a tax clearance certificate had been provided:

- **September 27, 2019:** At its meeting on September 27, 2019, the Board reissued the RPs and other revocable permits for Kaua'i properties pursuant to HRS § 171-55. An exhibit entitled "Revocable Permit Master List" accompanied that item on the meeting agenda and the Board relied upon it in approving staff

recommendations. The Revocable Permit Master List included notes next to each revocable permit which justifies (1) any rental increase and (2) why long-term disposition of the RP is not recommended. The note next to each of the three Coco Palms RPs indicated, “Staff recommends that since this is a new permittee to keep 2020 rents at current rents and evaluate increases in [the] future.” (emphasis added). Since CPV had held the RPs since 2006, the “new permittee” referenced was Hui. The Board’s actions at the 2019 was, again, confirmation its 2016 decision to revoke the RPs to CPV and issue of the RPs to Hui.

- **November 13, 2020:** At the next annual review of the Kaua‘i revocable permits, the Board again approved its 2016 action as to the RPs. The staff comments on the Revocable Permit Master List indicates that long-term disposition was not recommended, because the Board had approved “issuance of a new RP to Coco Palms Hui, LLC” and that “the new RP has not been completed due to lack of tax clearances,” so the RPs should be reissued to CPV in name only.
- **October 8, 2021:** At the 2021 annual review of the Kaua‘i revocable permits, the same notation appears on the Revocable Permit Master List next to each of the Coco Palms RPs.
- **October 14, 2022:** Most recently, on October 14, 2022, the Board confirmed its prior actions regarding the RPs. In the Revocable Permit Master List for that meeting, the staff comment notes that it is not recommending long-term disposition of RP7407, because “[t]he Board approved the cancellation of the RP at its meeting of 10/28/16, Item D-1, as amended by its action of 12/8/17, Item D-3, and issuance of a new RP to Coco Palms Hui, LLC. However, the new RP has not been completed due to lack of tax clearances.” The notes accompanying RP7444 and RP7613 indicate that staff is not recommending long-term disposition, because “Coco Palms is in process of changing ownership. Paperwork will be updated with new owner info. upon their closing on the sale.” The sale referenced in that item is complete and the RPs can be issued to Hui.

In recent court filings, the Board confirmed that each annual issuance of the RPs was done pursuant to HRS § 171-55. That section provides, in relevant part, that the Board “may issue permits for the temporary occupancy of state lands ... subject, however, to those restrictions as may from time to time be expressly imposed by the board. A permit on a month-to-month basis may continue for a period not to exceed one year from the date of its issuance; provided that the board may allow the permit to continue on a month-to-month basis for additional one year periods.” (emphasis added). When the Board terminated CPV’s interest in the RPs and issued them to Hui in 2016, the “restriction” placed on Hui by the Board is that formal issuance of the RPs would be completed once Hui submitted a tax clearance certificate. That restriction was never amended or reversed, so each annual reissuance was subject to that same condition.

As the Staff Report accompanying item D-5 for the upcoming July 28, 2023 agenda indicates, DLNR accepted rental payments for the RPs from Hui’s manager. And since CPV has

Ms. Alison Neustein

July 24, 2023

Page 4

been a defunct entity since at least 2017, DLNR has communicated with Hui directly when there were issues with the RPs or to request permission to enter the properties that are subject to the RPs.

In sum, the Board already terminated the rights of CPV to the RPs. The RPs have been reissued to Hui, subject to the condition of submitting the enclosed Tax Clearance, so reissuance of the RPs to CPV was done in name only pending Hui meeting that condition for formal issuance of the RPs. No Board action since that 2016 Board action has changed course, and DLNR and Hui's current manager have operated under the assumption that Hui managed the properties subject to the RPs, and Hui paid rent for the RPs.

* * *

We appreciate that the time that Hui took to comply with one of the Board's conditions was protracted. The delay arose from the foreclosure of the interests of the former managers of Hui and the former manager's actions after foreclosure and had nothing to do with the ability of the current managers to comply with any other conditions or manage the properties subject to the RPs.

It is in the best interests of the State that Hui be issued the RPs. The Staff Report for the upcoming meeting recommends imposing certain requirements on the permittee (currently listed as CPV) from now until formal termination of the RPs in December 2023. Since CPV no longer exists as a corporate entity, it will not be able to comply with such conditions – or any conditions – but Hui, its successor-in-interest, can meet those conditions.

We sincerely appreciate your attention to this matter and look forward to continuing to work with you to clarify any confusion over which entity currently holds the RPs. Hui stands ready to work with DLNR to manage the properties subject to the RPs.

Very truly yours,



Calvert G. Chipchase

and

Mauna Kea K Trask

for

CADES SCHUTTE

A Limited Liability Law Partnership

Cc: Danica L. Swenson, Deputy Attorney General via email (danica.l.swenson@hawaii.gov)
Dawn N.S. Chang, Chairperson, Director of Land and Natural Resources via email
(dawn.chang@hawaii.gov)

Enclosure

STATE OF HAWAII — DEPARTMENT OF TAXATION
TAX CLEARANCE APPLICATION

LETTER ID: L1158836352
CASE ID: 1708803

Form A-6 can be filed electronically OR for all state, city, or county government contracts, may be obtained through Hawaii Compliance Express. See Instructions.
(NOTE: References to "married" and "spouse" are also references to "in a civil union" and "civil union partner," respectively.)

1. APPLICANT INFORMATION:

Applicant's Name COCO PALMS HUI LLC
Address 2600 N ASHTON BLVD LEHI UT 84043-7268
DBA/Trade Name

2. TAX IDENTIFICATION NUMBER:

HAWAII TAX I.D. # T-048-828-6208
FEDERAL EMPLOYER I.D. # (FEIN) 46-3339988
SOCIAL SECURITY # (SSN)

3. APPLICANT IS A/AN: (Check only ONE box)

- CORPORATION S CORPORATION TAX EXEMPT ORGANIZATION
 INDIVIDUAL PARTNERSHIP ESTATE TRUST
 LIMITED LIABILITY COMPANY LIMITED LIABILITY PARTNERSHIP OTHER
 SINGLE MEMBER LLC
 SUBSIDIARY CORPORATION

4. THE TAX CLEARANCE IS REQUIRED FOR: (MUST check at least ONE box)

- CITY, COUNTY, OR STATE GOVERNMENT CONTRACT IN HAWAII *
 REAL ESTATE LICENSE CONTRACTOR LICENSE LIQUOR LICENSE
 FINANCIAL CLOSING PROGRESS PAYMENT BULK SALES¹
 HAWAII STATE RESIDENCY FEDERAL CONTRACT PERSONAL
 SUBCONTRACT COMPLETION/FINAL PAYMENT LOAN
 OTHER - FOR ASSIGNMENTS OF PERMITS AND LEASES

* IRS APPROVAL STAMP IS ONLY REQUIRED FOR PURPOSES INDICATED BY AN ASTERISK.
¹ ATTACH FORM G-8A, REPORT OF BULK SALE OR TRANSFER.

5. DECLARATION - I declare that I am either the taxpayer whose name is shown on line 1, or a person authorized under section 231-15.6 or 231-15.7, HRS, to sign on behalf of the taxpayer. If the request applies to a joint return, at least one spouse must sign. I declare to the best of my knowledge and belief, that this is a true, correct, and complete form, made in good faith pursuant to Title 14 of the HRS, and the rules issued thereunder.

Original Signature on File

SIGNATURE

COCO PALMS HUI LLC

PRINT NAME

Jul-21-2023

DATE

TELEPHONE

FAX

PRINT TITLE: Corporate Officer, General Partner or Member, Individual (Sole Proprietor), Trustee, Executor

FOR OFFICE USE ONLY

BUSINESS START DATE IN HAWAII
IF APPLICABLE

7/31/2013

HAWAII RETURNS FILED
IF APPLICABLE

STATE APPROVAL STAMP
(State Approval QR Code)

Issued: Jul-21-2023



You may scan the QR code to
authenticate this tax clearance

*IRS APPROVAL STAMP

POWER OF ATTORNEY. If submitted by someone other than a Corporate Officer, General Partner or Member, Individual (Sole Proprietor), Trustee, or Executor, a power of attorney (State of Hawaii, Department of Taxation, Form N-848) must be submitted with this application. If a Tax Clearance is required from the Internal Revenue Service, IRS Form 8821, or IRS Form 2848 is also required. Applications submitted without proper authorization will be sent to the address of record with the taxing authority. UNSIGNED APPLICATIONS WILL NOT BE PROCESSED. PLEASE TYPE OR PRINT CLEARLY — THE FRONT PAGE OF THIS APPLICATION BECOMES THE CERTIFICATE UPON APPROVAL. SEE PAGE 2 ON REVERSE & SEPARATE INSTRUCTIONS. Failure to provide required information on page 2 of this application or as required in the separate instructions to this application will result in a denial of the Tax Clearance request.

JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR



GARY S. SUGANUMA
DIRECTOR OF TAXATION

KRISTEN M.R. SAKAMOTO
DEPUTY DIRECTOR

STATE OF HAWAII
DEPARTMENT OF TAXATION
Ka 'Oihana 'Auhau

COCO PALMS HUI LLC
2600 N ASHTON BLVD
LEHI UT 84043-7268



Date: July 21, 2023
Letter ID: L1158836352
Case Number: 1708803

Dear Taxpayer,

Your approved tax clearance is enclosed. The stamp and signature is no longer required and has been replaced with a QR code that can be scanned to validate authenticity. If additional copies are needed, they may be printed via your Hawaii Tax Online account.

Sincerely,

Taxpayer Services Branch
PO Box 259
Honolulu, HI 96809-0259
Phone: (808) 587-4242
Neighbor Islands/Continental U.S.
Toll Free: 1 (800) 222-3229

From: [Calvin](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Support for the Restoration of Coco Palms
Date: Monday, August 7, 2023 6:44:16 PM

Aloha Chair Chang and members of the Board of Land and Natural Resources,

My name is Calvin and I am testifying in support of the restoration of Coco Palms Resort, and continued assignment of Revocable Permit Nos. S-7407, S-7444 and S-7613 to Coco Palms ownership.

- The lands associated with these Revokable Permits have been assigned to Coco Palms owners for 70 years, since before statehood.
- These same lands are also on the state and national historic register as part of the Coco Palms Resort Historic District.
- As such, it is important to ensure these lands continue to be assigned to Coco Palms owners to preserve the historic uses recognized by state and federal governments.
- We urge you to consider these factors because we finally have a new owner with the resources, expertise, and unwavering commitment to responsibly complete the restoration after 30 years of prior failures.

Mahalo,

Calvin

From: [Ken Carlson](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] D-7. Terminate RPs
Date: Wednesday, August 9, 2023 3:20:36 PM

- I support the recommendation to **terminate the Revocable Permits** assigned to Coco Palms Ventures
- I further support for **granting new RP's to community based organizations** such as I Ola Wailuanui. Whoever receives the permits needs to be committed to providing inclusive and appropriate community based stewardship and restoration.
- I request that the BLNR require **any** future RP holder to comply with HRS343 and **at the minimum perform an Environmental Assessment** on the impacts of the proposed use.

Kenneth Carlson
Kilauea, HI

From: [Bell Carrin](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Support for Restoration of Coco Palms Resort and Continued Revocable Permits
Date: Wednesday, August 9, 2023 5:10:56 PM

Aloha Chair Chang and members of the Board of Land and Natural Resources,

My name is Bell Carrin and I am testifying in support of the restoration of Coco Palms Resort, and continued assignment of Revocable Permit Nos. S-7407, S-7444 and S-7613 to Coco Palms ownership.

- The lands associated with these Revocable Permits have been assigned to Coco Palms owners for 70 years, since before statehood.
- These same lands are also on the state and national historic register as part of the Coco Palms Resort Historic District.
- As such, it is important to ensure these lands continue to be assigned to Coco Palms owners to preserve the historic uses recognized by state and federal governments.
- We urge you to consider these factors because we finally have a new owner with the resources, expertise, and unwavering commitment to responsibly complete the restoration after 30 years of prior failures.

Mahalo,
Bell

From: [Mia Checkley](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Testimony in Favor of the Coco Palms Rebuild
Date: Tuesday, August 8, 2023 1:53:47 AM

Dear Chairperson Chang,

Thank you for allowing to respond to the call for testimony regarding the development of Coco Palms. As a resident of the Wailua House-lots, I would like to express my opinion regarding the development of Coco Palms. It is our front yard, or "welcome mat" if you will, and it is a dangerous eyesore. It's been rife with homelessness, drug use, and dumping for over 30 years.

I am sincerely empathetic to and appreciative of the cultural and religious significance of the site. The email I received from Fern Holland/Wailuanui.org requesting I submit testimony to your department says, "This site could become a thriving example of living Hawaiian culture, mālama 'āina, sustainability, education, history and music." The email also says, "We have been developing a path forward to support the cultural and environmental restoration of this important place." Wouldn't that be wonderful? The issue is I have zero confidence this will ever transpire.

In another 30 years, I fully expect that if it is not developed now, that it will remain as is, a dangerous eyesore; a sad looking "welcome mat" for the Wailua and Kapa'a area. Where was the community and Wailuanui guys when over 100 cars were abandoned on the sacred site? Left to the community, who have had 30 years to do something, anything, they have done nothing. Nothing but to further desecrate this sacred site.

A lot hou it has been suggested, it is incomprehensible how anyone expects a developer who has invested over \$20 million for the property and over \$100K for permits to just donate the land to the county or state. Even if they did donate it, does anyone have any idea how much money it would take to bring Fern's vision to fruition? It would be many, many, many millions of dollars - \$55 million is the current estimate. And if it ever did come to fruition, who would maintain the place? Who would pay for said maintenance? Who would operate it? How would the operations be funded? So many questions, and so little answers or money.

One of the reasons against bringing Coco Palms back to her original glory is sea level rise. Yet, the Wailuanui group says they intend to build a cultural center in the SAME spot. Forgive me, but I do not believe the sea will stop rising because of the type of building built there.

Below are some of the reasons I am open to the development of the property into a hotel. The developer has agreed to or already has complied with the following:

- The developers have already cleaned up the place so well. They have removed over 100 dumped autos! The squatters have been removed.
- They will comply with a much needed affordable housing component in the area of the development.
- Will comply with the County of Kauai's Planning Department's request to:
 - a. Submit a revised SOW for the project, including any proposed work with potential to affect the historic lagoon, including staging areas, construction of new bridges, dredging, or filling in of areas near the lagoon;
 - b. Provide information regarding any potential federal funding or federal permits that may be required, especially relative to the historic lagoons;
 - c. Conduct an Intensive-Level Survey (ILS) that identifies and assesses all remaining architectural historic properties and their potential eligibility for the Hawaii and National Registers;
 - d. Have a Burial Treatment Plan (BTP) that meets HAR §13-300-34(b), and following a determination by the KLBC regarding burial treatment, a Burial Site Component of a Data Recovery Plan (BSCDRP) that meets HAR §13-300-34(b)(3)(B); and

- e. Have a Revised Archaeological Monitoring Plan (AMP) that includes provisions for addressing architectural monitoring concerns and meets HAR § 13-279-4, including ongoing monitoring during construction and 90 days after completion of construction.
- Will work with the Fish and Wildlife service to minimize impacts to Hawaiian waterbirds as well as adverse impacts on the Federally Listed Threatened Species, Newell's Shearwater and other seabirds, all external lighting shall be only of the following types: shielded lights, cut-off luminaries, or indirect lighting. Spotlights aimed upward or spotlighting of structures, landscaping, or the ocean shall be prohibited.
 - Shall seek to hire Kauai contractors as long as they are qualified and reasonably competitive with other contractors and shall seek to employ residents of Kauai in both temporary construction and permanent jobs.
 - Will implement sustainable building techniques and operational methods such as LEED Building Standards.
 - Has contributed \$10,000 to the County of Kauai Transportation Agency to assist with the construction of a new bus stop along Kuhio Highway in the Wailua area.
 - Will work with the State Department of Transportation to provided landscaping along the strip of land fronting Kuhio Highway and properly maintain this landscaping in perpetuity.
 - Will provide 20 public parking spaces at the north end of the project site for use by beachgoers and those using public transportation.
 - Will provide 20 public parking spaces at the south end of the project site for use by beachgoers and those using public transportation.
 - Will design, construct, and maintain in perpetuity, a comfort station consisting of restrooms and showers for beachgoers.
 - All parking for guests, customers, and employees will be accommodated on site and no parking will be Kuamoo, Haleilio or Apana roads shall be allowed.
 - To mitigate traffic impacts created by the development, the developer has/will:
 - Paid \$50,000 to the County of Kauai to assist in the Planning Department's historic Preservation mission to perpetuate the cultural and historic significance of the Wailua region to include the creation of educational programs and signage.
 - Paid \$50,000 to the County of Kauai to assist with the County's placemaking efforts including moku and ahupuaa signage of the Wailua area.
 - Provide a shuttle for a minimum of 18 months to/from the Lihue Airport for hotel patrons.
 - Provide a circulator shuttle, for a minimum of 18 months, to move patrons from the hotel to Lydgate and Wailua Beach Park, the Seashell Restaurant, the Coconut Market place, and ither destinations within the main Kapa'a transit corridor as determined by the County of Kauai Executive on Transportation.
 - Provide a bike share program for patrons.
 - Work with the State DOT and Department of Public Works to resolve pedestrian crossing, sidewalk, and vehicular traffic demands and bear associated costs proportional to the impact that arises from the development.

- Work with the DNLR to obtain permission to use the lands held for least to all ow mauka access for either vehicular and/or bike/pedestrian traffic for residents between Kuamoo and Haleilio Roads..
- Paid \$93,750 towards the cost of a dedicated right turn on Haleilio road from Apana Road to Kuhio Highway.
- Paid \$93,750 towards the design and construction of a widened Apana road from the project entry on Apana Road to Haleilio Road.
- Will encourage employees to use the County Transportation Agency transit services having promotional events encouraging usage of said transit services to include selling bus passes, signage, etc.

Again, while I appreciate the cultural significance of the site, I do not believe that this has to be a lose-lose. I believe the BLNR and developer can come to an agreement that would satisfy both sides.

In his 10/09/2022 VOICES letter to the Garden Island News, then Kauai County Council Vice Chair Mason Chock says, "We have to lead with culture, not money, for our community to ultimately thrive. We should expect more without having to compromise who we are or the places we cherish. We deserve growth that honors our past and protects our future."

I have deep respect for Vice Chair Chock, nonetheless, I disagree with some of his points. The homeless problem on Kauai will not be fixed with culture, it's going to take money. It's going to take more affordable housing. It's going to take first-time homebuyer programs that make homeownership a reality.

This project CAN be a win-win. I absolutely agree that this project can be one that honors the past and protects our future. I do not support the blocking of the development. To do nothing for another 30 years is not the way. I am in full support of the renovation and revitalization of Coco Palms.

Mahalo,

Mia Checkley

Wailua, Kauai

Mia Checkley

Notary Public, Hawaii

Certified Loan Signing Agent

Licensed, Bonded, Insured

kauaimobilenotary.com

808-635-6625

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808-635-6625

From: [Mia Checkley](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Testimony in Favor of the Coco Palms Rebuild
Date: Tuesday, August 8, 2023 1:53:47 AM

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I am sincerely empathetic to and appreciative of the cultural and religious significance of the site. The email I received from Fern Holland/Wailuanui.org requesting I submit testimony to your department says, "This site could become a thriving example of living Hawaiian culture, mālama 'āina, sustainability, education, history and music." The email also says, "We have been developing a path forward to support the cultural and environmental restoration of this important place." Wouldn't that be wonderful? The issue is I have zero confidence this will ever transpire.

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Mahalo,

Mia Checkley

Wailua, Kauai

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Notary Public, Hawaii

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kauaimobilenotary.com

808-635-6625

From: teo@cheesemans.com
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] July 28, 2023 meeting agenda item D-7 public comment
Date: Monday, August 7, 2023 9:31:29 PM

Dear Members of the Kauai Board of Natural Land and Resources,

I am writing as a descendent of three generations of Kauai Bettencourts to express my strong support for the proposed agenda item D-7 in your upcoming meeting this Friday. This important item recommends the termination of the current Revocable Permits (RP's) associated with Tax Map Keys: (4) 4-1-003:044, (4) 4-1-003:017 and (4) 4-1-005:por. 017, effective as of 12/31/23.

In alignment with the BLNR staff, I believe that this action will create an opportunity for more sustainable and community-centric land management practices. It is integral to consider that the future stewardship of these lands should be built upon the core principles of respect for the environment and inclusivity.

In the light of this, I also support the suggestion that the BLNR should consider granting new RP's to a community-based organization such as I Ola Wailuanui. A group with a clear focus on stewardship and restoration would provide inclusive and appropriate community-based stewardship, thereby aligning with the principles mentioned above. It is essential that the holders of these lands are invested in the protection and enhancement of our natural resources, as well as fostering a deep sense of community involvement and connection.

Furthermore, I urge the Board to require any future RP holder to comply with the Hawaii Revised Statutes 343 (HRS343), particularly by conducting a comprehensive Environmental Assessment (EA). An EA should evaluate direct, indirect, and cumulative impacts that may occur as a result of the proposed use. This step would ensure that potential environmental impacts are appropriately identified, assessed, and mitigated before any land use changes occur.

Implementing such measures will reinforce the Board's commitment to environmental preservation and sustainable use, while also ensuring that the local community is involved and invested in the stewardship of their natural resources.

Thank you for considering my input on this important matter. I look forward to the Board's continued efforts to preserve and enhance the beautiful natural resources of Kauai.

Mahalo,

Ted Cheeseman

Ted Cheeseman
Owner



Cheesemans' Ecology Safaris



- [\(408\) 315-2267](tel:(408)315-2267)
- [\(408\) 315-2267](tel:(408)315-2267)
- teo@cheesemans.com
- Cheesemans.com
- 2059 Camden Ave. #419 San Jose, CA 95124

Cheesemans' Upcoming Trips



Public Hearing: August 11, 2023 at 09:15 a.m., Kalanimoku Building, Honolulu, Hawaii
Agenda Land Division, Item D.7
In Person: Testimony

August 9, 2023

Aloha mai kakou, my name is Milton K.C. Ching, I am part-Hawaiian, I am a retired DLNR/DOCARE Supervisor, island of Kauai, I retired in 2012 with 35 1/2 years of Law Enforcement.

I am a Lineal and Cultural descendant of "kanaka's" that formerly resided in the ahupuaa of Wailua, to included Wailua-kai, the present location of the Coco Palms Hotel. My tutu kupuna's was Kailihania(k) born, in 1806 and as well as my great-great grandfather Mailolo(k), born in 1834. I come before all of you to speak on behalf our "kupuna iwi" kanu on the property. Historical records reports two Hawaiian villages on this site as well as "Mahunepuuone" pa'ilina. It is a shame that during the construction of the Coco Palms hotel buildings, in the 1970's, many many "kupuna iwi" was disturbed and re-interred.

I am the Cultural Monitor on this jobsite, working under an Archaeologist, I am the "eyes" on the ground, my responsibility is to observe any ground disturbance, according to the Archaeological Monitoring Plan, from day one I have been on this project, I will not tolerate any desecration of our "kupuna iwi" and since NO desecration has occurred, despite rumors.

Recently I have been to several community meetings, County of Kauai, Council Meeting, Office of Hawaiian Affairs, I also listened on State DLNR officials and other State agencies, I hear conversations about re-storing loi's, the Wailua pond, saving the endangered birds, fauna, habitat, sea tides, waste water issues, even a propose Cultural site, etc., issues about the coconut trees, cleaning, dumping rubbish, storing of rubbish, but yet I never heard one word of our "kupuna iwi's".

In conclusion, I stand before you "KU I LUNA" for my ancestors and others, that are not able to be here to speak, "Malama Na Kupuna Iwi".

Me ke aloha,

Milton K.C. Ching, ana ma Kapaa, island of Kauai.

From: [Shelley Choy](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Support of Revocation of RPs for Coco Palms
Date: Monday, August 7, 2023 1:29:31 PM

Dear Sirs and Madams of the BLNR,

I'm writing to wholeheartedly support the recommendation to terminate the Revocable Permits granted to Coco Palms Ventures. Furthermore, I emphatically support granting new RPs to worthy community-based organizations, specifically I Ola Wailuanui. This organization will provide the necessary malama and restoration for this culturally and historically significant site . Lastly, I respectfully request that the BLNR require any future RP grantee to comply with HRS343 and, *at the minimum*, perform an Environmental Assessment on the impacts of the proposed development.

Sincerely,
Shelley Choy

From: [Laurie](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Coco Palms
Date: Wednesday, August 9, 2023 10:10:15 AM

Aloha Kakou,

Reharding Item D-7, the lands around the dilapidated Coco Palms should be immediately returned to the Kanaka Maoli and the crumbling infrastructure remaining should be torn down and removed as it is a fire hazard that attracts vermin like developers who think they'll ever profit from stolen lands.

Honestly, I think a restaurant honoring Coco Palms could be built near, but not on, that same property. Reduce the footprint, preserve the memories of Elvis and the clamshell sinks. Maybe call it "Blue Hawai'i" but allow the lands under Coco Palms to be returned to Native Hawaiians.

I support recommendations to terminate Revocable Permits assigned to Coco Palms Ventures.

I support granting new Revocable Permits to community based organizations, such as "I Ola Wailuanui."

Whoever receives the permits needs to be committed to providing inclusive and appropriate community based stewardship and restoration.

BLNR should require any future Revocable Permit holder to comply with HRS343. At the minimum, Environmental Assessments need to be made on the impacts of the proposed use.

Mahalo Nui Loa
Laurie

Laurie Cicotello
5685 Ohelo Rd
Kapa'a HI 96746

808.294.5884
LCicotello@gmail.com

"You are a Word Sender. The world is like a garden. Over this garden go your words like rain and where they fall, they leave it a little greener. And when your words have passed, the memory of them will live in the West like a Flaming Rainbow." ~ Black Elk to author John Neihardt

From: [Mauliola Cook](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Maui Ola Cook re Revocable Permits for Coc Palms Venture
Date: Wednesday, August 9, 2023 3:59:46 PM

8/9/23

Anahola, Kaua'i

To the members of the BLNR

I am writing to express my support for the termination of the Revocable Permits assigned to the Coco Palms Venture.

I also urge you to consider granting new Revocable Permits to community-based organizations like I Ola Wailuanui. The administration and supporters of I Ola Wailuanui have all demonstrated their dedication to community-based stewardship and restoration.

Please also consider requiring that any future RP holders comply with HRS343 and, at the minimum, perform an Environmental Assessment on the impacts of proposed use.

Mahalo for your consideration to these issues.

Ke aloha

Mauli Ola Cook

AKA Christine Anne Cook

Mauliola3@gmail.com

8086528173

PO 326 Kilauea 96754

From: [Don Cooke](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Item D-7
Date: Tuesday, August 8, 2023 7:42:53 AM

I, don cooke, am writing to request that the permits given to Coco Palms Ventures be revoked. Coco Palms Ventures has not acted in the public's best interest. I further request that BLNR join with I Ola Wailuanui to restore this historic space. Thank you for your consideration. don cooke
Sent from my iPhone

From: [Kelly Cowan](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] SUPPORT for the restoration of Coco Palms Resort [RP Nos. S-7407, S-7444 and S-7613]
Date: Tuesday, August 8, 2023 5:56:10 AM

Aloha Chair Chang and members of the Board of Land and Natural Resources,

My name is Kelly and I am testifying in support of the restoration of Coco Palms Resort, and continued assignment of Revocable Permit Nos. S-7407, S-7444 and S-7613 to Coco Palms ownership.

- The lands associated with these Revocable Permits have been assigned to Coco Palms owners for 70 years, since before statehood.
- These same lands are also on the state and national historic register as part of the Coco Palms Resort Historic District.
- As such, it is important to ensure these lands continue to be assigned to Coco Palms owners to preserve the historic uses recognized by state and federal governments.

Additionally, over \$200 million in direct investments will be made by Reef Capital in construction alone. Millions more are expected to be generated within the community thanks to workforce spending. Once operational, the resort is expected to generate millions annually within the local economy.

We urge you to consider these factors because we finally have a new owner with the resources, expertise, and unwavering commitment to responsibly complete the restoration after 30 years of prior failures.

Mahalo,
Kelly

From: [Nikki Cristobal](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Testimony- Item D7- Coco Palms
Date: Tuesday, August 8, 2023 11:51:37 AM

Aloha,

I am writing to support item D-7 in the BLNR meeting agenda for 08-11-23. I strongly support the termination of the recovacable permits assigned to Coco Palms Ventures based on irresponsible land stewardship, community harm, and a lack of public transparency in the permitting process. I support granting new Revocable Permits to a community-based organization such as I Ola Wailuanui who is dedicated to community-based stewardship that focuses on place-based 'āina restoration rooted in Indigenous practices. Further, I am in support of any Revocable Permit holders complying with HRS343 and performing an Environmental Assessment on impacts of proposed uses of this 'āina.

I urge BLNR to do the right thing by our 'āina, by kānaka maoli, by kama'āina, by all of the life forms of Kaua'i—past, present, and future, please stop Coco Palms Ventures from continuing to use this 'āina irresponsibly. As someone who was raised in Wailua, I think every...single...day, that when my kids and my kids' kids and my kids' kids' kids step upon the 'āina of Wailua, there will be no 'āina left for them to step upon. The only thing they will feel is pain and grief for this beautiful 'āina, the birthing place of our Ali'i, instead of feeling aloha in its purest form that connects them to me and all their ancestors. The government records will show that BLNR was culpable in the destroying of our 'āina for outside profit and the consequential distrust between community and the government will continue until there are no generational kama'āina, kānaka maoli, native mea kanu, native holoholona...and no 'āina left for any human and non-human life forms to live and love on.

The BLNR can stop this bleak reality from happening. Terminating the Revocable Permits issued to Coco Palms Ventures is a critical step in the process of healing our 'āina and our community. Please, dedicate yourself to reaching forward at least seven generations to see the big picture of the decisions you are making today. I believe you all signed up to hold a seat on BLNR for pono reasons- to kōkua your people. This is an opportunity to exercise your kuleana to our 'āina and Kaua'i kaiāulu and reconnect to your purpose in holding this power. Please, do the right thing.

Mahalo for your kāko'o.

-Dr. Nikki Cristobal

Nikki Cristobal, Ph.D.

From: [Lynn Danaher](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Coco palms
Date: Monday, August 7, 2023 1:05:45 PM

I am in favor of revoking the development permit for Coco palms. It's clear the current developer is without any real Aloha.

Lynn Danaher
Aloha Theatre Inn
Hanapepe, Kaua'i

From: [Jonathan Diener](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] SUPPORT for the restoration of Coco Palms Resort [RP Nos. S-7407, S-7444 and S-7613]
Date: Wednesday, August 9, 2023 11:42:24 AM

Aloha Chair Chang and members of the Board of Land and Natural Resources,

My name is Jonathan and I am testifying in support of the restoration of Coco Palms Resort, and continued assignment of Revocable Permit Nos. S-7407, S-7444 and S-7613 to Coco Palms ownership.

The land with these revocable permits has been assigned to Coco Palms' owners for 70 years--since before statehood. These same lands are also on the state and national historic register as part of the Coco Palms Resort Historic District. As such, it is important to ensure these lands continue to be assigned to Coco Palms' owners to preserve the historic uses recognized by state and federal governments. We urge you to consider these factors because we finally have a new owner with the resources, expertise, and unwavering commitment to responsibly complete the restoration after 30 years of prior failures.

Additionally, during construction and demolition, over 250 direct local jobs are expected to be generated. Countless more indirect and induced jobs within the community are also expected thanks to spending from this workforce. Once operational, Coco Palms is expected to employ scores of full-time local employees.

Mahalo,
Jonathan

From: [David Dinner](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Coco Palms
Date: Monday, August 7, 2023 10:17:07 PM

Dear BLNR

Kaua'i has long been the site of broken promises from developers. Time after time, the words of intentions before the fact have been fractured in the actual permit and building process. However, never in the history of the island have so many promises been broken, rules distorted, and citizens deceived in the years since efforts to revitalize Coco Palms have been undertaken. It would be bad enough if the project were a good idea with a potential positive outcome. But this entire fiasco should never have been started.

Now we have a chance to right the ship, send the developers packing and get the land oriented in a direction toward the wise counsel of the Hawaiian community. Please rescind the revocable permits from these dishonest developers and distribute them to a community oriented group.

Aloha,
David Dinner
Kilauea

David Dinner
Rotary Club of Hanalei Bay, Past President 2020-2021
Craniosacral work and Biodynamic craniosacral work, certified.
808 639 7845
Sent from my iPad with Aloha

From: [Debra Drayton](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Revocable Permits
Date: Wednesday, August 9, 2023 5:44:32 PM

To the BLNR,

Please consider the termination of the Revocable Permits assigned to Coco Palms Ventures. The property has been an eyesore and is in an unstable and dangerous condition. More importantly, the impact in traffic will cause further congestion in that corridor. Not to mention unsafe foot traffic of visitors crossing the road to get to the beach. Also, the island does not need further development but rather something more thoughtful and culturally based for its residents.

Please consider granting RP's to community based organizations.

Mahalo for considering this change for the betterment of the island's health.

Aloha,
Debra Drayton

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From: [danny drysdale](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] SUPPORT for the restoration of Coco Palms Resort [R Nos. S-7407, S-7444 and S-7613]
Date: Wednesday, August 9, 2023 11:24:48 AM

Aloha Chair Chang and members of the Board of Land and Natural Resources,

Aloha!

My name is Danny Drysdale and I am testifying in support of the restoration of Coco Palms Resort, and continued assignment of Revocable Permit Nos. S-7407, S-7444 and S-7613 to Coco Palms ownership.

- The lands associated with these Revocable Permits have been assigned to Coco Palms owners for 70 years, since before statehood.
 - These same lands are also on the state and national historic register as part of the Coco Palms Resort Historic District.
 - As such, it is important to ensure these lands continue to be assigned to Coco Palms owners to preserve the historic uses recognized by state and federal governments.
 - We urge you to consider these factors because we finally have a new owner with the resources, expertise, and unwavering commitment to responsibly complete the restoration after 30 years of prior failures.
 - CULTURAL CENTER - A vital and important component of the project will be a cultural center and museum to honor the history of Kauai, this site, and Coco Palms. The center will be developed by Reef Capital as a community benefit for locals as well as visitors.

Mahalo,

Danny

danny
drysdale

producer:director
eight little crickets film productions
twitter: @youngcherokee
site: www.eightlittlecrickets.com

name things: <https://www.youtube.com/watch?v=1ahKlay511g>

From: [Shasta Eikenberry](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Support for Restoration of Coco Palms Resort and Continued Revocable Permits
Date: Wednesday, August 9, 2023 4:51:40 PM

Aloha Chair Chang and members of the Board of Land and Natural Resources,

My name is Shasta Eikenberry and I am testifying in support of the restoration of Coco Palms Resort, and continued assignment of Revocable Permit Nos. S-7407, S-7444 and S-7613 to Coco Palms ownership.

- The lands associated with these Revocable Permits have been assigned to Coco Palms owners for 70 years, since before statehood.
- These same lands are also on the state and national historic register as part of the Coco Palms Resort Historic District.
- As such, it is important to ensure these lands continue to be assigned to Coco Palms owners to preserve the historic uses recognized by state and federal governments.
- We urge you to consider these factors because we finally have a new owner with the resources, expertise, and unwavering commitment to responsibly complete the restoration after 30 years of prior failures.

Mahalo,
Shasta Eikenberry

From: [Corey Enloe](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] SUPPORT for the restoration of Coco Palms Resort [RP Nos. S-7407, S-7444 and S-7613]
Date: Tuesday, August 8, 2023 1:33:51 AM

Aloha Chair Chang and members of the Board of Land and Natural Resources,

My name is Corey and I am testifying in support of the restoration of Coco Palms Resort, and continued assignment of Revocable Permit Nos. S-7407, S-7444 and S-7613 to Coco Palms ownership.

The lands associated with these Revokable Permits have been assigned to Coco Palms owners for 70 years, since before statehood.

These same lands are also on the state and national historic register as part of the Coco Palms Resort Historic District.

As such, it is important to ensure these lands continue to be assigned to Coco Palms owners to preserve the historic uses recognized by state and federal governments.

During construction and demolition, over 250 direct local jobs are expected to be generated. Countless more indirect and induced jobs within the community are also expected thanks to spending from this workforce. Once operational, Coco Palms is expected to employ scores of full-time local employees.

The Coco Palms team is establishing a cultural advisory group to help guide the development activities at the property. The group is comprised of respected Native Hawaiian leaders and kupuna from the area. A vital and important component of the project will be a cultural center and museum to honor the history of Kaua'i, this site, and Coco Palms. The center will be developed by Reef Capital as a community benefit for locals as well as visitors.

We urge you to consider these factors because we finally have a new owner with the resources, expertise, and unwavering commitment to responsibly complete the restoration after 30 years of prior failures.

Mahalo,

Corey E.

From: [Leif Erickson](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] SUPPORT for the restoration of Coco Palms Resort [RP Nos. S-7407, S-7444 and S-7613]
Date: Monday, August 7, 2023 4:05:41 PM

Aloha Chair Chang and members of the Board of Land and Natural Resources,

My name is leif and I am testifying in support of the restoration of Coco Palms Resort, and continued assignment of Revocable Permit Nos. S-7407, S-7444 and S-7613 to Coco Palms ownership.

- The lands associated with these Revokable Permits have been assigned to Coco Palms owners for 70 years, since before statehood.
- These same lands are also on the state and national historic register as part of the Coco Palms Resort Historic District.
- As such, it is important to ensure these lands continue to be assigned to Coco Palms owners to preserve the historic uses recognized by state and federal governments.
- We urge you to consider these factors because we finally have a new owner with the resources, expertise, and unwavering commitment to responsibly complete the restoration after 30 years of prior failures.

Mahalo

Leif

- ECONOMIC IMPACTS - Over \$200 million in direct investments will be made by Reef Capital in construction alone. Millions more are expected to be generated within the community thanks to workforce spending. Once operational, the resort is expected to generate millions annually within the local economy.

--



LEIF ERICKSON

REALTOR-ASSOCIATE®, RS-85270

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Fathom Realty HI LLC

500 Ala Moana Blvd Suite 7400, Honolulu, HI 96813



From: [Janine Gatti](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Fwd: Agenda Item D-7: Termination of RPs
Date: Wednesday, August 9, 2023 3:08:52 PM

> Greetings,

>

> I am writing to support the decision to terminate the revocable permits nos. S-7407, S-7444 and S-7613 issued to Coco Palms Ventures.

>

> Additionally, I am urging the BNLR to consider granting these permits to I Ola Wailuanui, or another community-driven, stewardship-focused organization, rather than to a for-profit entity.

>

> Finally, whoever is granted these permits should be required to comply with HRS343 and be required to perform an Environmental Assessment on the impacts of proposed use.

>

> Mahalo for your consideration.

> Janine Gatti

From: [L.Gerber](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] SUPPORT for the restoration of Coco Palms Resort [RP Nos. S-7407, S-7444 and S-7613]
Date: Wednesday, August 9, 2023 3:28:33 PM

My name is Lorraine and I am testifying in support of the restoration of Coco Palms Resort, and continued assignment of Revocable Permit Nos. S-7407, S-7444 and S-7613 to Coco Palms ownership.

I am in support of the project for the economic impact of the community and think that the use of land will be beneficial to the local economy and for job creation.

T

Mahalo,

Lorraine

From: [Jed Robinson](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Support of Coco Palms Resort
Date: Tuesday, August 8, 2023 11:52:50 AM

Chair Chang and members of the Board,

My name is Jed Robinson and I am testifying in support of the restoration of Coco Palms Resort and the continued assignment of Revocable Permit Nos. S-7407, S-7444, and S-7613 to Coco Palms ownership. I am sure you are aware but the lands associated with these Revokable Permits have been assigned to Coco Palms owners for 70 years, since before statehood. These same lands are also on the state and national historic register as part of the Coco Palms Resort Historic District. It is important to ensure these lands continue to be assigned to Coco Palms owners to preserve the historic uses recognized by state and federal governments.

Also, I have seen estimates that over \$200 million in direct investments will be made by the developer in construction alone. Millions more are expected to be generated within the community thanks to workforce spending. This will bring millions to the local economy. In addition to helping economically, I know that Reef plans on establishing a cultural advisement committee as well as a cultural center to honor the history of such a special place.

Please consider these factors. After many decades of failures and sitting in ruin we can finally see this place restored into something special for locals and visitors alike.

Thanks for your consideration,

Jed

From: [Sharon Goodwin](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Agenda Item D-7
Date: Wednesday, August 9, 2023 9:52:56 PM

August 9, 2023

Chair Dawn Chang
Hawaii Department of Land and Natural Resources
1151 Punchbowl Street, Rm 220
Honolulu, HI 96813

Aloha Chair Chang and Board Members,

Re: Agenda Item D-7: Termination of Revocable Permits Nos. S-7407, S-7444 and S-7613 Effective December 31, 2023,
to Coco Palms Ventures LLC, Permittee, Wailua, Kawaihau, Kaua`i, Tax Map Keys (4) 4-1-003:044 and (4) 4-1-003:017 and
(4) 4-1-005:por. 017

I fully support Staff's recommendation to terminate the three Revocable Permits adjoining Coco Palms property. And why wait until December 31, 2023 to revoke the permits. The corporation holding the permits does not even exist.

Revoking those permits now would clear the way for a non-profit such as I Ola Wailuanui, or comparable agency(s) to begin the environmental process of securing, restoring and practicing good stewardship, and hopefully to begin an Environmental Assessment study of the impacts of any proposed use(s).

Sharon Goodwin
Kapa`a Homestead, Kaua`i

From: [Pancho](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] We support the recommendation to terminate the Revocable Permits assigned to Coco Palms Ventures!
Date: Thursday, August 10, 2023 8:18:50 AM

Aloha e kakou,

We support:

1. The recommendation to **terminate the Revocable Permits** assigned to Coco Palms Ventures.
2. **The granting of new RP's to community based organizations** such as I Ola Wailuanui.
3. The requirement by BLNR for **any** future RP holder to comply with HRS343 and **at the minimum perform an Environmental Assessment** on the impacts of the proposed use.

We **do not** support the building of a new hotel at the site of the old Coco Palms hotel.

Me ka mahalo nui loa,
Marcantony and Franziska Graham
7485 Koolau Rd.
PO BOX 427
KILAUEA HI 96754

www.panchograham.com

From: [Regina Gregory](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Item D-7, August 11 agenda
Date: Tuesday, August 8, 2023 9:54:51 AM

I support revoking the Coco Palms permits and granting permits to I Ola Wailuanui, or some other community-based organization, which will take good care of the place.

Thank you
Regina Gregory

From: [Richard Haddock](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] SUPPORT for the restoration of Coco Palms Resort [RP Nos. S-7407, S-7444 and S-7613]
Date: Monday, August 7, 2023 4:12:37 PM

Aloha Chair Chang and members of the Board of Land and Natural Resources,

My name is Richard and I am testifying in support of the restoration of Coco Palms Resort, and continued assignment of Revocable Permit Nos. S-7407, S-7444 and S-7613 to Coco Palms ownership. I wanted to point out a few reasons why I support the restoration of the resort and providing the necessary permits -

1. The lands associated with these Revocable Permits have been assigned to Coco Palms owners for 70 years, since before statehood.
2. These same lands are also on the state and national historic register as part of the Coco Palms Resort Historic District.
3. As such, it is important to ensure these lands continue to be assigned to Coco Palms owners to preserve the historic uses recognized by state and federal governments.

I urge you to consider these factors because there is finally a new owner with the resources, expertise, and unwavering commitment to responsibly complete the restoration after 30 years of prior failures

In addition to the points mentioned above, this will result in job creation, (which is very needed for our island's economy right now) during construction and demolition. Over 250 direct local jobs are expected to be generated. Countless more indirect and induced jobs within the community are also expected thanks to spending from this workforce. Once operational, Coco Palms is expected to employ scores of full-time local employees.

Due to these reasons I outlined above I hope you'll make the right choice by continuing to assign Revocable Permit Nos. S-7407, S-7444 and S-7613 to Coco Palms ownership.

Mahalo,

Richard

From: [Bridget Hammerquist](#)
To: [DLNR, BLNR, Testimony](#)
Subject: [EXTERNAL] DLNR Aug 11, 2023 Item D7
Date: Monday, August 7, 2023 6:28:58 PM
Attachments: [fz6uRZ63XciG2xdW.png](#)
[Coco Palms Comments for 07282023 Agenda Meeting.pdf](#)



Mahalo nui loa,

Bridget Hammerquist, President
Friends of Maha`ulepu, a 501(c)(3)
Kia`i Wai o Wai`ale`ale, Co-founder
PO Box 1654
Koloa, HI 96756

[Donate](#)
friendsofmahaulepu.org
friendsofmahaulepu@hawaiiantel.net
(808)742-1037



Friends of Maha`ulepu

friendsofmahaulepu.org

8/7/2023

Director Dawn NS Chang and the
Board of Land and Natural Resources
State of Hawaii
Honolulu, HI

RE: Agenda Item D7 - [Termination of Revocable Permit Nos. S-7407, S-7444 and S-7613 to Coco Palms Ventures LLC, Permittee, Effective December 31, 2023, Wailua, Kawaihau, Kauai, Tax Map Keys: \(4\) 4-1-003:044, \(4\) 4-1-003:017 and \(4\) 4-1-005:por. 017.](#)

Aloha Director Chang and Members of the Board,

Please accept this emailed correspondence in strong support of the Boards Revocation of RPs S-7407, S-7444 and S-7613 for TMKs (4) 4-1-003:044, (4) 4-1-003:017 and (4) 4-1-005:por. 017 on Kauai, Hawaii. The subject RPs were last issued to Coco Palms Ventures LLC, a limited liability corporation whose

corporate status in the State of Hawaii was involuntarily revoked 12/4/2017. Thereafter, the RP and tax payments were not received for six years.

At the last meeting where these RPs were reviewed by the Board, Director Chang confirmed that RPs are not transferable from one entity to another. The Staff Submittal in item D7 confirms that the subsequent application attempt by Coco Palms Hui LLC, Chad Waters and Tyler Green, was never finalized because they were never able to provide tax clearance.

We appreciate the Board terminating the subject RPs, a necessary and required legal action at this juncture. We were concerned that when this agenda item was taken off the July 28, 2023 calendar, the 45 comments submitted by people all over the State were no longer as likely to be reviewed by the Board. We strongly believe that those comments should be considered by the Board. For that reason, we have attached the 45 comments that people across the State took the time to write. Every comment offered is in support of termination of these RPs and preservation of this site as a historical area worthy of conservation not development.

Mahalo nui,

Bridget Hammerquist, President
Friends of Maha`ulepu, a 501(c)(3)
Kia`i Wai o Wai`ale`ale, Co-founder
PO Box 1654
Koloa, HI 96756
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(808)742-1037



Virus-free. www.avast.com

From: [Renee Rosemark Harper](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] D-7
Date: Monday, August 7, 2023 3:12:36 PM

I wish to add my testimony regarding D-7. Most of us do not want another another hotel, especially in that area that use to be the Coco Palms hotel. The traffic on Kauai is already a nightmare and this will definitely make it worse. Please do not issue these permits to become another hotel.

Mahalo for your time and consideration,
Renee Rosemak Harper

From: [Chase Hartvigsen](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] SUPPORT for the restoration of Coco Palms Resort [RP Nos. S-7407, S-7444 and S-7613]
Date: Monday, August 7, 2023 3:48:54 PM

Aloha Chair Chang and members of the Board of Land and Natural Resources,

My name is Chase, and I am testifying in support of the restoration of Coco Palms Resort, and continued assignment of Revocable Permit Nos. S-7407, S-7444 and S-7613 to Coco Palms ownership.

My mother can remember when she was 12 years old, and flew on an airplane for the very first time to Kauai. Her family stayed at Coco Palms. And to this day she still has such great memories staying there. I love the idea of revitalizing you his resort.

- The lands associated with these Revokable Permits have been assigned to Coco Palms owners for 70 years, since before statehood.
- These same lands are also on the state and national historic register as part of the Coco Palms Resort Historic District.
- As such, it is important to ensure these lands continue to be assigned to Coco Palms owners to preserve the historic uses recognized by state and federal governments.
- We urge you to consider these factors because we finally have a new owner with the resources, expertise, and unwavering commitment to responsibly complete the restoration after 30 years of prior failures.
- ECONOMIC IMPACTS - Over \$200 million in direct investments will be made by Reef Capital in construction alone. Millions more are expected to be generated within the community thanks to workforce spending. Once operational, the resort is expected to generate millions annually within the local economy.

Mahalo,

Chase

--

Warmly,
Chase Hartvigsen
Utah & Florida Realtor @ Fathom Realty
Hospitality Asset Manager @ Reef Private Equity

From: [Marian Head](#)
To: [DLNR.BLNR.Testimony](#)
Cc: [Glenn](#)
Subject: [EXTERNAL] Agenda Item D-7, Termination of RPs
Date: Wednesday, August 9, 2023 1:08:46 PM

Aloha BLNR Members,

My love of Kauai started with my Honeymoon at the Coco Palms Hotel in 1985. My husband and I purchased our home within one mile of the Coco Palms site 20 years ago. We both do our best to contribute positively to our community: I am an RSVP/Hospice volunteer currently serving individuals facing life-threatening illnesses and their families. My husband works tirelessly as a champion of affordable living on the island, currently serving as a volunteer PAL-Permanently Affordable Living board member.

I have previously sent many testimonies detailing our concern about the potential negative impact of building a new Coco Palms hotel. Today, I simply state:

I support the BLNR staff recommendation to terminate the Tax Map Keys: (4) 4-1003:044, (4) 4-1-003:017 and (4) 4-1-005:por. 017 RP's effective 12/31/23;

I further support the granting of new RP's to a community-based organization such as I Ola Wailuanui, or a stewardship and restoration group that will provide inclusive and appropriate community based stewardship; And I urge the BLNR to require any future RP holder to comply with HRS343 and at the minimum perform an Environmental Assessment (EA). We would expect the EA to consider direct, indirect, and cumulative impacts that may occur as a result of the proposed use.

for your serious consideration of terminating current Coco Palms Hotel state Revocable Permits.

Mahalo,
Marian Head
Kapaa/Wailua

From: [Phillip Hellwig](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Terminate Revocable Permits
Date: Monday, August 7, 2023 2:09:46 PM

Sirs/madam,

- I support for the recommendation to **terminate the Revocable Permits** assigned to Coco Palms Ventures.
- I also support for **granting new RP's to community based organizations** such as I Ola Wailuanui. Whoever receives the permits needs to be committed to providing inclusive and appropriate community based stewardship and restoration.
- I also request that the BLNR require **any** future RP holder to comply with HRS343 and **at the minimum perform an Environmental Assessment** on the impacts of the proposed use.

Sincerely,
Phillip Hellwig
6695 Olohena Rd.
Kapaa 96746

From: [Hersshy Yeaton](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Coco Palm Resort Restoration Support
Date: Monday, August 7, 2023 8:24:49 PM

Aloha Dawn, Riley, Doreen, Karen, Aimee, Vernon, and Wesley

My name is Hersshy and I love Hawaii in general. I lived on the island for a while and I saw so much growth and opportunities that were created. I believe in supporting the restoration of Coco Palms Resort and the continuation and assignment of Revocable Permit Nos. S-7407, S-7407, and S-7613 to Coco Palms ownership. It would bring a lot of jobs for the locals, the economy would increase, and for sure it would bring the community together. I really hope that my words are considered for continuing the restoration of Coco Palms.

Mahalo,
Hersshy



HAWAII LABORERS-EMPLOYERS COOPERATION AND EDUCATION TRUST

650 Iwilei Road, Suite 285 · Honolulu, HI 96817 · Phone: 808-845-3238 · Fax: 808-845-8300

August 5, 2023

[Via Email: blnr.testimony@hawaii.gov](mailto:blnr.testimony@hawaii.gov)

To: **The Honorable Dawn Chang, Madam Chair**
Board of Land and Natural Resources
1151 Punchbowl Street, Room 132
Honolulu, Hawaii 96813

Re: **SUPPORT for Restoration of Coco Palms Resort [RP Nos. S-7407, S-7444 and S-7613]**

FOR HEARING ON FRIDAY, AUGUST 11, 2023 at 9:15 AM (KALANIMOKU BUILDING)

Aloha Honorable Chair Chang and Members of the Board,

The **Hawaii Laborers & Employers Cooperation and Education Trust** (Hawaii LECET) is a labor + management partnership established in 1992 between the 5,000 statewide members of the Hawaii Laborers Union and over 250 construction companies from the *General Contractors Association* and the *Building Industry Association*.

Hawaii LECET supports the restoration of Coco Palms Resort, and continued assignment of Revocable Permits Nos. S-7407, S-7444 and S-7613 to Coco Palms ownership. Reef Capital has the capacity to commit \$200 million in direct investments for Coco Palms in construction alone. After completion, millions more will be generated annually for the local economy. A Coco Palms cultural advisory committee of Native Hawaiian leaders and kupuna from the area will also help guide development activities on the property.

The lands associated with these Revocable Permits have been assigned to Coco Palms owners for 70 years, since before Statehood. These same lands are also listed with the Coco Palms Resort Historic District on both State and National historic registers. It is important for these lands to continue to be assigned to Coco Palms owners to preserve the historic uses recognized by State and Federal governments. Thank you for this opportunity to offer our support.

Mahalo,

**Hawai'i Laborers & Employers
Cooperation and Education Trust**

From: fern@hapahi.org
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Testimony RE Agenda Item D-7 - Termination of Revocable Permit Nos. S-7407, S-7444 and S-7613 to Coco Palms Ventures LLC
Date: Thursday, August 10, 2023 12:20:27 AM

Aloha Honorable Chair Chang and Members of the Board of Land & Natural Resources,

We had hoped to have the opportunity to formally present on the history of Wailua, our vision for restoration of the area and the environmental considerations associated with these areas, and the Revocable Permits under consideration.

Please accept this slide deck focused on the climate change considerations associated with this important area and its future.

Slide Deck: https://docs.google.com/presentation/d/1uQU-t_Os2CClfrhBvjdklNalVy4wjqqbfV62eZi49t0/edit?usp=sharing

Video Recording of Presentation: <https://fb.watch/mkpWLumCmB/>

For the last few years we have worked to develop a path forward to restore this environmentally and culturally significant place for the benefit of cultural practice, education, agriculture and environmental conservation.

There are so many factors to consider relating to the environmental concerns associated with the parcels under consideration, and the adjacent lands. The endangered wetland bird species that currently and historically were present here, the lo'i complex that the site houses, the significant wetland system and ancient spring fed fishpond system, as well as the drainage of the Wailua area are all critical factors in decisions we make about the future of this place.

I humbly ask that you consider these environmental considerations and the history of abuse of this site and terminate the revocable permits to these parcels and open these public lands to community for restoration and access. Any activities that occur or leases and permits granted to lands in Wailua should trigger the highest level of environmental and cultural review and ensure that HRS 343 is complied with.

With appreciation,

Fern Holland

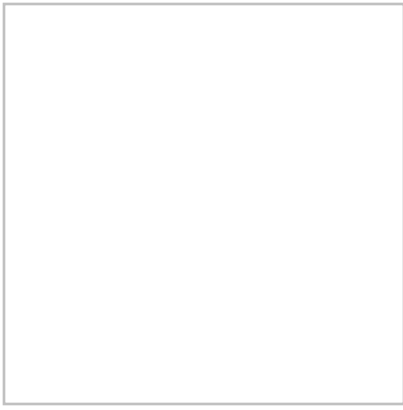
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Fern Ānuenue Holland

Community Organizer | [HAPA](#)

I Ola Wailuanui Board Member

(808) 634-6242 | fern@hapahi.org



"To catalyze community empowerment and systemic change towards valuing people and 'āina ahead of corporate profits." - The HAPA Mission

From: [Georgia Hoopes](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Item D-7
Date: Monday, August 7, 2023 2:37:20 PM

To All Officials

I support the recommendation to terminate the Revocable Permits assigned to Coco Palms Ventures

Further support for granting new RP's to community based organizations such as I Ola Wailuanui. Whoever receives the permits needs to be committed to providing inclusive and appropriate community based stewardship and restoration.

A request that the BLNR require any future RP holder to comply with HRS343 and at the minimum perform an Environmental Assessment on the impacts of the proposed use.

Mahalo.
Georgia Hoopes

From: [Gary Hooser](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Testimony item D7 - coco palms RP revocation
Date: Wednesday, August 9, 2023 7:02:28 PM

Aloha BLNR Members and Chair,

Please accept this testimony in strong support:

- Strong support for the recommendation to **terminate the Revocable Permits** assigned to Coco Palms Ventures
- Further strong support for **granting new RP's to community based organizations** such as I Ola Wailuanui. Whoever receives the permits needs to be committed to providing inclusive and appropriate community based stewardship and restoration.
- Further supporting the BLNR requiring **any** future RP holder to comply with HRS343 and **at the minimum perform an Environmental Assessment** on the impacts of the proposed use. These particular RP's directly support the adjacent resort development by providing hotel room parking required by Kauai County to justify the permitted number of hotel rooms. The impact of these hotel rooms and adjacent shoreline has not yet been evaluated as is required by HRS343.

While I serve on the Board of Directors of I Ola Wailuanui, I am submitting this testimony as a private individual.

Please also note that in addition to my service representing Kaua'i in the State Senate and on the County Council, I also served in the past as the Director of the Office of Environmental Quality Control (OEQC) which administers and advises on HRS343.

Please note also that I reside in Wailua Homesteads in close proximity to the subject lands. I have personally witnessed coconut trees being dug out of the ground by machinery on or near the RP along Kuamoo Road. While the digging was being conducted no archaeological observer was present. I've also personally observed other ground disturbance and digging in the area where the access easement is located- also there was no archaeological observer present.

Thank you for giving this important matter your serious consideration and

voting to revoke the RP's, reviewing applications and ultimately grant the RP's to a community based stewardship organization not affiliated with any resort development, and requiring whatever entity the RP's are awarded to - to complete at the minimum an environmental assessment, and possibly a full EIS.

Sincerely,

Gary Hooser
808-652-4279

Sent from my iPhone

From: [Melissa Hutchins](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Endorsement for the Renewal of Coco Palms Resort [RP Nos. S-7407, S-7444, and S-7613]
Date: Tuesday, August 8, 2023 4:47:37 AM

Aloha Chair Chang and distinguished members of the Board of Land and Natural Resources,

I am reaching out to lend my voice in favor of the much-awaited restoration of Coco Palms Resort, urging continued endorsement of Revocable Permit Nos. S-7407, S-7444, and S-7613 for the present Coco Palms ownership.

These historic lands, interwoven with Coco Palms for over 70 years, carry a profound legacy. They are acknowledged on both the state and national historic register and embody the essence of the Coco Palms Resort Historic District.

Preserving and aligning these lands with Coco Palms owners is not merely a matter of tradition but a step towards safeguarding a rich cultural heritage. We now have an owner with the proven ability, dedication, and passion needed to breathe new life into this site after decades of missed opportunities.

I wholeheartedly appeal to you to sustain the momentum behind the restoration of Coco Palms Resort. Let us honor the past while building a bridge to a prosperous and culturally enriched future.

Mahalo,
Melissa

From: [Kyle Hutchins](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Advocacy for the Revival of Coco Palms Resort [Permits: S-7407, S-7444, S-7613]
Date: Tuesday, August 8, 2023 4:51:45 AM

Aloha Chair Chang and esteemed Board of Land and Natural Resources members,

I wish to express my earnest support for the revitalization of the iconic Coco Palms Resort, advocating for the persistent affiliation of Revocable Permit Nos. S-7407, S-7444, and S-7613 with the current ownership of Coco Palms.

With a bond that has endured for seven decades, these lands, inscribed in both the state and national historic registers, are intrinsic to the cultural fabric of the Coco Palms Resort Historic District. Their continued association with Coco Palms owners is paramount for conserving the recognized historic practices.

In this exciting phase, where a proprietor has emerged with the financial acumen, professional competence, and unwavering dedication required for the project's realization, I fervently implore your consideration of the following integral factors:

- **Employment Opportunities:** The undertaking is projected to create over 250 direct local jobs during the construction and demolition stages, with even more indirect roles. Upon completion, the resort will be a major local employer.
- **Economic Boost:** The infusion of over \$200 million by Reef Capital in construction marks a monumental investment in our local economy. The ripples of this expenditure promise to benefit our community in various ways, and the operating resort will be a constant economic stimulator.
- **Respect for Tradition:** The establishment of a cultural advisory committee, comprising respected Native Hawaiian leaders and elders from the region, assures that the project will be handled with the sensitivity and respect it deserves.
- **A Cultural Beacon:** The creation of a cultural center and museum by Reef Capital to celebrate the history of Kaua'i, the site, and Coco Palms serves as a token of commitment to our shared heritage. It will be a place for education and reflection for both locals and visitors.

The restoration of Coco Palms Resort represents a unique opportunity to blend cultural stewardship with economic rejuvenation. I trust in your wisdom and insight to recognize the merits of this project and endorse a future that pays homage to our shared legacy.

Mahalo,
Kris

From: [Frauke Hugle](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Support for Restoration of Coco Palms Resort and Continued Revocable Permits
Date: Wednesday, August 9, 2023 5:25:07 PM

Aloha Chair Chang and members of the Board of Land and Natural Resources,

My name is Frauke and I am testifying in support of the restoration of Coco Palms Resort, and continued assignment of Revocable Permit Nos. S-7407, S-7444 and S-7613 to Coco Palms ownership.

- The lands associated with these Revocable Permits have been assigned to Coco Palms owners for 70 years, since before statehood.
- These same lands are also on the state and national historic register as part of the Coco Palms Resort Historic District.
- As such, it is important to ensure these lands continue to be assigned to Coco Palms owners to preserve the historic uses recognized by state and federal governments.
- We urge you to consider these factors because we finally have a new owner with the resources, expertise, and unwavering commitment to responsibly complete the restoration after 30 years of prior failures.

Mahalo,
Frauke Hugle

From: [Kukuipuka](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Revocation of Developer's Permits - Coco Palms Ventures
Date: Tuesday, August 8, 2023 9:11:06 AM

Aloha,

I am in support of Item D7, for the recommendation to terminate the Revocable Permits assigned to Coco Palms Ventures

Further support for granting new RP's to community based organizations such as I Ola Wailuanui. Whoever receives the permits needs to be committed to providing inclusive and appropriate community based stewardship and restoration.

A request that the BLNR require any future RP holder to comply with HRS343 and at the minimum perform an Environmental Assessment on the impacts of the proposed use.

Mahalo,
Maydeen K. 'Īao

From: [Irena](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Aloha BLNR - support of Item D-7 (terminating RPs)
Date: Monday, August 7, 2023 10:49:12 PM

Aloha,

I am writing to you in support of the recommendation to terminate the Revocable Permits assigned to Coco Palms Ventures.

And I support granting new RP's to community-based organizations such as I Ola Wailuanui, who are committed to providing inclusive and appropriate community-based stewardship and restoration, aloha 'āina, mālama 'āina.

We also request that the BLNR require any future RP holder to comply with HRS343 and at the minimum perform an Environmental Assessment on the impacts of the proposed use.

Mahalo nui for your time, consideration and mālama.
Ua mau ke ea o ka 'āina i ka pono.

Mahalo nui,
Irena

From: [Elsy Jach](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Support for Restoration of Coco Palms Resort and Continued Revocable Permits
Date: Wednesday, August 9, 2023 5:05:14 PM

My name is Elsy and I am testifying in support of the restoration of Coco Palms Resort, and continued assignment of Revocable Permit Nos. S-7407, S-7444 and S-7613 to Coco Palms ownership.

- The lands associated with these Revocable Permits have been assigned to Coco Palms owners for 70 years, since before statehood.
- These same lands are also on the state and national historic register as part of the Coco Palms Resort Historic District.
- As such, it is important to ensure these lands continue to be assigned to Coco Palms owners to preserve the historic uses recognized by state and federal governments.
- We urge you to consider these factors because we finally have a new owner with the resources, expertise, and unwavering commitment to responsibly complete the restoration after 30 years of prior failures.

Mahalo,
Elsy

From: [Richard Janik](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Full support in favor of Item D-7, in favor of terminating the RP"s!
Date: Monday, August 7, 2023 1:03:17 PM

I am a Kauai resident for 30 years and fully support the revocation to terminate the Revocable Permits assigned to Coco Palms Ventures. I further support granting new RP's to community based organizations. I request that the BLNR require ANY future RP holder to comply with HRS343 and mandate an Environmental Assessment of the impacts of any proposed future use.

Thank you,

Richard J Janik, MD
4548 Ekolu St
Lihue, HI 96766
Richard J Janik

From: [Ruta Jordans](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] In support of D7, termination of revocable permits
Date: Monday, August 7, 2023 1:07:30 PM

I am writing in support of D7, termination of revocable permits:

- Please **terminate the Revocable Permits** assigned to Coco Palms Ventures
- Please **grant new RP's to community based organizations** such as I Ola Wailuanui. Whoever receives the permits needs to be committed to providing inclusive and appropriate community based stewardship and restoration.
- Please require **any** future RP holder to comply with HRS343 and **at the minimum perform an Environmental Assessment** on the impacts of the proposed use.

Regards,
Ruta Jordans
6345A Kipapa Road
Kapaa HI 96746

8 August 2023

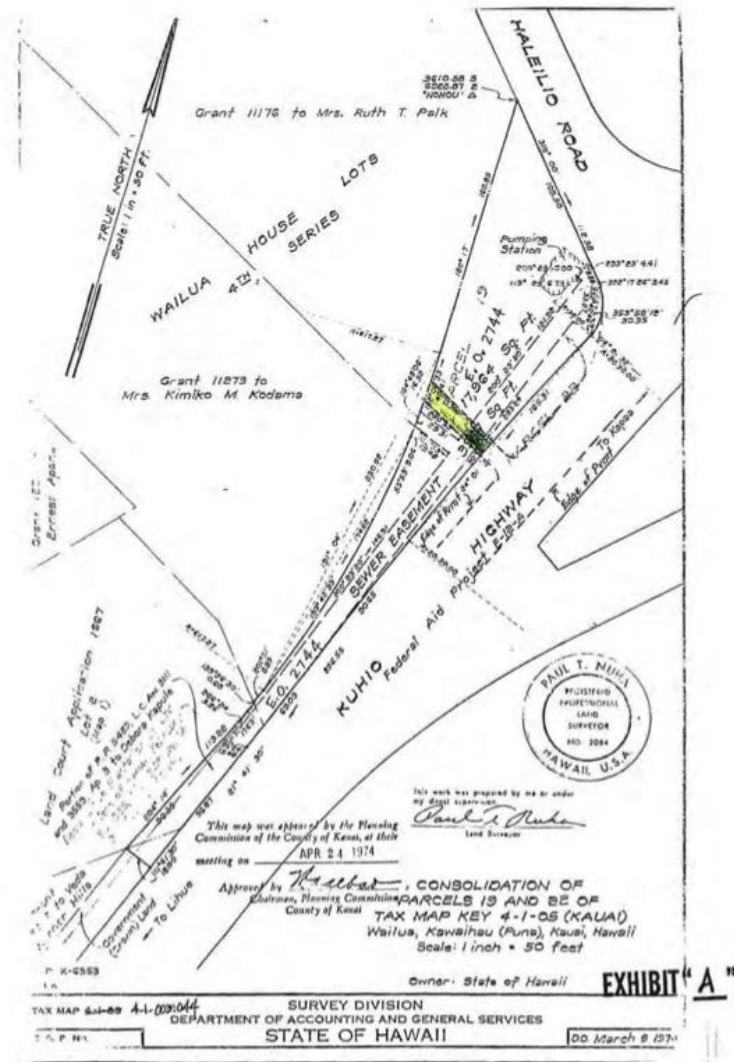
Dawn Chang, Chair
Board of Land and Natural Resources
blnr.testimony@hawaii.gov

Re: D-7 Terminate of Coco Palms Revocable Permits Now!

Aloha e Chair Chang and Honorable Board Members:

Please terminate Revocable Permits 7407, 7444 and 7613 now. There are no reasons to continue these month-to-month permits. There have been unauthorized uses of state land, including commercial, and property taxes were not paid for over 5 years.

Parcel A, a 460 square foot portion of TMK (4) 4-1-003:044, which is covered by an easement to the County of Kauai for utility purposes and Revocable Permit 7407 allegedly for “use and maintenance of driveway for vehicular access purposes.”



This parcel is an important underground utility hub for potable water, sewer, phone and cable, locally referred to as the “Lift Station” due to its smell.

The revocable permit enables access on a 460 square foot strip of a 0.41 acre state property, which is leased to the County of Kauai for utility purposes.

In March, 2023, Coco Palms developers installed a privacy screen silt fencing around the square property, even though the RP only considers 460 square feet, without archaeological monitoring. There is no access from Kūhiō highway to this property through this silt fence.

The main access for the proposed resort development is from Apana Road, not Kūhiō Highway or Kuamo'o Road, as the below 2014 project site plan details¹. This Revocable Permit is unnecessary. Project developers have previously encumbered the property by the unauthorized use of the area for a staging area and as a rubbish dump - not in the permit conditions for a driveway.

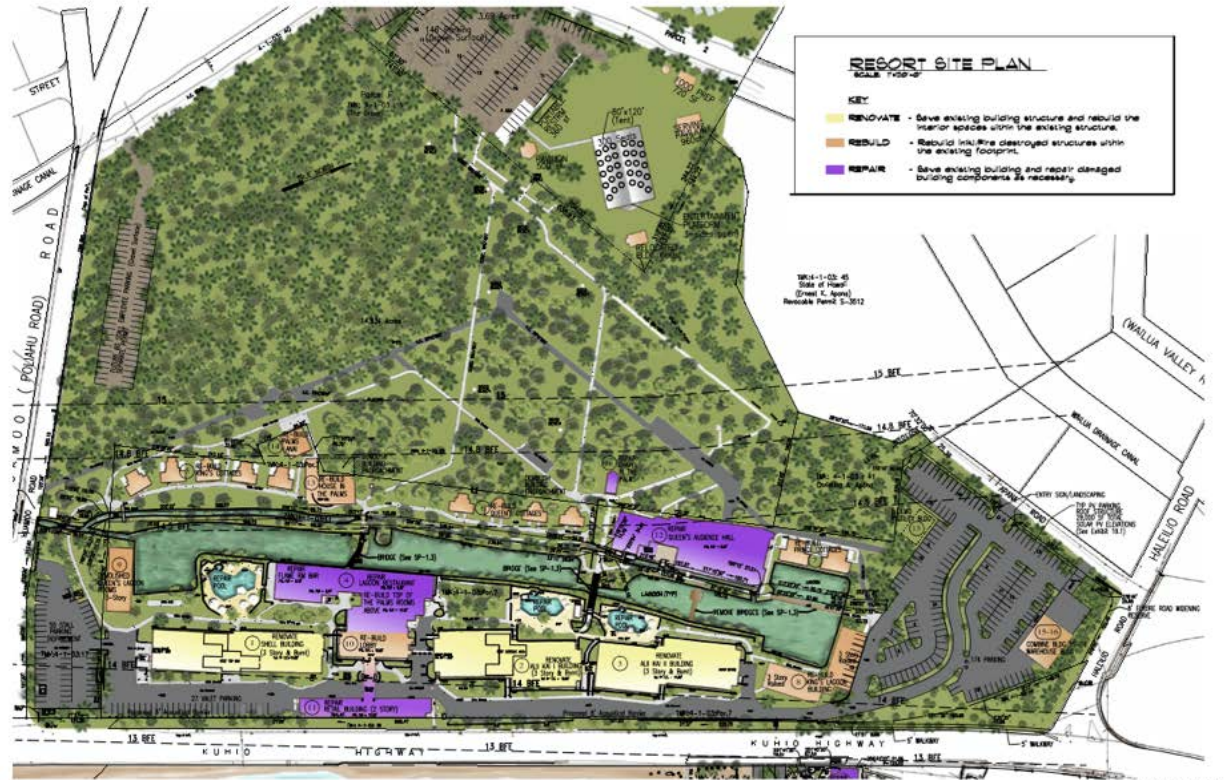
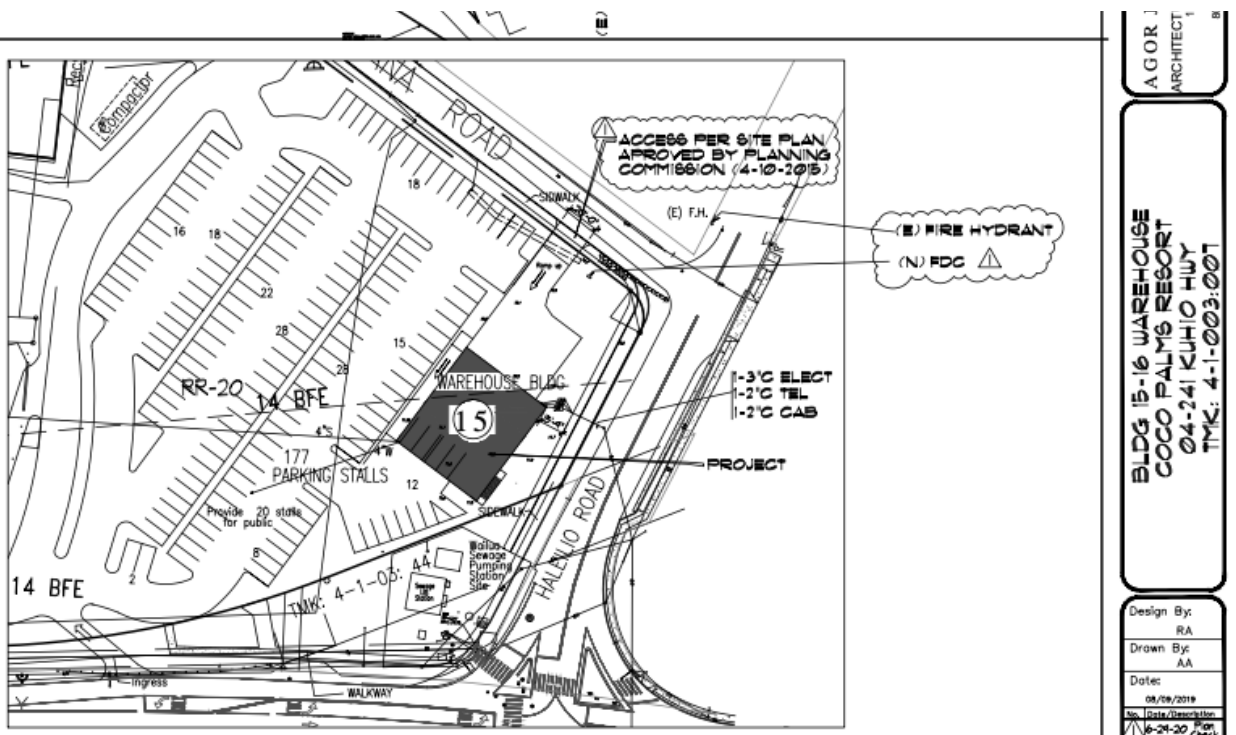


EXHIBIT 19-12
SITE PLAN



A.G.O.R. J
ARCHITECT

BLDG 15-16 WAREHOUSE
COCO PALMS RESORT
04-241 KUHIO HWY
TMK: 4-1-003:007

Design By: RA
Drawn By: AA
Date: 08/28/2019
No. Date/Description
16-24-20 Plan Check

Sheet No.
SP01
of Sheets

PARTIAL SITE PLAN
SC = 1" = 50' - 0"

According to Building Permit 17-1908 for Warehouse Buildings 15 & 16 (above), the Kauai Planning Commission approved the Apana Road primary entrance on 4-10-2015. There will be no access from Kūhiō Highway in this location.

This 460 square foot permit lot has been recommended “unsuitable for long-term lease disposition” because the Hawaii Department of Transportation is considering a roundabout in this location and HDOT would require this property for highway construction.

There is no reason to continue this revocable permit, only temporary month-to-month, as no permanent lease can be obtained. The \$13.79 permit rent per month is paltry. Termination would make no financial effect to the state. Maintenance would be performed by lessee, County of Kauai. Terminate RP 7407 now, not December 2023.

Page 3 of the August 11, 2023 staff submittal is in error and needs clarification.

BLNR – Termination of
RPs S-7407, S-7444, & S-7613

Page 3

August 11, 2023

per month, paid by Reef-PCG LLC. As of June 21, 2023, the rent is current and property taxes have been paid.

The screenshot shows the County of Kauai web portal interface. The top navigation bar includes 'Layers', 'Map', 'Search', 'Results', 'Report', 'Sales Search', 'Sales List', 'Sales Results', 'Home', and 'Sketches'. The 'Report' tab is active. The main content area is titled 'Parcel Information' and displays the following details:

Parcel Number (TAX MAP KEY)	410030440000
Location Address	KAPAA HI 96746
Project Name	
Tax Classification	HOTEL & RESORT
	(Note: This is for tax purposes only. Not to be used for zoning.)
Neighborhood Code	9999-7V
Legal Information	
Zoning	72
Non Taxable Status	Government owned parcel. This is a government owned non-taxable parcel.
Land Area (acres)	0.4124
Land Area (approximate sq ft)	17,964
Living Units	0

Below the parcel information, there is a 'View Map' link. Under 'Owner Information', the following details are shown:

Owner Names	Mailing Address
STATE OF HAWAII Fee Owner	STATE OF HAWAII
COUNTY OF KAUAI Lessee	

A link to 'Show All Owners and Addresses' is also present.

TMK (4) 4-0010044 is owned by the state and there are no property taxes.² County of Kauai holds lease on 0.41 acres.

RP 7407, considering only 460 square feet, has no property taxes.

Terminate RP 7407 now. It is unnecessary.

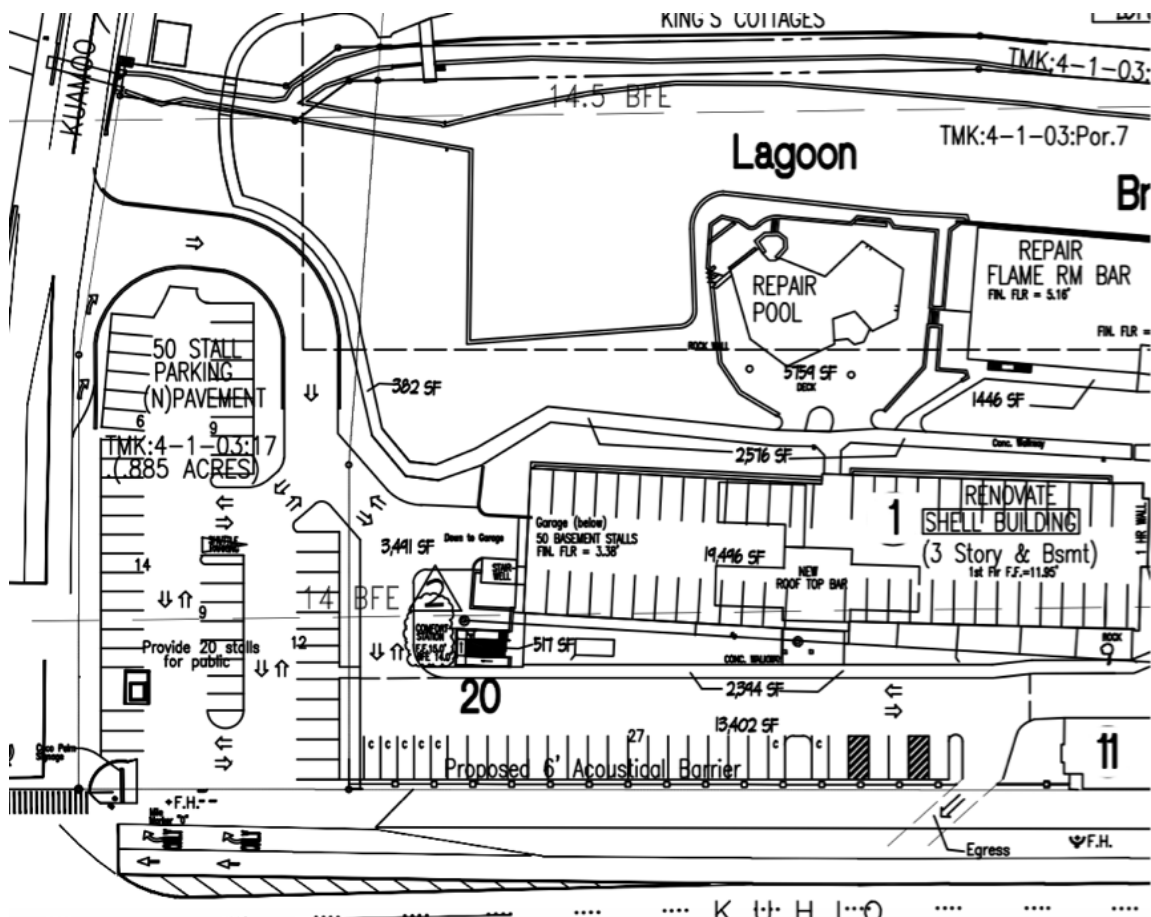
²<https://qpublic.schneidercorp.com/Application.aspx?AppID=986&LayerID=20101&PageTypeID=4&PageID=8744&KeyValue=410030440000>

Parcel B, TMK (4) 4-1-003:017, a 0.85 acre property on the corner of Kūhiō Highway and Kuamo'o road extending mauka to the 'auwai o Kawai'iki, is covered by Revocable Permit 7444 for "parking and landscape purposes."

The property is basically a 300' x 120' rectangle, with the makai half being covered by parking lot pavement. The mauka ~0.4 acre half is covered by 40+ coconut palms, an extension of the contiguous historic Coconut Grove.



Project developers have doubled the proposed parking area to 50 parking places on this month-to-month permit land that enable an additional 150 hotel rooms for their proposed resort as each parking stall enables 3 hotel rooms.



Development plans presented show removal of these historic trees to expand this parking lot and to create an entrance to this project from Kuamo'o Road, near the ancient 'auwai and fishpond. This area is known to contain ancient artifacts and 'iwi kupuna are expected. This Board has never been asked if the removal of these coconut trees would be allowed and the increase in percentage of lot coverage and hardening

The project has promised the Wailua community 20 public beach parking places with a public bathroom. Developers have included one men's toilet and one women's toilet in a "Comfort Station" bathroom facility on private resort land by this parking lot as Building 20, Building Plan 17-1911, which details 50 parking stalls on RP 7444, to be accessed with a key card. That is not a public "Comfort Station." There is not room for an additional 20 public parking places. Project developers have included these 50 parking places for hotel guests, not for use by the public.

Project developers have never applied for a permanent, long-term lease, yet they have made their proposed development commercially dependent upon these parking places, while failing to pay property taxes for 6 years. This already parking-deficient project adds a new 2,953 square foot rooftop bar to the Shell Building next to the parking lot generating a need for 17 new parking stalls. An additional new exercise spa business is planned for the rooftop of the Ali'i Kai I building requiring an additional 30 stalls.

In 2015, Planning Director Mike Dahilig found the project already exceeded capacity coverage for Open zoned land and that a variance would be required.

- iii) TMK: 4-1-003: 17 - The proposed lot coverage for the project entry and parking area on the State Leased land is approximately 20,665 square feet or 66% of the parcel area. This parcel is also within the Open District. The allowable lot coverage for these properties within the Open District is 10%.

This Revocable Permit is for parking and landscape purposes, not for coconut tree removal.

The RP does not consider the addition of an office trailer for use for years by project architect, tiny home sales, use of the area as a staging area for commercial tours and commercial wedding venues being held on the ruins of this resort until this April, 2023.

I believe all these commercial uses were unauthorized by the BLNR. It is unknown what liability insurance was in place indemnifying the State against damages for these unauthorized uses.

The tour guide, Bob Jasper, chronicled the arrival of the architect's trailer on his Facebook Page on June 9, 2016.

Bob Kauai Jasper
June 9, 2016 · 🌐

Construction trailer moved on to the property today.



Erik Burton, Lee Gately and 304 others
25 comments

Like Comment Send

Bob Kauai Jasper
June 23, 2016 · 🌐

On the door of the construction trailer in the parking lot 😊



OFFICE
Coco Palms
Project
Management
AGOR ARCHITECTS, LLC
632-2467

From 2018-2020, tiny homes were advertised and sold out of the RP 7444 parking lot:

Bob Kauai Jasper
December 3, 2018 · 🌐

Construction trailers moved on to CCP property 😊



Jeane Michioka, Lee Gately and 332 others
56 comments

Like Comment Send

Commercial tours were conducted for decades from RP 7444 parking lot.³

Due to upcoming construction tours will no longer be offered after March 31, 2023. To purchase a video of the entire tour, click on the image of the DVD cover below.

Tours of Coco Palms are done seven days a week at 2pm . Reservations are required which may be made by calling or texting 808-346-2048.

Coco Palms is located on Kauai's east side near the Wailua River. The address is 4-241 Kuhio Highway, 96746. Mail is not accepted at this address. Arrive at the entrance of our parking lot at the intersection of Kuhio Highway and Kuamo'o Rd.

The only way to make a reservation is to call the number on this site. Should you find any other site trying to make a reservation for you and collect money, they are not legit....don't make it with them.

Private tours are only those tours that you make and can only include people that you have approved. Should you want to add people to your tour, you are the only one with the authority to do that. Nobody can join your tour without your permission.

Until recently, Larry Rivera ran a commercial wedding venue at the ruins of Coco Palms, in the wrecked Chapel in the Palms and from boats in the historic fishpond, all staged out of the parking lot of RP 7444⁴.

Pictometry



Most recently, the HDOT had a job site office trailer in the parking lot of RP 7444. It is unknown whether HDOT required approval from BLNR to site the trailer there or to build a deck.

The Base Flood Elevation (BFE) for this area is 14' MSL, over the height of the Porta-Potty.

It is unknown if any of these trailers were hurricane strapped to a foundation or if the state was indemnified.

³<http://www.cocopalmstour.biz>

⁴<https://www.thegardenisland.com/2018/06/09/hawaii-news/larry-rivera-back-performing-weddings-renewals-at-coco-palms/>

More important than the unauthorized uses of this parking lot is the severe need for beach parking in Wailua. The Wailua beach parking lot has been lost to the ocean. The ocean-going community needs this parking lot to be available now. Recently, the County of Kauai passes Resolution 2023-44, supporting public access in Wailua⁵ stating:

Resolution No. 2023-44 (por.)

...

WHEREAS, Hawai'i Revised Statutes, Chapter 6E (Historic Preservation), Section 6E-1 (and previously codified in the Revised Laws of Hawai'i 1955) states: "The Constitution of the State of Hawai'i recognizes the value of conserving and developing the historic and cultural property within the State for the public good" and "it shall be the public policy of this State to provide leadership in preserving, restoring, and maintaining historic and cultural property, to ensure the administration of such historic and cultural property in a spirit of stewardship and trusteeship for future generations, and to conduct activities, plans, and programs in a manner consistent with the preservation and enhancement of historic and cultural property"; and

WHEREAS, the Council has been informed that the Board of Land and Natural Resources may soon be reviewing revocable permits for parcels within Wailua; and

WHEREAS, TMK (4) 4-1-003:017 (Revocable Permit 7444) (0.842 acres) is a parcel with hardened surfaces immediately *mauka* of Kūhiō Highway at the intersection of Kuamo'o Road, which could once again be appropriate for parking access to the County of Kaua'i Wailua Beach Park, especially due to the increasing erosion at Wailua Beach, which has completely eliminated the once-plentiful beach-adjacent parking area; and

WHEREAS, (4) 4-1-005:017 (Revocable Permit 7613) (0.12 acres) is a parcel makai of Kūhiō Highway and adjacent to Wailua Beach Park, which could also be appropriate for public access to and use of the ocean; and

WHEREAS, (4) 4-1-003:050 (General Lease No. 4878) (14.83 acres) is a parcel that includes the longstanding "coconut grove," which offers access to a historical and natural resource appropriate for public access to and use of the "coconut grove"; now, therefore,

BE IT RESOLVED BY THE COUNCIL OF THE COUNTY OF KAUA'I, STATE OF HAWAII, that the Council urges the Board of Land and Natural

⁵<https://www.kauaigovonline.org/WebLink/DocView.aspx?id=3457310&dbid=0&repo=LF-IMAGING>

Resources to act within its power to prioritize public access, uses, and purposes when considering requests for leases, licenses, permits, or other agreements relating to the above-referenced or other relevant parcels in the sacred Wailua area.

BE IT FINALLY RESOLVED, that copies of this Resolution be sent to Governor Josh Green, M.D., the State of Hawai'i Department of Land and Natural Resources and Board of Land and Natural Resources, and the County of Kaua'i Planning Department, Planning Commission, Kaua'i Historic Preservation Review Commission, and Office of the County Attorney.

Introduced by
FELICIA COWDEN
KIPUKAI KUALI'I

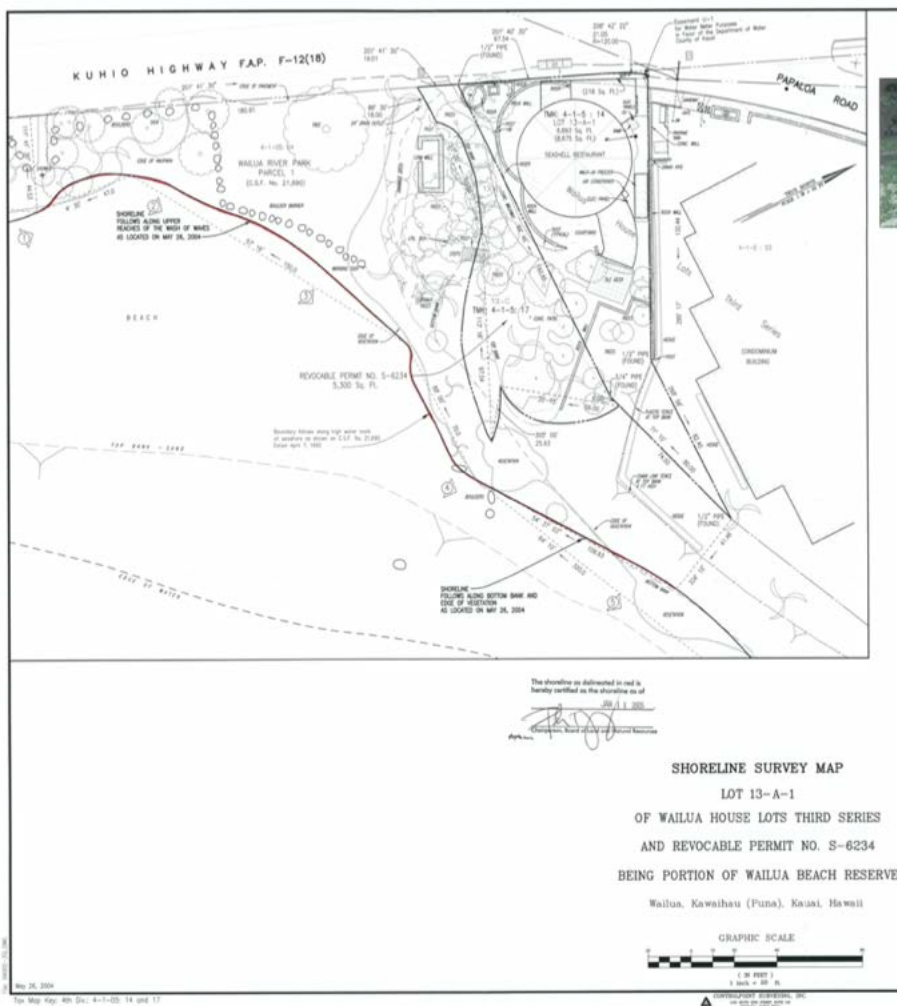
Wailua needs this state parking lot to be available to the public right now, not this land to be used to build more hotel rooms and put bars on roofs.

Parcel C, TMK (4) 4-1-005:017, Revocable Permit 7613 is small sliver of land next to the Seashell Restaurant ruins for “restaurant, landscaping and related purposes.” It is important access to the ancient Kūhua or Ala Kukui Heiau, an important ancient navigational heiau.



In the 2015 Planning Director Mike Dahilig was aware the Seashell Restaurant was encroaching on state land considered by RP 7613, which disqualified the rebuild under the Iniki Ordinance, grandfathering in pre-Iniki Structures. The Iniki Ordinance does not obviate FEMA or shoreline certifications.

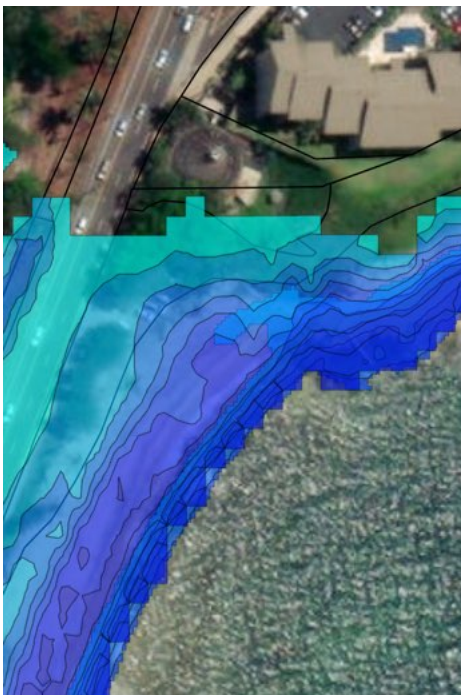
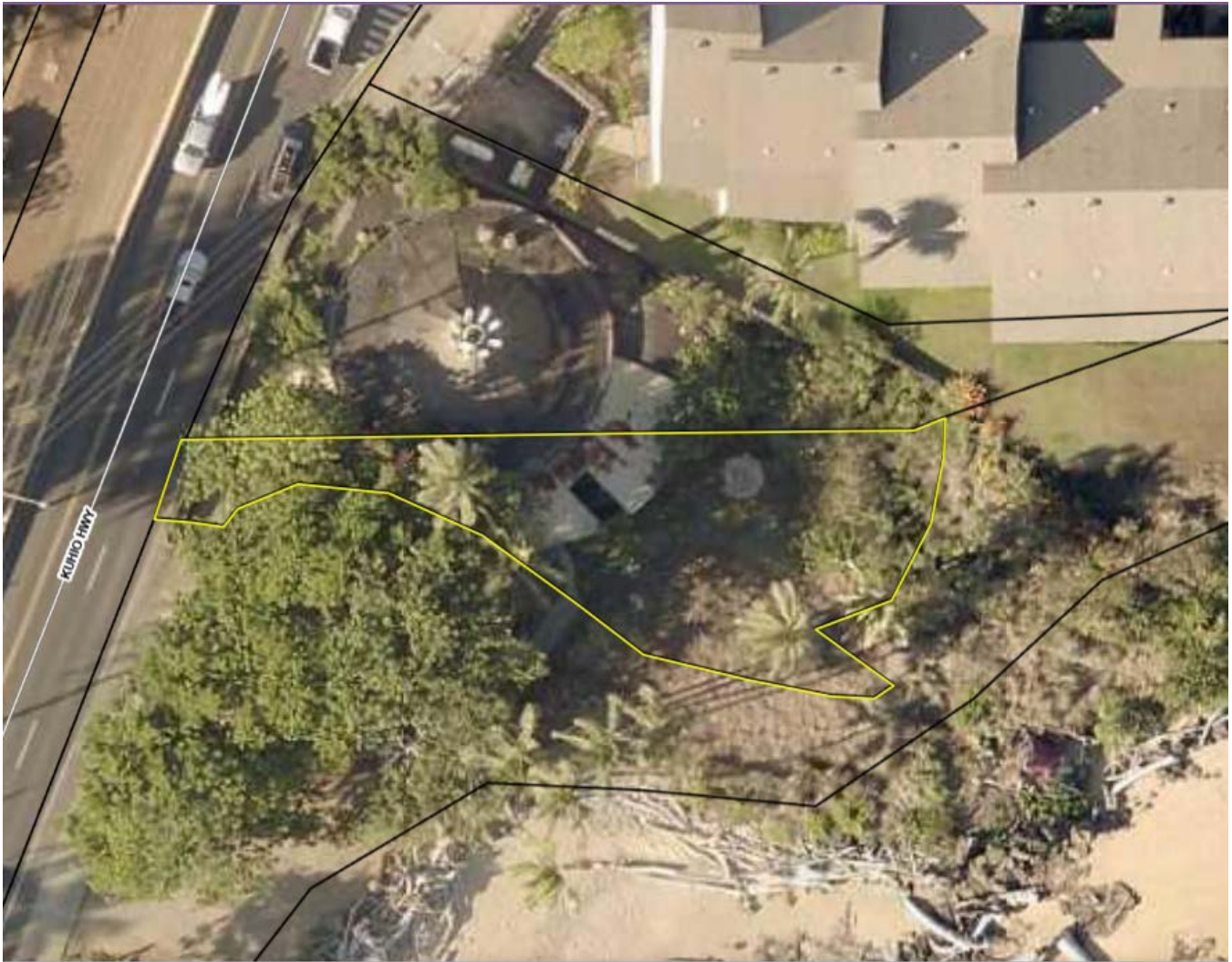
- p. **Sea Shell Restaurant (Bldg. 17)** - This existing one story, approximately 3,800 sq. ft. restaurant and bar was built in 1965. It is proposed to be repaired to its original configuration and uses to be resumed, including a Dining Room, Kitchen, Bar, Restrooms, and various accessory structures.
 - i) Existing concrete walkways and seating areas may encroach into adjacent properties and the shoreline.
 - ii) There is no proposed expansion of this structure, therefore it qualifies for permitting pursuant to Ord. No. 716. However, Ord. No 716 does not allow encroachments into other properties.



There has not been a shoreline certification on this property since 2004⁶ when this property was considered by Revocable Permit 6234. Since then, Wailua beach has experienced serious erosion and beach loss, and is now full of downed timber from mauka biofuel slash, with logs further eroding our beach.

⁶ <https://dags.hawaii.gov/maps/shoreline/Survey%20Shoreline%20Maps/Kauai/Zone%2004/K41005.014.017,2005.0111.pdf>

County of Kauai real property maps show the remains of Seashell Restaurant clearly encroaching on state land, yellow outline. These ruins are a safety hazard and should be removed as soon as possible.



This land is in the Sea Level Constraint District with a passive runup of 1'. The Seashell Restaurant is in FEMA flood zone VE with a Base Flood Elevation of 15' MSL.

There should not be any building on these small slivers of land between the highway and ocean. Beach parking and the beach shower have been lost to erosion. No permits can be considered here without sea level science.



These ruins should be removed and this property should be part of the contiguous public Wailua Beach Reserve.



Terminate the Seashell RP 7613 and require the property to be cleaned. There is no reason to continue this farce until December. Expand the public Wailua Beach Reserve and make this state land, locked up for over 30 years, available to the public once again.

The 65 year state Lease 4878 for “landscaping, maintenance of the premises for aesthetic, park and recreation” at the 14 acre historic Coconut Grove opens for rental review this month, August 2023. The rental amount is based on an erroneous appraisal, \$5,900 for 14 acres, \$420/acre, where contiguous like-zoned land is \$1M per acre. There must be a current appraisal for this rental review consideration.

TO HAVE AND TO HOLD the demised premises unto the Lessee for the term of sixty-five (65) years, commencing on the 18th day of August, 1983, up to and including the 17th day of August, 2048, unless sooner terminated as hereinafter provided, the Lessor reserving and the Lessee yielding and paying to the Lessor at the Office of the Department of Land and Natural Resources, Honolulu, Oahu, State of Hawaii, a net annual rental as

provided hereinbelow, payable in advance, without notice or demand, in semi-annual installments on August 18 and February 18 of each and every year during said term as follows:

A. For the first ten (10) years, the sum of SEVEN THOUSAND THREE HUNDRED AND NO/100----- DOLLARS (\$ 7,300.00) per annum.

B. The annual rental hereinabove reserved shall be reopened and redetermined at the expiration of the 10th, 20th, 30, 40th, 50th & 60th years of said term.

Rental review is scheduled for August 18, 2023.

There is much unauthorized alterations of this historic coconut grove. The Chapel in the Palms was constructed in 1953 as a movie set. It was used as a commercial wedding venue during the resort era, continuing to perform weddings in the ruins. The wedding chapel is in trespass on the state historic Coconut Grove, TMK (4) 4-1-003005 and should be removed.

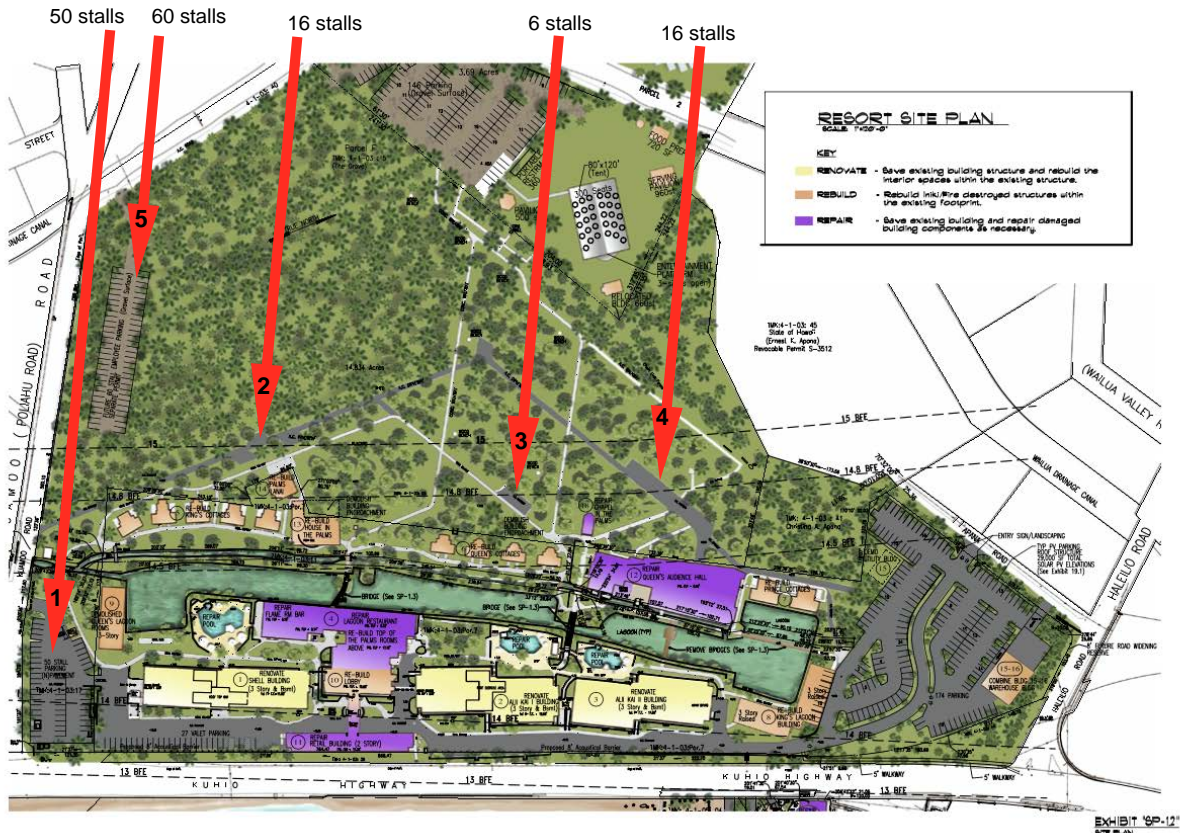
Recently, Coco Palms developers have killed and removed at least 77 coconut trees from the historic grove to make access roadways for their proposed development. State Lease 4878 states the lessee shall not cut down trees.

6. Waste and unlawful, improper or offensive use of premises. That the Lessee shall not commit, suffer or permit to be committed any waste, nuisance, strip or unlawful, improper or offensive use of the demised premises, or any part thereof, nor, without the prior written consent of the Lessor, cut down, remove or destroy, or suffer to be cut down, removed or destroyed, any trees now growing on said premises.

These actions are a breach of State Lease 4878 which should cause termination of this lease.

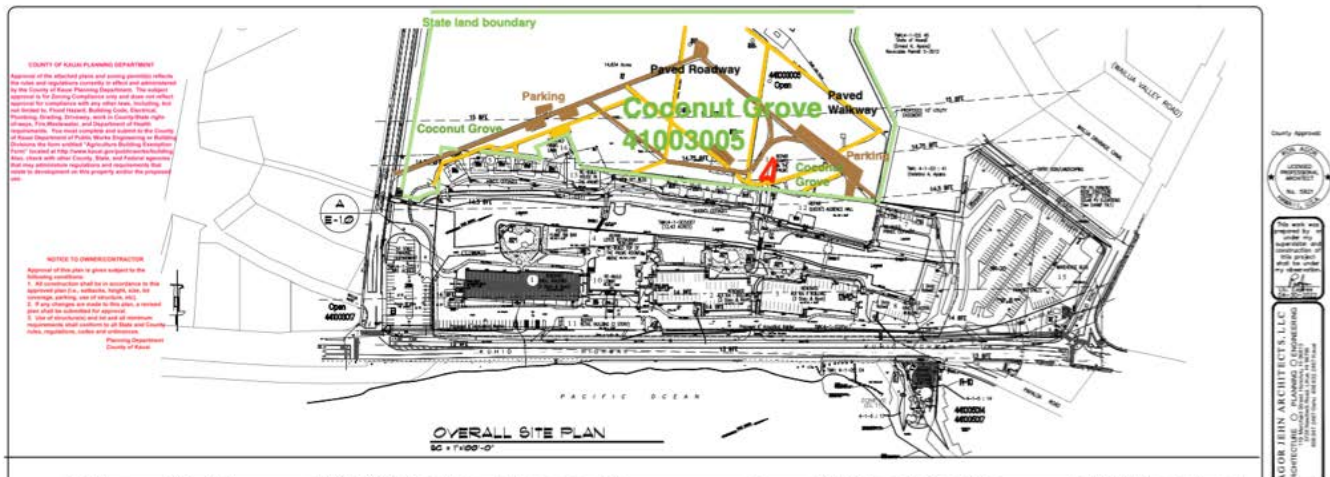
In 2014, project developers submitted plans to the County of Kauai stating their intention to further clear the state owned historic Coconut Grove to provide more parking places for the resort, new businesses and employees. Use of state land will provide an additional 148 parking places.

2014 Site Plan includes 50 parking places on RP 7444, plus 98 parking places on State Lease 4878 = **148 stalls on state land.**



Developers have plans to increase roadways and parking lots in the historic coconut grove, according to the 2015 Directors Report with a half mile of roadways and 98 parking stalls.

- iv) TMK: 4-1-003: 5 - The existing lot coverage in the coconut grove area is approximately 43,870 square feet or 6.8 % of the parcel area of 14.834 acres. The applicants intend to provide required parking in this parcel, of yet undetermined size. Lot coverage calculations will therefore be calculated later.

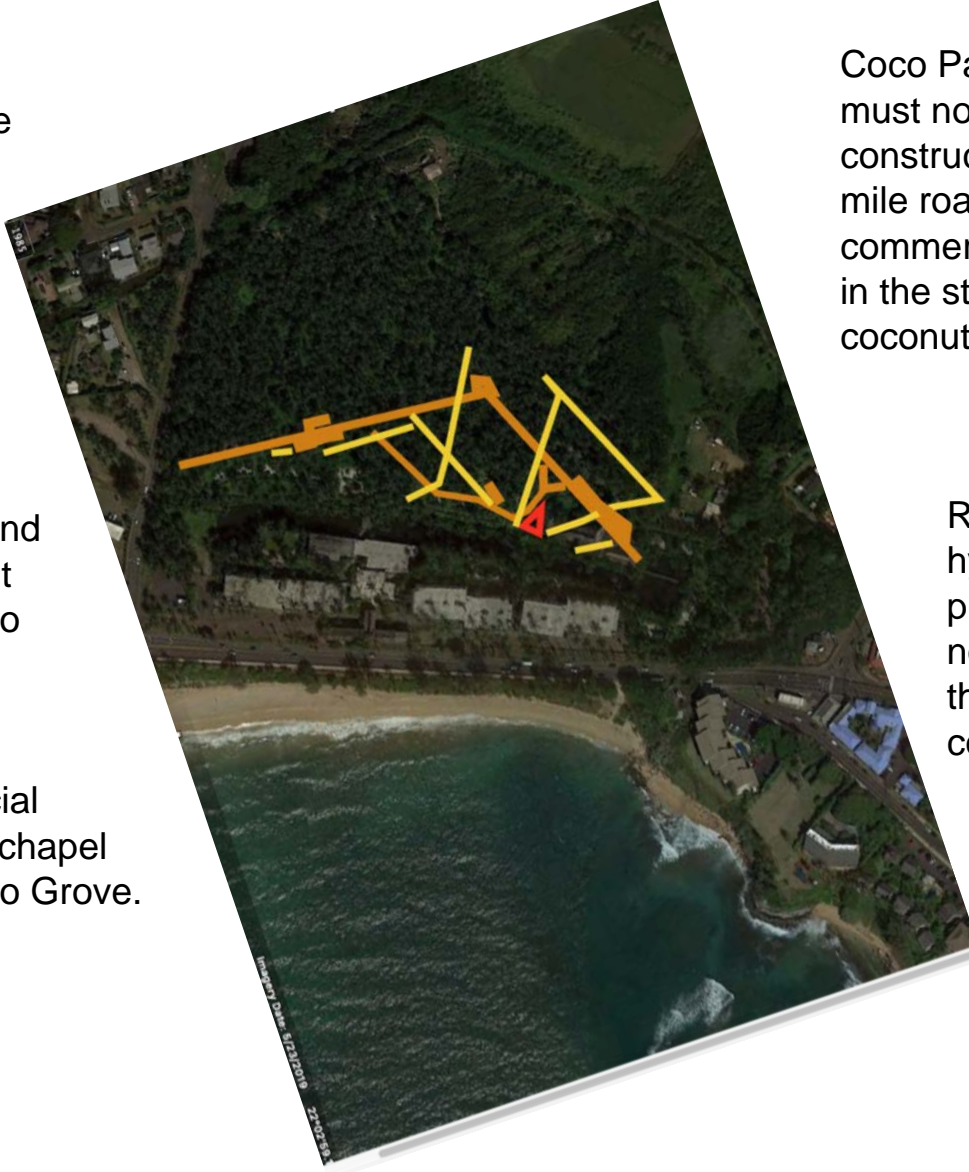


Terminate
GL 4878.

Correct
back
rental
amounts.

Remove
asphalt and
pavement
from Coco
Grove.

Remove
commercial
wedding chapel
from Coco Grove.



Coco Palms developers
must not be allowed to
construct this new half
mile roadway and
commercial parking lots
in the state historic
coconut grove.

Resort fire
hydrants and
plumbing should
not be dug into
the historic
coconut grove.

There is way too much development planned for the 12 acre private property of the Coco Palms project. Their plan was to use historic state sites for parking and roads because they maxed out their private land holdings.

Terminate RP's 7407, 7444 an 7613 now. Terminate Lease 4878 after correcting rental amount, collecting back rent, applying adequate fines and remediation.

Project developers have misrepresented facts. They lied about pre-existing facilities in an attempt to grandfather in a 300 seat luau center. The have attempted to use the Iniki Ordinance to evade FEMA regs, shoreline certification, environmental scrutiny, cultural considerations and blatantly ignored archaeological requirements. They didn't pay required property taxes for 6 years. They are not worthy of these permits and lease. Mahalo for your consideration,

Hope Hamilton Kallai
lokahipath2@live.com

10 August 2023

Chairperson Dawn Chang
Board of Land and Natural Resources Members
blnr.testimony@hawaii.gov

Re: Termination of Coco Palms Revocable Permit
RP's 7444 Parking Lot TMK 41003017

Aloha e Chair Chang and BLNR Members:

I would like to prioritize immediate termination of RP 7444, the 0.8 acre parking lot on the corner of Kūhiō Highway and Kuamo'o road, near the middle of Wailua Bay. Wailua is an important ocean center since the time of ancient voyagers like Mo'ikeha described in many chants, mo'olelo and mele. The surfbreak at Maka'iwa is famous world-wide, important to ancient historical figures.

In March, 2021, the public beach parking lot at Wailua Bay was taken by the ocean, as reported by Hawaii News Now. The concrete slab hanging in the air was the Wailua Beach parking lot entrance.

Disaster declaration signed for Kauai as flooding strikes a nerve for rural residents

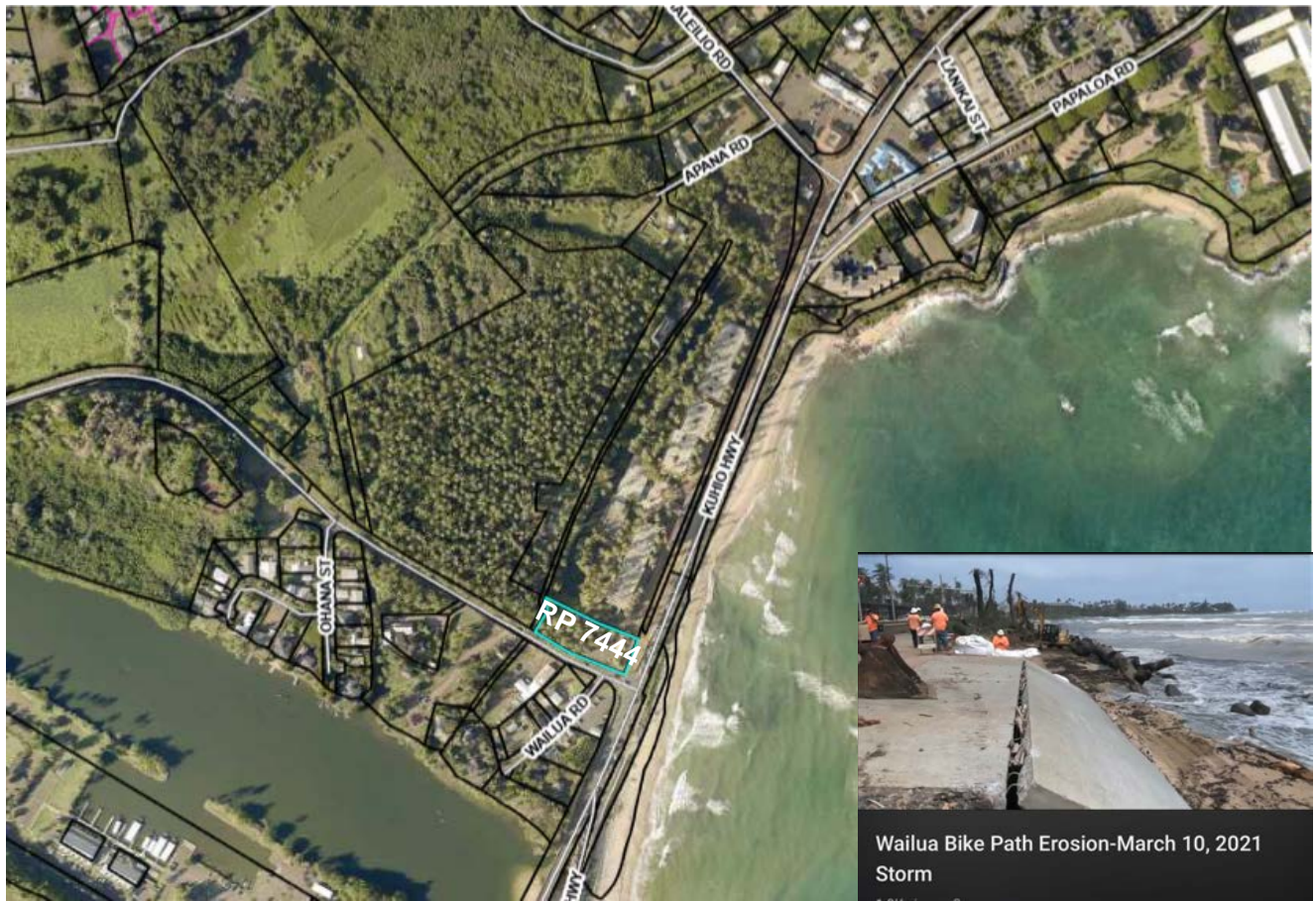


By HNN Staff

Updated: Mar. 10, 2021 at 4:54 PM HST

The parking lot of RP 7444 is mauka of the eroded parking lot. It is dry and safe, with stop lights and crosswalks already in place. It is needed for public beach parking now.





The parking lot of RP7444 is needed by the public right now for safe access to Wailua Bay. It is being used for unauthorized uses, like for tours and trailer sales, and has been fenced off by project developers. This state month-to-month permit is being used to generate 150 hotel rooms for this resort rebuild.

Project plans include removing 40 more historic coconut trees for parking places and paving the entire property, which contains archaeological and historic sites and likely human remains, part of discontinuous site 50-30-08-1711.

This Board has never considered or authorized the expansion of this parking lot. Project developers are planning a 30 year resort project based on month-to-month permits and have failed to begin a lease process for this property.

Expansion of the parking lot for hotel guests removes the 20 promised public parking places, bathroom and shower facilities. There is not room for 70 parking places in this 0.8 acre lot. The promised bathroom has become exclusively for key card holders and employees, not for the public.

Project developers have added 2 rooftop businesses to their proposed development, resulting in the need for an additional 47 parking places. These

buildings are on the State and National Register of Historic Places as a historic resort, without rooftop bars.

Global sea rise and climate changes are increasing shoreline erosion as evidenced in Wailua. This 2021 photo shows the problem and the solution. The Wailua Beach parking area is gone. Right across the street, where the white trailer sits, is almost a half acre of paved parking on state land. It has been rarely used for parking, mostly for unauthorized commercial ventures. Project developers failed to pay property taxes for years on these state permits. Terminate RP7444 now, and make the state held parking lot available to the public. Remove the developer's silt fence from state land.+



Further erosion is threatening our coastal bikepath. The Wailua Beach parking lot can never be rebuilt in this area. The public needs public parking at Wailua beach.

Wailua Bay is mostly commercial, occupied by canoe rentals and hotels.

Most of the beach park parking lot has been eroded into the ocean. Public parking is needed now.



The public deserves a safe place to park at Wailua, so dominated by commercial development already. The lack of available public parking privatizes this whole beach.

Mahalo for considering making public parking available on this state held parking area. Terminate RP 7444 now, and offer it to the County of Kauai for public beach access. Our priority is beach access, not rooftop bars.

Mahalo,

Hope Hamilton Kallai

Attached: County of Kauai Resolution 2023-44, Draft 2

COUNTY COUNCIL

COUNTY OF KAUA'I

Resolution No. 2023-44, Draft 2

RESOLUTION URGING THE STATE OF HAWAII BOARD OF LAND AND NATURAL RESOURCES TO CONSIDER PUBLIC ACCESS, USES, AND PURPOSES FOR STATE PARCELS AT WAILUA

WHEREAS, the area of Wailua, Puna District of Kaua'i, also known as Wailuanui, Wailuanuihoano, Wailuanuiahoano, Wailuanuilani, and Wailua Nui A Hō'ano—meaning great, sacred Wailua—as its name suggests, is one of the most sacred places in the Hawaiian archipelago and was an area primarily reserved for royalty, with a rich, documented history; and

WHEREAS, Wailua is the site of numerous ancient *loko i'a* (fishponds), including two (2) known as Weuweu and Kawaiiki, estimated to be at least 600-800 years old or more, integral to a *pu'uone* coastal wetland drainage system; and

WHEREAS, coconut groves were an essential part of the Hawaiian cultural landscape, providing foundational survival tools and security, especially in times of famine, drought, and war, and coconut palms have been dominant in the area from the time of the ali'i to the present; and

WHEREAS, the Mahunapu'uone burial grounds are located at Wailua, along with other verified and speculated additional burials of *iwi kūpuna*; and

WHEREAS, Hawai'i's highest concentration of *heiau* were established in the area, starting from the mouth of the Wailua River and extending to the summit of Wai'ale'ale, including: Hikinaakalā Heiau, Holoholokū Heiau, Malae Ha'akoa Heiau, Poli'ahu Heiau, and Lae Ala Kukui Heiau; and

WHEREAS, Wailua and Waimea served as alternating royal residences for the *ali'i* and their courts, with Wailua further serving as a royal birthing site; and

WHEREAS, the Wailua River State Park was established in 1954 in recognition of the splendid beauty of the Wailua River along with the significant historical and archeological features. The Wailua Complex of Heiau was included in the state park and designated a discontinuous National Historic Landmark in 1962 and listed on the Hawai'i State Register of Historic Places in 1981 as Site 50-30-08-0502; and

WHEREAS, a hotel that once stood on the site was destroyed on September 11, 1992, when Hurricane 'Iniki struck the island of Kaua'i; and

WHEREAS, since that time, parcels within Wailua have languished for over thirty (30) years; and

WHEREAS, the area is subject to extensive traffic congestion on Kūhiō Highway and along Kuamo'o Road and Haleilio Road, which would be exacerbated by intensive use of the area; and

WHEREAS, the area is subject to additional considerations such as: Base Flood Elevation, Sea Level Rise Constraint District, property line setback limitations, and presence of endemic endangered waterbirds; and

WHEREAS, Hawai'i Revised Statutes, Chapter 6E (Historic Preservation), Section 6E-1 (and previously codified in the Revised Laws of Hawai'i 1955) states: "The Constitution of the State of Hawai'i recognizes the value of conserving and developing the historic and cultural property within the State for the public good" and "it shall be the public policy of this State to provide leadership in preserving, restoring, and maintaining historic and cultural property, to ensure the administration of such historic and cultural property in a spirit of stewardship and trusteeship for future generations, and to conduct activities, plans, and programs in a manner consistent with the preservation and enhancement of historic and cultural property"; and

WHEREAS, the Council has been informed that the Board of Land and Natural Resources may soon be reviewing revocable permits for parcels within Wailua; and

WHEREAS, TMK (4) 4-1-003:017 (Revocable Permit 7444) (0.842 acres) is a parcel with hardened surfaces immediately *mauka* of Kūhiō Highway at the intersection of Kuamo'o Road, which could once again be appropriate for parking access to the County of Kaua'i Wailua Beach Park, especially due to the increasing erosion at Wailua Beach, which has completely eliminated the once-plentiful beach-adjacent parking area; and

WHEREAS, TMK (4) 4-1-005:017 (Revocable Permit 7613) (0.12 acres) is a parcel *makai* of Kūhiō Highway and adjacent to Wailua Beach Park, which could also be appropriate for public access to and use of the ocean; and

WHEREAS, TMK (4) 4-1-003:005 (General Lease No. 4878) (14.83 acres) is a parcel that includes the longstanding "coconut grove," which could once again be appropriate for public access to and use of the "coconut grove"; now, therefore,

BE IT RESOLVED BY THE COUNCIL OF THE COUNTY OF KAUAI, STATE OF HAWAII, that the Council urges the Board of Land and Natural Resources to act within its power to prioritize public access, uses, and purposes when considering requests for leases, licenses, permits, or other agreements relating to the above-referenced or other relevant parcels in the sacred Wailua area.

BE IT FINALLY RESOLVED, that copies of this Resolution be sent to Governor Josh Green, M.D., the State of Hawai'i Department of Land and Natural Resources and Board of Land and Natural Resources, and the County of Kaua'i Planning Department, Planning Commission, Kaua'i Historic Preservation Review Commission, and Office of the County Attorney.

Introduced by: /s/ FELICIA COWDEN
/s/ KIPUKAI KUALI'I

V:\RESOLUTIONS\2022-2024 TERM\Resolution No 2023-44 Draft 2 Wailua FC_KK_JA_ss.docx

	Aye	Opp	Excused	Recused
Bulosan			X	
Carvalho	X			
Cowden	X			
DeCosta	X			
Kagawa	X			
Kuali'i	X			
Rapoza	X			
Total	6	0	1	0

Certificate Of Adoption

We hereby certify that Resolution No. 2023-44, Draft 2 was adopted by the Council of the County of Kaua'i, State of Hawai'i, Lihu'e, Kaua'i, Hawai'i, on May 31, 2023.



County Clerk
Dated June 1, 2023



Chairman & Presiding Officer

From: [Terrie Hayes](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] In Support of item D-7 (Termination of Coco Palms RP"s)
Date: Wednesday, August 9, 2023 9:55:59 PM

Aloha,

In Support of item D-7 , please Terminate the RP 's assigned to Coco Palms Ventures.

Please grant New RP's to community based organization I Ola Wailuanui.

Request the BLNR require any future RP holder to comply with HRS343,
and at a minimum perform an Environmental Impact Assessment on the impacts of the
purposed use.

Mahalo,
Billy Kaohelaui'i,
AMAC Po'o, Manokalanipo
Terrie Hayes

From: [Ryan Kartchner](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] support for the restoration of Coco Palms Resort RP Nos. S-7407, S-7444 and S-7613
Date: Thursday, August 10, 2023 6:54:13 AM

Aloha Chair Chang and the members of the BLNR,
My name is Ryan and I am testifying in support for the restoration of Coco Palms Resort RP Nos. S-7407, S-7444 and S-7613 to Coco Palms ownership.

From what I have learned, the lands associated with these Revocable permits have been assigned to Coco Palms owners for 70 years, since before statehood. These same lands are also on the state and national historic register as part of the Coco Palms Resort Historic District. As such, it is important to ensure these lands continue to be assigned to Coco Palms owners to preserve the historic uses recognized by state and federal governments. We urge you to consider these factors because we finally have a new owner with the resources, expertise and unwavering commitment to responsibly complete the restoration after 30 years of prior failures.

Mahalo,
Ryan

Additional facts:

Job Creation - During construction and demolition, over 250 direct local jobs are expected to be generated. Countless more indirect and induced jobs within the community are also expected thanks to spending from this workforce. Once operational, Coco Palms is expected to employ scores of full-time local employees.

Economic impact- Over \$200 million in direct investments will be made by Reef Capital in construction alone. Millions more are expected to be generated within the community thanks to workforce spending. Once operational, the resort is expected to generate millions annually within the local community.

Cultural Advisory Committee - The Coco Palms team is establishing a cultural advisory group to help guide the development activities at the property. The group is comprised of respected Native Hawaii leaders and kupuna from the area.

Cultural Center - A vital and important component of the project will be a cultural center and museum to honor the history of Kaua'i, this site, and Coco Palms. The center will be developed by Reef Capital as a community benefit for locals as well as visitors.

From: [Pakala](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Coco Palms
Date: Tuesday, August 8, 2023 1:19:42 PM

Please accept this as my support for the reviving of the Coco Palms Resort. It has been a difficult financial pathway to its resurrection which has been the primary factor inhibiting the redevelopment of this amazing and historic resort. No naively visioned non-profit will be able to do anything constructive at that location other than continuing the mess that presently exists there. It will take a great deal of money to bring it back and revive it as some underfunded community project; money that no non-profit will ever have and which in offering sweat equity will soon peter out as too often is the case with these dreamers. Sadly, it would fall to the County to fund any work there with money we don't have and if we did would be better spent on housing and treating the island's homeless. Those against the project always need someone else's money and sweat to do the work.

Mahalo,
Philip Keat
Makaweli

From: [CARLA KELLER](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Coco Palms
Date: Monday, August 7, 2023 12:32:52 PM

Aloha governing bodies -

I am writing to express my very hopeful desire that you will do the right thing and stop the re-building of a hotel at CocoPalms.

I respectfully submit my opinion & testimony that this land should be returned to the Hawaiian people and instead made into a working cultural center that properly honors its significant historic past. It would make a wonderful state park, and perhaps even a National Park. Even though there's all the "Elvis" history, the Hawaiian history is far more important and interesting - the "Royal Coconut Coast"

But no matter what, we feel this is a very poor location for a hotel anyway and cannot quite fathom how permits were issued in the first place. Its prone to frequent flooding, waterborne bacteria (from up-river), horrible traffic jams and no safe beach access (having to cross a four lane highway).

There are so many other locations on Kauai much more suitable for a new hotel. CocoPalms rests on sacred Hawaiian land - doesn't it deserve to be respected as such? Please do the right thing - money isn't everything.

Many Mahalos for your time and consideration.

Carla Keller

Wailua

From: [Mary Lu Kelley](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Testimony in favor of Agenda item D-7
Date: Monday, August 7, 2023 7:06:29 PM
Importance: High

Aloha to all members of the BLNR,

I am writing today to thank you and encourage the finalization of the following:

- I have strong support for the recommendation to **terminate the Revocable Permits** assigned to Coco Palms Ventures
- I continue support for the **granting of new RP's to a community based organization** such as I Ola Wailuanui, or a stewardship and restoration group that will provide inclusive and appropriate community based stewardship and restoration;
- New request that the BLNR require any future RP holder to comply with HRS343 and at the minimum **perform an Environmental Assessment** (EA). The EA shall consider direct, indirect, and cumulative impacts that may occur as a result of the proposed use. This could be a first step in restoring wetlands in this area which will help Kapa'a with rising sea levels from climate change.

Thank you for your due diligence with this very important issue for this valuable and important land on Kauai.

Aloha,
Mary Lu Kelley

From: [Ann Killeen](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Support for the recommendation to terminate the Revocable Permits assigned to Coco Palms Ventures
Date: Monday, August 7, 2023 2:53:28 PM

I would like to express my support for the recommendation to terminate the Revocable Permits assigned to Coco Palms Ventures. I also support granting new RP's to community based organizations such as I Ola Wailuanui. Whoever receives the permits needs to be committed to providing inclusive and appropriate community based stewardship and restoration. I hope that the BLNR will require any future RP holder to comply with HRS343 and at the minimum perform an Environmental Assessment on the impacts of the proposed use.

Mahalo, Ann
Ann Killeen
5970B Heamoi Pl, Kapa'a, HI 96746

From: [Nathan Kiser](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] SUPPORT for the restoration of Coco Palms Resort [RP Nos. S-7407, S-7444 and S-7613]
Date: Wednesday, August 9, 2023 2:11:33 PM

Aloha Chair Chang and members of the Board of Land and Natural Resources,

My name is Nathan and I am testifying in support of the restoration of Coco Palms Resort, and continued assignment of Revocable Permit Nos. S-7407, S-7444 and S-7613 to Coco Palms ownership.

The lands associated with these Revocable Permits have been assigned to Coco Palms owners for 70 years, since before statehood.

These same lands are also on the state and national historic register as part of the Coco Palms Resort Historic District.

As such, it is important to ensure these lands continue to be assigned to Coco Palms owners to preserve the historic uses recognized by state and federal governments.

A vital and important component of the project will be a cultural center and museum to honor the history of Kaua'i, this site, and Coco Palms. The center will be developed by Reef Capital as a community benefit for locals as well as visitors.

We urge you to consider these factors because we finally have a new owner with the resources, expertise, and unwavering commitment to responsibly complete the restoration after 30 years of prior failures.

Mahalo,

Nathan

From: [Lori Kizer](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Item D-7 Support Termination
Date: Monday, August 7, 2023 6:27:14 PM

To the Board of Land & Natural Resources,

I support for the recommendation to terminate the Revocable Permits assigned to Coco Palms Ventures.

I support granting new RP's to community based organizations such as I Ola Wailuanui. Whoever receives the permits needs to be committed to providing inclusive and appropriate community based stewardship and restoration.

I request that the BLNR require any future RP holder to comply with HRS343 and at the minimum perform an Environmental Assessment on the impacts of the proposed use.

Mahalo.

Lori Kizer, Wailua Homesteads, Kapaa

From: [Kelsi Kliever](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Support for Restoration of Coco Palms Resort and Continued Revocable Permits
Date: Wednesday, August 9, 2023 5:28:09 PM

Aloha Chair Chang and members of the Board of Land and Natural Resources,

My name is Kelsi and I am testifying in support of the restoration of Coco Palms Resort, and continued assignment of Revocable Permit Nos. S-7407, S-7444 and S-7613 to Coco Palms ownership.

- The lands associated with these Revocable Permits have been assigned to Coco Palms owners for 70 years, since before statehood.
- These same lands are also on the state and national historic register as part of the Coco Palms Resort Historic District.
- As such, it is important to ensure these lands continue to be assigned to Coco Palms owners to preserve the historic uses recognized by state and federal governments.
- We urge you to consider these factors because we finally have a new owner with the resources, expertise, and unwavering commitment to responsibly complete the restoration after 30 years of prior failures.

Mahalo,
Kelsi

From: [Jamie Kloppen](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Support for Restoration of Coco Palms Resort
Date: Wednesday, August 9, 2023 1:21:09 PM

Aloha Chair Chang and members of the Board of Land and Natural Resources,

My name is Jamie and I am testifying in support of the restoration of Coco Palms Resort, and continued assignment of Revocable Permit Nos. S-7407, S-7444 and S-7613 to Coco Palms ownership.

- The lands associated with these Revocable Permits have been assigned to Coco Palms owners for 70 years, since before statehood.
- These same lands are also on the state and national historic register as part of the Coco Palms Resort Historic District.
- As such, it is important to ensure these lands continue to be assigned to Coco Palms owners to preserve the historic uses recognized by state and federal governments.
- We urge you to consider these factors because we finally have a new owner with the resources, expertise, and unwavering commitment to responsibly complete the restoration after 30 years of prior failures.

Mahalo,
Jaime Kloppen

From: [Leslie Larsen](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Testimony terminate the Revocable Permits assigned to Coco Palms Ventures
Date: Thursday, August 10, 2023 5:12:20 AM

Aloha BLNR

I am a former long term resident of Kaua'i. As a resident I watched as the land was rapidly transferring from local stewardship to off-island interests. I watched the locals being displaced and the traffic, trash and sewage issues become nearly unmanagble. Coco Palms sits at a very congested traffic snarl with sewage treatment facilities struggling to process the waste. It also sits on very sacred land that should be returned to the People of Kaua'i to be restored to the wetlands nature intended.

- PLEASE **terminate the Revocable Permits** assigned to Coco Palms Ventures
- PLEASE grant **new RP's to community based organizations** such as I Ola Wailuanui. Whoever receives the permits needs to be committed to providing inclusive and appropriate community based stewardship and restoration.
- PLEASE require **any** future RP holder to comply with HRS343 and **at the minimum perform an Environmental Assessment** on the impacts of the proposed use

Mahalo Nui Loa,
Leslie Larsen
505/692-4688

Sent from cell phone

From: [Joan Levy](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Item d-7 , this Friday
Date: Monday, August 7, 2023 6:09:57 PM

Dear BLNR:

Once and for all, now is the time to revoke any building/development permits for the Coco Palms property on Kauai.

The negligence and total irresponsibility of the past and current developers must now have the consequence of no longer being able to build or develop this property.

I drive by this behemoth eyesore almost every day. It is an embarrassment to the county and to the state and even more so to the kanaka mauoli. It is beyond my comprehension how for thirty years nothing has been done about this.

Please choose the well being of Kauai rather than that of the developers who have shown no care for Kauai!

Thank you !
Joan Levy
Wailua houselotd

Sent from Joan Levy's iPhone

From: [Gale Lindemann](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] 7. Termination of Revocable Permit Nos. S-7407, S-7444 and S-7613 to Coco Palms Ventures LLC, Permittee, Effective December 31, 2023, Wailua, Kawaihau, Kauai, Tax Map Keys: (4) 4-1-003:044, (4) 4-1-003:017 and (4) 4-1-005:por. 017.
Date: Wednesday, August 9, 2023 1:52:19 PM

Dear Sirs / Madams:

RE: Termination of Revocable Permit Nos. S-7407, S-7444 and S-7613 to Coco Palms Ventures LLC, Permittee, Effective December 31, 2023, Wailua, Kawaihau, Kauai, Tax Map Keys: (4) 4-1-003:044, (4) 4-1-003:017 and (4) 4-1-005:por. 017.

I wholeheartedly support the following items:

- **Support the BLNR staff recommendation to terminate the Tax Map Keys:** (4) 4-1-003:044, (4) 4-1-003:017 and (4) 4-1-005:por. 017 RP's effective 12/31/23;
- Further support the **granting of new RP's to a community based organization** such as I Ola Wailuanui, or a stewardship and restoration group that will provide inclusive and appropriate community based stewardship;
- Request also that the BLNR require any future RP holder to comply with HRS343 and at the minimum **perform an Environmental Assessment (EA)**. The EA shall consider direct, indirect, and cumulative impacts that may occur as a result of the proposed use.

My mother's family has owned property on Koki Road for many decades and I was raised just a short distance from the historic Coco Palms Resort. Many family members & friends worked there over the years. While Coco Palms was known worldwide, after Hurricane Iniki struck Kauai in September 1992, the hotel site has since become an eye sore. It's been over 30 years since the hotel has sat in disrepair. We don't need another hotel that will cause more traffic congestion in an already congested area. The Wailua Houselots area has only 1 (one) entrance/exit (Haleilio Road). Allowing the developer to build a parking structure on the Haleilio side of their property would greatly affect the residents who live in Wailua Houselots. Traffic will also be affected on Kuamoo Road leading up to Wailua Homesteads. While Coco Palms also has a parcel on Koki Road, I've heard talk of it being an off-site area for parking. This would impact all of us who live on Koki Road ~ a ONE lane dead end road. The developer has already shown that he has no regard for the property. Trees were cut down, cuttings were hauled from the main Coco Palms area to the parcel on Koki Road ~ which is in a flood zone & I believe, conservation land. Another concern is that there is asbestos in the remaining buildings. Who's going to monitor that situation when/if those buildings are demolished?

Thank you for your consideration.

Gale Lindemann

From: [Amelia Lucero](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] SUPPORT for the restoration of Coco Palms Resort [RP Nos. S-7407, S-7444 and S-7613]
Date: Tuesday, August 8, 2023 4:10:31 AM

Aloha Chair Chang and members of the Board of Land and Natural Resources,

My name is Amelia and I am testifying in support of the restoration of Coco Palms Resort, and continued assignment of Revocable Permit Nos. S-7407, S-7444 and S-7613 to Coco Palms ownership.

The lands associated with these Revocable Permits have been assigned to Coco Palms owners for 70 years, since before statehood. These same lands are also on the state and national historic register as part of the Coco Palms Resort Historic District. As such, it is important to ensure these lands continue to be assigned to Coco Palms owners to preserve the historic uses recognized by state and federal governments. It seems to me that aside from enhancing and benefiting the cultural legacy in Hawaii, the job creation and economic impacts are only positive for the state.

We urge you to consider these factors because we finally have a new owner with the resources, expertise, and unwavering commitment to responsibly complete the restoration after 30 years of prior failures.

Mahalo, Amelia

From: [Jared Lucero](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] SUPPORT for the restoration of Coco Palms Resort [RP Nos. S-7407, S-7444 and S-7613]
Date: Tuesday, August 8, 2023 4:12:34 AM

Aloha Chair Chang and members of the Board of Land and Natural Resources,

My name is Jared and I am testifying in support of the restoration of Coco Palms Resort, and continued assignment of Revocable Permit Nos. S-7407, S-7444 and S-7613 to Coco Palms ownership.

The lands associated with these Revocable Permits have been assigned to Coco Palms owners for 70 years, since before statehood. These same lands are also on the state and national historic register as part of the Coco Palms Resort Historic District. As such, it is important to ensure these lands continue to be assigned to Coco Palms owners to preserve the historic uses recognized by state and federal governments. It seems to me that aside from enhancing and benefiting the cultural legacy in Hawaii, the job creation and economic impacts are only positive for the state.

We urge you to consider these factors because we finally have a new owner with the resources, expertise, and unwavering commitment to responsibly complete the restoration after 30 years of prior failures.

Mahalo, Jared

From: [Alice Luck](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Support of Item D-7
Date: Tuesday, August 8, 2023 8:56:42 AM

Aloha,

I am writing in support of Item D-7 to revoke the permits assigned to Coco Palms Ventures. I support the proposed plan to provide for community based stewardship of the land. The BLNR should require any future RP holder to comply with HRS343 and at a minimum perform an Environmental Assessment on the impacts of the proposed use.

Mahalo,
Alice Luck

From: [Leslie Luttig](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] In re Item D-7
Date: Monday, August 7, 2023 5:49:00 PM

I write in strong support of a vote to approve Item D-7, and revoke all permits related to rebuilding Coco Palms. I've watched the broken process of numerous attempts to redevelop the property as a hotel. It is the exact opposite of what the majority of Kaua'i residents want. I'll close with this: The highway that fronts it is going to fall into the ocean
Sincerely,

Leslie L. Luttig
Princeville HI
luttigl@gmail.com



From: [Maddy](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Terminate RP
Date: Tuesday, August 8, 2023 1:24:18 PM

Please terminate the Revocable Permits for Coco Palms and grant future one's only for cultural center mahalo Nui

Sent from my iPhone.

From: [Maria Maitino](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Support in favor of Item D-7
Date: Monday, August 7, 2023 4:05:36 PM

Aloha,

I have lived on Kauai for 20 years. It is unimaginable that the old Coco Palms Hotel is still standing in its dilapidated, unsightly form. It is disheartening that this land has not been made available to the community over all these years to be turned into a much needed resource for those of us who live here and those who visit Kauai, to educate and to honor those who lived on and tended the land for many many years.

I am writing to support the recommendation to terminate the Revocable Permits assigned to Coco Palms Ventures.

In addition, I am fully in support of granting new RP's to community based organizations such as I Ola Wailuanui. The organization who receives the permits must be committed to providing inclusive and appropriate community based stewardship and restoration.

I would also request that the BLNR require **any** future RP holder to comply with HRS343 and **at the minimum perform an Environmental Assessment** on the impacts of the proposed use.

Thank you for your time,

Maria Maitino
Kilauea, Kauai

From: marem@aloha.net
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Stop Coco Palm
Date: Wednesday, August 9, 2023 12:27:08 PM

Aloha Darlene S Ferreira

Please revoke the RP's that were last issue to Coco Palms ventures LLC.
They didn't pay their taxes for six years.
I hope you're listening to the people of Kauai.
We don't want another hotel at Coco Palms.
The beach is eroding there.
Please preserve this area and it's cultural significance.
I remember when Taxpayer's had to buy land back on Oahu near Turtle Bay ? on the north shore?
Why can't the state Help Kauai and buy this land back for the people of Kauai?

Marianne

From: [JENN MASON](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] SUPPORT for the restoration of Coco Palms Resort [RP Nos. S-7407, S-7444 and S-7613]
Date: Tuesday, August 8, 2023 4:03:14 AM

Dear Chair Chang and members of the Board of Land and Natural Resources,

My name is Jenny and I am testifying in support of the restoration of Coco Palms Resort, and continued assignment of Revocable Permit Nos. S-7407, S-7444 and S-7613 to Coco Palms ownership.

- The lands associated with these Revocable Permits have been assigned to Coco Palms owners for 70 years, since before statehood.
- These same lands are also on the state and national historic register as part of the Coco Palms Resort Historic District.
- As such, it is important to ensure these lands continue to be assigned to Coco Palms owners to preserve the historic uses recognized by state and federal governments.
- We urge you to consider these factors because we finally have a new owner with the resources, expertise, and unwavering commitment to responsibly complete the restoration after 30 years of prior failures.
- The Coco Palms team is establishing a cultural advisory group to help guide the development activities at the property. The group is comprised of respected Native Hawaiian leaders and kupuna from the area.

Respectfully,
Jenny

From: mattgnyc@gmail.com
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] SUPPORT for restoration of the Coco Palms Resort (RP Nos. S-7407, S-744 and S-7613)
Date: Tuesday, August 8, 2023 6:34:49 AM

Aloha Chair Chang and members of the Board of Land and Natural Resources!

My name is Matthew and I am testifying in support of the restoration of Coco Palms Resort, and the continued assignment of the Revocable Permit Nos. S-7407, S-7444 and S-7613 to Coco Palms ownership.

- The lands associated with these Revocable Permits have been assigned to Coco Palms owners for 70 years, since statehood.
- These same lands are also on the state and national historic register as part of the Coco Palms Resort Historic District.
- As such, it is important to ensure these lands continue to be assigned to Coco Palms owners to preserve the historic uses recognized by the state and federal governments.
- We urge you to consider these factors because we finally have a new owner with the resources, expertise, and unwavering commitment to responsibly complete the restoration after 30 years of prior failures.
- Over \$200 M in direct investments will be made by Reef Capital in construction alone. Millions more are expected to be generated within the community thanks to workforce spending. Once operational, the resort is expected to generate millions annually with the local economy.
- A vital and important component of the project will be a cultural center and museum to honor the history of Kauaʻi, this site and Coco Palms. The center will be developed by Reef Capital as a community benefit for locals as well as visitors.

Mahalo,
Matthew

From: [Colin McCubbin](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Agenda Item D-7, Termination of RPs at the Coco Palms site.
Date: Monday, August 7, 2023 1:07:46 PM

Aloha mai kākou

I write in support of terminating the Revokable Permits at the Coco Palms hotel site.

I have been observing and following the sorry saga of the hotel and it's state since Iniki, and feel that it is time to accept that no amount of time or money can possibly return a hotel to this location.

So, I support the BLNR staff recommendation to terminate the Tax Map Keys: (4) 4-1003:044, (4) 4-1-003:017 and (4) 4-1-005:por. 017 RP's effective 12/31/23;

Further I support the granting of new RP's to a community based organization such as I Ola Wailuanui, or a stewardship and restoration group that will provide inclusive and appropriate community based stewardship;

Finally I request that the BLNR require any future RP holder to comply with HRS343 and at the minimum perform an Environmental Assessment (EA). The EA should consider direct, indirect, and cumulative impacts that may occur as a result of the proposed use.

Mahalo nui loa, na'u me ke aloha, na Colin.

Colin McCubbin

From: [Rozella Mccutcheon](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Support for Restoration of Coco Palms Resort and Continued Revocable Permits
Date: Wednesday, August 9, 2023 4:47:58 PM

Aloha Chair Chang and members of the Board of Land and Natural Resources,

My name is Rozella and I am testifying in support of the restoration of Coco Palms Resort, and continued assignment of Revocable Permit Nos. S-7407, S-7444 and S-7613 to Coco Palms ownership.

- The lands associated with these Revocable Permits have been assigned to Coco Palms owners for 70 years, since before statehood.
- These same lands are also on the state and national historic register as part of the Coco Palms Resort Historic District.
- As such, it is important to ensure these lands continue to be assigned to Coco Palms owners to preserve the historic uses recognized by state and federal governments.
- We urge you to consider these factors because we finally have a new owner with the resources, expertise, and unwavering commitment to responsibly complete the restoration after 30 years of prior failures.

Mahalo,
Rozella McCutcheon

From: [Marion McHenry](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Coco Palms property
Date: Wednesday, August 9, 2023 7:59:57 PM

We are writing in strong support for the recommendation to terminate the revocable permits assigned to Coco Palms Ventures.

We also support granting new revocable permits to community based groups such as I Ola Wailuanui. It is imperative that whoever receives such permits, needs to be committed to providing inclusive and appropriate community based stewardship and restoration.

We are requesting the Board of Land and Natural Resources require any future RP holder to comply with HRS343 and at a bare minimum perform an environmental assessment on the impacts of the proposed use.

These lands are home to some of our most endangered, endemic wetland species like Koloa ducks. In addition these lands hold very important cultural significance for native Hawaiians, and specifically for native Kauaiians. This must be protected and preserved. for future generations.

Sincerely,

Robert and Marion McHenry
Princeville

From: [Nancy McMahon](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] SUPPORT for the restoration of Coco Palms Resort [RP Nos. S-7407, S-7444 and S-7613]
Date: Wednesday, August 9, 2023 11:37:16 PM

Aloha Chair Chang and members of the Board of Land and Natural Resources,

My name is Nancy McMahon and I am testifying in support of the restoration of Coco Palms Resort, and continued assignment of Revocable Permit Nos. S-7407, S-7444 and S-7613 to current Coco Palms ownership.

- The lands associated with these Revokable Permits have been assigned to Coco Palms owners for 70 years, since before statehood.
- These same lands are also on the state and national historic register as part of the Coco Palms Resort Historic District.
- As such, it is important to ensure these lands continue to be assigned to Coco Palms owners to preserve the historic uses recognized by state and federal governments.
- We urge you to consider these factors because we finally have a new owner with the resources, expertise, and unwavering commitment to responsibly complete the restoration after 30 years of prior failures.

Mahalo,

[Nancy McMahon](#),
3-2600 Kaunualii Hwy
Suite 1300-306
Lihue, Kauai, HI 96766

From: [Michael Miller](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] SUPPORT for the restoration of Coco Palms Resort [RP Nos. S-7407, S-7444 and S-7613]
Date: Monday, August 7, 2023 6:32:42 PM

Aloha Chair Chang and members of the Board of Land and Natural Resources,

My name is Michael and I am testifying in support of the restoration of Coco Palms Resort, and continued assignment of Revocable Permit Nos. S-7407, S-7444 and S-7613 to Coco Palms ownership.

- The lands associated with these Revokable Permits have been assigned to Coco Palms owners for 70 years, since before statehood.
- These same lands are also on the state and national historic register as part of the Coco Palms Resort Historic District.
- During construction and demolition, over 250 direct local jobs are expected to be generated. Countless more indirect and induced jobs within the community are also expected thanks to spending from this workforce. Once operational, Coco Palms is expected to employ scores of full-time local employees.
- Over \$200 million in direct investments will be made by Reef Capital in construction alone. Millions more are expected to be generated within the community thanks to workforce spending. Once operational, the resort is expected to generate millions annually within the local economy.
- As such, it is important to ensure these lands continue to be assigned to Coco Palms owners to preserve the historic uses recognized by state and federal governments.
- We urge you to consider these factors because we finally have a new owner with the resources, expertise, and unwavering commitment to responsibly complete the restoration after 30 years of prior failures.

Mahalo,

- Michael

From: [kate mink](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Termination of Revocable Permit Nos. S-7407, S-7444 and S-7613 t
Date: Monday, August 7, 2023 10:38:37 PM

Aloha,

I've lived in Wailua Homesteads for 16 years and have been following the Coco Palms situation all that time.

I strongly support the recommendation to terminate the developers' "temporary" permits. They've done no good and a significant amount of harm to the property.

I also support granting any new permits to local, community organizations, and assisting them in any way possible to use the land in a way that benefits the community - NOT a resort - and requiring any future permit holders to do thorough Environmental Assessments of the impacts of any proposed use.

Mahalo,
Kate Mink

From: [Jeffrey Moreno](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Terminate the Revocable Permits for Coco Palms Ventures
Date: Wednesday, August 9, 2023 10:35:29 PM

Aloha,

In support of the Kanka Maoli, I would like to encourage you to terminate the Revocable Permits assigned to Coco Palms Ventures. The community in Wailua would not only be infected with more bad traffic if you let business build hotels, but would be disrespectful to the ancestors of Native Hawaiians who resided in Wailua all their life. Elvis Presley shouldn't be the only historical mark that Coco Palms should be remembered. Coco Palms is the oldest coconut grove, ancient fish pond, and burial site. It was the favorite home of the last King Kaumuali'i, and his favorite wife, Deborah Kapule of Kaua'i.

Furthermore, I would like to support granting new RP's to community based organization such as I Ola Wailuanui. Whoever is granted the permit should be committed to providing inclusive and appropriate community based stewardship and restoration.

There should also be a request that the BLNR require any future RP holder to comply with HRS343 and at the minimum perform an Environmental Assessment on the impacts of the proposed use of Coco Palms.

I appreciate you taking this time to read my request and hope you make the right decision in supporting the community of Wailua and being a steward of Kaua'i.

Mahalo,

Jeffrey Moreno

From: [Philip Morgan](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Coco Palms Permits
Date: Monday, August 7, 2023 1:39:59 PM

Please terminate the permits for Coco Palms Ventures. The land where Coco Palms sits is now a terrible place to put a hotel. It's the wrong place and the wrong time. This land should be used for the community and there are organizations that are willing to make that happen. The use should be culturally appropriate but also inclusive of all. This land could be a valuable community asset. A hotel would be a detriment. Let's get this foolishness over with and move on to something worthwhile.

Thank you,

Philip Morgan
4461 Kamoia Rd #A11
Kapaa, HI

From: [J Moss](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Please support D-7 cxl Coco Palms RPs
Date: Monday, August 7, 2023 1:45:08 PM

Aloha board members,

I'm writing to share my support to cancel the revocable permits for the Coco Palms development.

I live in the Wailua houselots and cannot fathom additional cars in the area.

Furthermore, it's a sensitive area culturally (which you already know) as well as environmentally. As the previous chair of the Sierra Club of Hawaii, I'm familiar with the billions of dollars in damage our state will see due to rising tides. The highway infrastructure, let alone a hotel, will be enough of a concern in this stretch of oceanfront highway. If developed, the property will battle flooding regularly.

I'm a veteran of the hospitality industry, there have been numerous empty promises from the developer. Many services they claim will be provided, such as a shuttle and/or affordable housing for workers, or anything at all about the workforce, don't have anything to do with the developer but the hotel management company (Marriott, Pacific Hotel Group, Hilton, etc.) Therefore, they've been blatant lies.

Please support item D-7 relating to the termination of the Coco Palms revocable permits.

Mahalo for reading my testimony, and for listening to the community.

Mahalo nui loa,
Jade Moss
Wailua
808-255-3094

From: [Scott Nielsen](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] SUPPORT for the restoration of Coco Palms Resort [RP Nos. S-7407, S-7444 and S-7613]
Date: Tuesday, August 8, 2023 4:55:14 AM

Aloha Chair Chang and members of the Board of Land and Natural Resources,

My name is Scott and I am in support of the restoration of Coco Palms Resort, and continued assignment of Revocable Permit Nos. S-7407, S-7444 and S-7613 to Coco Palms ownership. • The lands associated with these Revocable Permits have been assigned to Coco Palms owners for 70 years, since before statehood.

- These same lands are also on the state and national historic register as part of the Coco Palms Resort Historic District.

- As such, it is important to ensure these lands continue to be assigned to Coco Palms owners to preserve the historic uses recognized by state and federal governments.

- We urge you to consider these factors because we finally have a new owner with the resources, expertise, and unwavering commitment to responsibly complete the restoration after 30 years of prior failures.

Mahalo, [Put your FIRST NAME ONLY] **Additional Facts** - We also encourage you to add one of the items below to your testimony: • **JOB CREATION** - During construction and demolition, over 250 direct local jobs are expected to be generated. Countless more indirect and induced jobs within the community are also expected thanks to spending from this workforce. Once operational, Coco Palms is expected to employ scores of full-time local employees.

- **ECONOMIC IMPACTS** - Over \$200 million in direct investments will be made by Reef Capital in construction alone. Millions more are expected to be generated within the community thanks to workforce spending. Once operational, the resort is expected to generate millions annually within the local economy.

- **CULTURAL ADVISORY COMMITTEE** - The Coco Palms team is establishing a cultural advisory group to help guide the development activities at the property. The group is comprised of respected Native Hawaiian leaders and kupuna from the area.

- **CULTURAL CENTER** - A vital and important component of the project will be a cultural center and museum to honor the history of Kaua'i, this site, and Coco Palms. The center will be developed by Reef Capital as a community benefit for locals as well as visitors.

Aloha,

Scott

From: [Glenn Choy](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Coco Palms
Date: Tuesday, August 8, 2023 10:48:56 AM

Revoke the permit. If you approach it from what the greater good calls for, what is pono, it's a no-brainer
Sent from my iPhone

From: [L Osterer](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Re: Coco Palms, Agenda item for 8/11/2023
Date: Wednesday, August 9, 2023 8:16:56 PM

I agree with the resounding testimony favoring the revocation of all permits to commercially develop the Coco Palms area. Most critically, any development of the wetland areas in and around Coco Palms is doomed to flooding. Please see the current assessment of climate change and ocean rise which will flood that area, even at current high tides and heavy rains. You would be doing any developers a favor to abandon all permits right away. University of Hawaii School of Ocean and Earth Science and Technology Interim Dean, Chip Fletcher's presentation of the Kauai Climate Action Forum, 9/9/23 concludes that this flooding is inevitable. Returning to Native Hawaiian understanding and respect of the aina is the only way to proceed.

P.S. the highway will have to move.

Thank you for your consideration,
Lorraine Osterer, Koloa, long time Kauai resident and registered voter

From: [Anneleen Ovens](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Support for Restoration of Coco Palms Resort and Continued Revocable Permits
Date: Wednesday, August 9, 2023 1:28:44 PM

Aloha Chair Chang and members of the Board of Land and Natural Resources,

My name is Anneleen Ovens, and I am testifying in support of the restoration of Coco Palms Resort, and continued assignment of Revocable Permit Nos. S-7407, S-7444 and S-7613 to Coco Palms ownership.

- The lands associated with these Revocable Permits have been assigned to Coco Palms owners for 70 years, since before statehood.
- These same lands are also on the state and national historic register as part of the Coco Palms Resort Historic District.
- As such, it is important to ensure these lands continue to be assigned to Coco Palms owners to preserve the historic uses recognized by state and federal governments.
- We urge you to consider these factors because we finally have a new owner with the resources, expertise, and unwavering commitment to responsibly complete the restoration after 30 years of prior failures.

Mahalo,
Anneleen

From: [Patrick's Public Mail](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Yes, terminate the permits of Coco Palms Ventures
Date: Monday, August 7, 2023 3:08:27 PM

Aloha,

Thank you for again placing this important item on your agenda. Since fresh testimony has been requested, I am again urging the BNLR to NOT RENEW the revocable permits held by Coco Palms Ventures.

CPV's business plan, as well as any similar future commercial development in that location, would typically result in additional temporary or longer term dwelling units accompanied by a significant increase of traffic in an already highly dense area. That would be particularly irksome for residents and visitors alike who already must tolerate exceedingly long delays at that troublesome intersection. And, with both rising sea levels and storm intensities projected to increase from climate changes, any large structural development so close to the ocean and Wailua River would be another "Coco Palms disaster" waiting to happen.

Not only would this have an overall negative impact on Kauai, it would also be a missed opportunity for a more prudent and culturally sensitive alternative. Instead, trusting the restoration and stewardship of this highly visible and historically important property to a COMMUNITY BASED and environmentally concerned entity (preferably, non-profit) would be the wiser and pono course of action to take. Kauai currently enjoys both the visionary leadership and initial financial support for such an endeavor, and the majority of our residents already appear to support such an approach.

Mahalo for considering my brief testimony, which echos the sentiments of many Kauai residents, and no longer renew the permits of Cocoa Palms Ventures.

Respectfully,

Patrick W Owens
4634 Lae Road B
Kalaheo, HI 96741

From: [Aaron Pacini](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Coco Palms Resort
Date: Wednesday, August 9, 2023 6:21:03 PM

Aloha Board of Land and Natural Resources,

I send this email to testify in support of the restoration of Coco Palms Resort. Please continue to assign Revocable Permit Nos. S-7407, S-7444 and S-7613 to the Coco Palms ownership. These permits have been assigned to Coco Palms since before Hawaii was a state. Further, these lands are on the state and national historic register as part of the Coco Palms Resort Historic District. Accordingly, it's important that these lands continue to be assigned to the owners of Coco Palms. No one else has demonstrated the ability to preserve the rich heritage and tradition of these lands.

Not since Coco Palms was first operated has there been an owner with the capacity, resources, expertise, and track record to complete the restoration of Coco Palms in a way that is both sensitive to, and promotes, the great cultural history of this land. In fact, I understand that the new owners are establishing a cultural advisory group to help guide the development activities at the property, which will include respected Native Hawaiian leaders and kupuna. I also understand that there will be a cultural center and museum to honor the history of Kaua'i, the land, and Coco Palms. The center will be developed by Reef Capital as a community benefit for locals as well as visitors.

I respectfully ask that you please continue to assign the revocable permits to the new owners so that they can restore the land to reflect its rich history and significance.

Mahalo,

Aaron

From: [Lisa Parker](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] testimony in support for item D-7 for Friday august 11, 2023
Date: Tuesday, August 8, 2023 5:28:28 AM

Aloha BLNR,

I am writing to support the recommendation to **terminate the Revocable Permits** assigned to Coco Palms Ventures.

I support granting new RP's to community based organizations such as I Ola Wailuanui. All organizations who receive the permits need to be committed to providing inclusive and appropriate community based stewardship and restoration.

I further request that the BLNR require **any** future RP holder to comply with HRS343 and **at the minimum perform an Environmental Assessment** on the impacts of the proposed use.

The location and historical significance of this site make it extremely important to perform the environmental assessment and to include community based stewardship and restoration.

Mahalo for your time and consideration in this matter,

Lisa Parker
5956 Lokelani Rd.
Kapaa, HI

From: [Eden Marie Peart](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Terminate Revocable Permits!
Date: Wednesday, August 9, 2023 7:33:50 PM

Terminate the revocable permits for the would-be developers at the former Coco Palms.

We can create something beautiful and sustainable that honors Hawaiian people.

Mahalo!

Eden Peart
P.O. Box 764
Kapaa, HI 96746

Sent from my iPhone

From: [Mike Pedersen](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] SUPPORT for the restoration of Coco Palms Resort [RP Nos. S-7407, S-7444 and S-7613]
Date: Tuesday, August 8, 2023 6:57:03 AM

Aloha Chair Chang and members of the Board of Land and Natural Resources,

My name is Mike and I am in support of the restoration of Coco Palms Resort, and continued assignment of Revocable Permit Nos. S-7407, S-7444 and S-7613 to Coco Palms ownership.

- The lands associated with these Revokable Permits have been assigned to Coco Palms owners since prior to statehood.
- These lands are also on the state and national historic register as part of the Coco Palms Resort Historic District.
- It is important to ensure these lands continue to be assigned to Coco Palms owners to preserve the historic uses recognized by state and federal governments.
- We ask that you consider these factors because we finally have a new owner with the resources, expertise and unwavering commitment to responsibly complete the restoration after 30 years or prior failures.

Additionally, a vital and important component of the project will be a cultural center and museum to honor the history of Kaua'i, this site and Coco Palms. The center will be developed by Reef Capital as a community benefit for locals as well as visitors.

Mahalo,

--

Mike P.

From: bpenn@hawaii.rr.com
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Revoke Coco Palms permits
Date: Wednesday, August 9, 2023 2:54:18 PM

Aloha,

I would like to submit my testimony as a resident of Wailua. I would ask that you revoke permits for the Coco Palms development. The community has spoken and the vast majority would like to see a cultural center at this historic location. There is no need for another resort on this Island and certainly not in this sensitive area. I support restoring the fishponds and wetlands area for the preservation of these sacred grounds.

Mahalo,

Barbara Penn

808-652-9478

From: [LAUREL PETERSON](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] No hotel
Date: Tuesday, August 8, 2023 6:35:52 AM

Please revoke the building permits for the old Coco Palms site. We need to focus on rebuilding our county infrastructure and not compound the already existing negative impact of too much tourism.

Thanks, Laurel Petterson McGraw.
133 Royal Drive, Kapaa 96746

Sent from my iPhone

From: [Helen Picca](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Revocable Permits to Coco Palms
Date: Tuesday, August 8, 2023 9:18:23 AM

Sirs, I hereby express my support for the termination of revocable permits to Coco Palms. Further, I would like to see those permits assigned to a community-based organization that will provide stewardship and restoration of this sacred land. Any future permit holder should be required to comply with HRS343, performing an environmental impact assessment. Thank you for your consideration in this matter for what is best for the community, not investors who seek only profit.

Mahalo
Helen Picca
Anahola
Hawaii

--

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
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Testimony on Item D-7
Date: Tuesday, August 8, 2023 2:41:41 PM
Attachments: [image.png](#)

To Whom it May concern:

I fully support the BLNR staff recommendation to terminate the revocable permits pertaining to the former Coco Palms property.

Across decades, the string of owners/developers have failed miserably to revive a hotel at that site, nor is it even appropriate to do so. The current owners have shown blatant disrespect for the property and the legal processes required to restore it.

The north and south shores have been designated for development of hotel accommodations on Kauai, not the most heavily populated east side of Kauai where traffic bottlenecks occur daily and erosion is already washing away the beaches. The highway could be next.

For more than 10 years, since the days of FRIENDS OF COCO PALMS, I've been engaged in conversations about re-purposing that sacred land for a community multi-purpose cultural center similar to what has been proposed by I Ola Wailuanui. My hope is that dream is starting to materialize. Revocation of the permits is the first step.

Thank you for doing the right thing for the land, the perpetuation of the Hawaiian culture, local (especially Eastside) residents, and potentially even visitors to Kauai.

Linda Pizzitola
KauaiDesign.com
Mobile 808.635.3703
Home office 808.822.0055



facebook.com/kauaidesign
instagram.com/kauai_design

Testimony of
Pacific Resource Partnership

State of Hawaii
Board of Land and Natural Resources
Dawn N.S. Chang, Chairperson

Agenda Item No. D(7)—Termination of Revocable Permit Nos. S-7407, S-7444 and S-7613 to Coco Palms Ventures LLC, Permittee, Effective December 31, 2023
Friday, August 11, 2023

Aloha Chairperson Chang and BLNR Members:

Pacific Resource Partnership is a non-profit market recovery trust fund which represents approximately 6,000 men and women union carpenters and 240 large and small contractors. With our expertise in research, compliance, marketing, and project advocacy, we are committed to building a stronger, more sustainable Hawaii in a way that promotes a vibrant economy, creates jobs, and enhances the quality of life for all residents of Hawaii.

Pacific Resource Partnership (PRP) is in **strong support** of the restoration of Coco Palms Resort (Project), and continued assignment of Revocable Permit Nos. S-7407, S-7444, and S-7613 to Coco Palms ownership. After decades of inaction at the Coco Palms site, we finally have a developer who is committed to completing the Project.

The developer of the Project is committed to responsibly addressing and preserving the cultural history and historical nature of the resort by: 1) Developing a cultural center for locals as well as visitors at the project site to honor the history of Kaua'i, the site, and Coco Palms; 2) Establishing a cultural advisory group comprised of respected Native Hawaiian leaders and kupuna to help guide the development activities at the property; 3) Ensuring both cultural and archeological monitoring will be implemented throughout the demolition and construction of Coco Palms; and 4) Minimizing subsurface activities during construction by focusing work within the footprint of existing structures and paved areas.

Moreover, the Project will create construction jobs for Hawaii's residents paying them a "living wage" with benefits. These types of jobs provide residents with an opportunity to afford Hawaii's high cost of living, keep residents off welfare and other government assistance programs, stimulate the local economy, and provide economic stability for workers and their families.

Thank you for this opportunity to submit written testimony.



From: [Sandi Quinsa](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Termination of RP's. Wailuanuiahoano
Date: Thursday, August 10, 2023 8:27:29 AM

Aloha Mai,

I would like to submit my recommendation to terminate the Revocable Permits assigned to Coco Palms Ventures and further support granting of new RP's to community based organizations such as I Wailuanuiahoano. Moreover, It is necessary that permits are committed to providing inclusive, appropriate community based stewardship and restoration. BLNR should require all future RP holders to comply with HRS343 to it's fullest requirements and provide Environmental Assessments on impacts of said proposed use.

Please, Save the History that we may share the stories.

Respectfully,
Sandra Puanani Quinsa

Sent from my iPad

From: [Ezikio Quintana](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Support of Item D-7
Date: Thursday, August 10, 2023 9:14:48 AM

Aloha,

My name is Ezikio Quintana, and I'm a community member and resident of Wailua, Kaua'i. I support the recommendation to terminate the Revocable Permits assigned to Coco Palms Ventures, and I support granting new RP's to organizations such as I Ola Wailuanui, who have a vision of the area that is consistent with community/environmental wants and needs. Permits should only be granted to those that have a true vested interest in the well being of the people and place, and who are properly informed on the history and best use of the area. I also ask that BLNR require any future RP holder to follow the law, and comply with HRS343 to at the very least perform an EA on the impacts of the proposed use.

Mālama

From: [Wendy](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Fwd: Coco Palms
Date: Monday, August 7, 2023 5:07:39 PM

It's great news that the BLNR may be revoking the revocable permit of the Wailua land parcels listed below!

- I support the BLNR staff recommendation to terminate the Tax Map Keys: (4) 4-1003:044, (4) 4-1-003:017 and (4) 4-1-005:por. 017 RP's effective 12/31/23.
- I also support the granting of new RP's to the community based organization, I Ola Wailuanui, or any stewardship and restoration group that will provide conscientious care of these sacred lands. I will add that I'm extremely partial to minimizing the human imprint on these lands and maximizing the peace and glory of unobstructed nature. **A nature sanctuary**, including signage about old Hawaiians and their presence in Wailua, would be my vote. With walking paths, benches, maybe a bike path....i.e. birds, trade winds, the sound of ocean waves, palm trees. But also with a strong protective presence safeguarding the public, keeping restrooms clean, and keeping vagrants and substance-abusers out, both day and night. (If this entails charging a nominal fee to enter and restricting usage to 2-3 hours, so be it.)
- I request that the BLNR require future RP holders to comply with HRS343 and to perform an Environmental Assessment (EA).
- I also request that under whoever's auspices these precious lands next fall, that the BLNR, the Mayor, and the County Council hold them fully accountable regarding time lines, permits, and slated plans. No one should be holding important and highly visible portions of this island, then letting it go to seed or become a public eyesore or issue of community disapproval.
- Although anything would be better than what we have there now, as a long-time resident of Wailua (right up in the Houselots), my overriding sentiment is that this INCREDIBLE place that exudes peace, tranquility, and genuine solace, should NOT BE paved over for parking or in any way turned into an 'attraction' drawing in tons of people. IMO, we don't need a gathering place—Lydgate is right there for that stuff—a museum, cultural center, or any buildings at all. The greater the human imprint, the more the 'sacred' becomes secondary or non-existent. Do we want to study the human history of the place or to **experience it**? Let's protect the sacredness itself, not OUR RIGHT to mess with it. (People sometimes have a hard time letting nature just be nature.) We don't need to save Wailuanui for 'future generations to enjoy,' we need to save it for itself, as God designed it to live and breathe. In perpetuity.

Wendy Raebeck

From: [Indulekha Reeves](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Coco Palms Permits
Date: Monday, August 7, 2023 3:26:34 PM

Aloha,

Friday August 11, 2023, may mark a critical turning point for the Kauai community. It may go down in history as the day the sacred land of great historical significance to its culture and people, the Wailua watershed where the Coco Palms Resort has been decaying over several decades, finally gets the respect it deserves....

If you

1. Terminate the revocable permits held by Coco Palms Ventures once and for all!
2. Approve a new revocable permit for a local Kauai community based not for profit such as I Ola Wailua Nui. This group is organized and supported by many respected local leaders with proven track records.
3. Insist that all environmental and cultural assessments and regulations be upheld and hold all permit holders accountable to meeting those standards such as HRS343.

Please and thank you,
Elizabeth Reeves
Kapaa

From: [Jed Robinson](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Support of Coco Palms Resort
Date: Tuesday, August 8, 2023 11:52:50 AM

Chair Chang and members of the Board,

My name is Jed Robinson and I am testifying in support of the restoration of Coco Palms Resort and the continued assignment of Revocable Permit Nos. S-7407, S-7444, and S-7613 to Coco Palms ownership. I am sure you are aware but the lands associated with these Revokable Permits have been assigned to Coco Palms owners for 70 years, since before statehood. These same lands are also on the state and national historic register as part of the Coco Palms Resort Historic District. It is important to ensure these lands continue to be assigned to Coco Palms owners to preserve the historic uses recognized by state and federal governments.

Also, I have seen estimates that over \$200 million in direct investments will be made by the developer in construction alone. Millions more are expected to be generated within the community thanks to workforce spending. This will bring millions to the local economy. In addition to helping economically, I know that Reef plans on establishing a cultural advisement committee as well as a cultural center to honor the history of such a special place.

Please consider these factors. After many decades of failures and sitting in ruin we can finally see this place restored into something special for locals and visitors alike.

Thanks for your consideration,

Jed

From: rangien2022@yahoo.com
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] In strong support of the termination of all revocable permits to Coco Palms Venture LLC
Date: Tuesday, August 8, 2023 10:43:02 AM

Aloha mai kakou,

My name is Puanani Rogers and I live in the ahupua`a o Kealia on Kauai.

I am testifying to your Agenda item D 7 re: terminations of revocable permits and rendering my strong support on that issue.

I am also attaching my testimony to Bridget Hammerquist testimony in full support.

Mahalo,
Puanani Rogers
4702 Mailihuna Rd.
Kapa`a, HI 98746

From: [Douglas Ross](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Support for d-7
Date: Wednesday, August 9, 2023 10:23:11 AM

Aloha,

As a 16 year resident of Kauai and 30 years of driving by the ruins of Coco Palms, I support the BLNR staff recommendation to terminate the Tax Map Keys: (4) 4-1003:044, (4) 4-1-003:017 and (4) 4-1-005:por. 017 RP's effective 12/31/23;

I support the granting of new RP's to a community based organization such as I Ola Wailuanui, or a stewardship and restoration group that will provide inclusive and appropriate community based stewardship;

I Request also that the BLNR require any future RP holder to comply with HRS343 and at the minimum perform an Environmental Assessment (EA). The EA shall consider direct, indirect, and cumulative impacts that may occur as a result of the tha may occur as a result of the proposed use.

I am a private tour guide on Kaua'i and I stop at the Coco Palms every tour to explain the area from the CP to all the heiaus.

We need a cultural center to harken back to the importance of the wailua awapua'a to the Hawaiians. The state has those nice diagram illustration things on the bike path makai to the Hilton garden inn and those could lead people over the bridge to the center. How beautiful that would be.

To have it look as it did in Blue Hawaii minus the hotel and add people learning and teaching hula,
THE BEST, IMO.

Mahalo for your time and consideration to this very important, long lingering, issue concerning the Coco Palms.

Douglas Ross
6052H Olohena Rd
Kapaa, Hi
8086312674

--

Doug Ross
kauaitourguy.com
8086312674

From: haunani@aloha.net
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Fwd: TESTIMONY on SUPPORT TO TERMINATE RP"S/ Agenda/Coco Palms
Date: Monday, August 7, 2023 10:12:49 PM

August 7, 2023

Aloha Board of Natural and Resources (BLNR), Attention: Darlene Ferreira

My name is Haunani Rossi, and I am a property owner that owns a parcel of land on Koki Road in the Wailua Houselots Subdivision on the island of Kauai. After witnessing the gross neglect of this area over the years, and having to pass it on a daily basis, I humbly ask for your kokua on the following:

1/ I am writing in SUPPORT of BLNR staff recommendation to TERMINATE the Following Revocable Permits Tax Map Keys to Coco Palms Ventures LLC, Permittee, Wailua, Kawaihau, Kauai Tax Map Keys listed below:

(4) 4-1003-044, (4) 4-1-003:017, (4)4-1-005:por, 017 RPS effective 12/31/2023.

2/ I also further SUPPORT your organization granting new RP's to a community based organization such as I Ola Wailuanui or a stewardship and restoration group that will provide inclusive and appropriate community based stewardship of this area.

3/ I would also like to add to the request that the BLNR require any future RP holder to comply with HRS343 and at the minimum perform an EA (Environmental Assessment). The Environment Assessment shall consider direct, indirect, and cumulative impacts that may occur as a result of the proposed use of the land.

Sincerely,

Haunani Rossi, property owner Koki Road, Wailua Houselots. Island of Kauai

From: haunani@aloha.net
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Fwd: TESTIMONY on SUPPORT TO TERMINATE RP"S/ Agenda/Coco Palms
Date: Monday, August 7, 2023 1:58:42 PM

August 7, 2023

Aloha Board of Natural and Resources (BLNR),

My name is Haunani Rossi, and I am a property owner that owns a parcel of land on Koki Road in the Wailua Houselots Subdivision on the island of Kauai. After witnessing the gross neglect of this area over the years, and having to pass it on a daily basis, I humbly ask for your kokua on the following:

1/ I am writing in SUPPORT of BLNR staff recommendation to TERMINATE the Following Revocable Permits Tax Map Keys to Coco Palms Ventures LLC, Permittee, Wailua, Kawaihau, Kauai Tax Map Keys listed below:

(4) 4-1003-044, (4) 4-1-003:017, (4)4-1-005:por, 017 RPS effective 12/31/2023.

2/ I also further SUPPORT your organization granting new RP's to a community based organization such as I Ola Wailuanui or a stewardship and restoration group that will provide inclusive and appropriate community based stewardship of this area.

3/ I would also like to add to the request that the BLNR require any future RP holder to comply with HRS343 and at the minimum perform an EA (Environmental Assessment). The Environment Assessment shall consider direct, indirect, and cumulative impacts that may occur as a result of the proposed use of the land.

Sincerely,

Haunani Rossi, property owner Koki Road, Wailua Houselots. Island of Kauai

Puali'ili'imaikalani Rossi-Fukino
356 Likeke Place
Kapa'a, Kaua'i, HI 96746

August 10, 2023

To Whom This May Concern:

Aloha mai kākou,

My name is Puali'ili'imaikalani Rossi-Fukino. I am writing on behalf of my 'ohana (listed below) and I am bringing a voice to the 'āina of Wailuanuiaho'āno. I was raised in the moku of Puna, in the ahupua'a of Wailua. I am a lineal descendent of this 'āina through my makuakāne's (father's) side of the family. I am also an Assistant Professor of Hawaiian Studies at Kaua'i Community College.

We humbly ask that you terminate the Revocable Permits (RP) assigned to Coco Palms Ventures. Coco Palms Ventures has not lived up to their promise to this 'āina and to our community. It is inexcusable.

Our 'ohana sees the value of granting new RP's to community groups. I (Pua) serve on a community nonprofit organization called I Ola Wailuanui. Our group has a vision in mind that only serves to benefit the 'āina and the community of Kaua'i. We are not looking to make money off this 'āina. We want to utilize the land in a way that supports the community and, most importantly, uses the knowledge of our kūpuna to restore Wailuanuiaho'āno to a sustainable and flourishing land. At a time when climate change is a severe issue, working with the land is of the utmost importance. We want to see this 'āina as one that will restore our native ecosystem and be one that can produce food for generations to come. We want to see a place where our native birds can return and thrive, a place where we can restore our traditional food production systems (lo'i and loko i'a), and a place that truly honors the rich history of this land.

We are also requesting that the BLNR require any future holders of this property comply with Hawai'i Revised Status 343, which calls for environmental impact statements that outline any and all impacts on the proposed use of the land. Our 'ohana has property close to the Coco Palms site and we have seen, on numerous occasions, desecration of the 'āina and a lack of consideration for the people who live in the area.

Our 'ohana is alarmed that anyone would want to rebuild a hotel when our island is saturated with enough places that cater to tourists. Why not turn this site into something that celebrates Hawaiian culture? Why not honor the Kaua'i community by creating a space for us to come together, a place for education and training, and a place where the legacy of kūpuna may continue? I know many people on Kaua'i who would be excited to see this site turned into something that benefits our people and celebrates the history of our island. Let's put community and culture before all else and treat this place with the respect it deserves. This is our opportunity to show aloha for this 'Āina.

Mahalo nui for your time and consideration.

me ka ha'aha'a (humbly),

Mark Rossi, Haunani Rossi, Pua Rossi-Fukino (and Pua's children - Kualau Rossi-Fukino and 'Ilikeha Rossi-Fukino)

From: [Lee Roversi](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Revocable Permits to be terminated for Coco Palms Ventures please
Date: Monday, August 7, 2023 12:27:46 PM

I am writing in support of terminating the revocable permits for Coco Palms Ventures. How this has even dragged on to this point 31 years later is beyond me. But, now is the time to say no to development in this environmentally and culturally sensitive area and consider granting permits to a community organization who will have appropriate stewardship of this special place. Any organization fortunate to restore this area and carry forward the cultural significance for our island should have to put forth an environmental assessment before moving ahead.

Thank you and aloha,

Lee Roversi

--

North Country Farms
An Organic Family Farm and Farm Stay
~an eco-tourism destination~
PO Box 723
Kilauea, Kauai, HI 96754
808.828.1513

website and blog: <http://www.northcountryfarms.com/>

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

"I arise in the morning torn between a desire to save the world and a desire to savor the world. That makes it hard to plan the day." E.B. White

From: [Karla Saperstein](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Coco Palms
Date: Thursday, August 10, 2023 9:00:24 AM

I am in support of termination of the revocable permits from this developer and giving them to some entity that has health and welfare of kauai foremost on their mind. Not greedy outsiders who continue to take advantage of our loose regulations. Please listen to the people.

Sent from my iPhone

From: [Yasuko Sayavong](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Support for Restoration of Coco Palms Resort and Continued Revocable Permits
Date: Wednesday, August 9, 2023 4:56:48 PM

Aloha Chair Chang and members of the Board of Land and Natural Resources,

My name is Yasuko and I am testifying in support of the restoration of Coco Palms Resort, and continued assignment of Revocable Permit Nos. S-7407, S-7444 and S-7613 to Coco Palms ownership.

- The lands associated with these Revocable Permits have been assigned to Coco Palms owners for 70 years, since before statehood.
- These same lands are also on the state and national historic register as part of the Coco Palms Resort Historic District.
- As such, it is important to ensure these lands continue to be assigned to Coco Palms owners to preserve the historic uses recognized by state and federal governments.
- We urge you to consider these factors because we finally have a new owner with the resources, expertise, and unwavering commitment to responsibly complete the restoration after 30 years of prior failures.

Mahalo,
Yasuko Sayavong

From: [Ben Schramm](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] I SUPPORT for the rebuilding of Coco Palms Resort [RP Nos. S-7407, S-7444 and S-7613]
Date: Tuesday, August 8, 2023 5:20:16 AM

Aloha Chair Chang and members of the Board of Land and Natural Resources,

My name is Ben, and I am writing this in support of the restoration of Coco Palms Resort, and continued assignment of Revocable Permit Nos. S-7407, S-7444 and S-7613 to Coco Palms ownership.

The lands associated with these Revocable Permits have been assigned to Coco Palms owners for 70 years, since before statehood.

These same lands are also on the state and national historic register as part of the Coco Palms Resort Historic District.

As such, it is important to ensure these lands continue to be assigned to Coco Palms owners to preserve the historic uses recognized by state and federal governments.

I urge you to consider these factors because we finally have a new owner with the resources, expertise, and unwavering commitment to responsibly complete the restoration after 30 years of prior failures.

ALSO - The site needs a lot of money and work to be put into it in order to FINALLY make it a special place again. Money and jobs that will come into the Kaua'i community from somewhere else.

Mahalo - Ben

From: [Robin Shannon](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Re: Revocable Permit numbers S-7407, 7444 and 7613 to Coco Palms
Date: Wednesday, August 9, 2023 11:26:19 AM

Dear Sir or Madam,

As residents of Kauai living one mile from Coco Palms, we support the rejection of Revocable Permit numbers S-7407, 7444 and 7613 to Coco Palms. We further support the transfer of these permits to I Ola Wailuanui for cultural stewardship of this sacred land.

Mahalo,

Doug and Robin Shannon

On Tuesday, July 25, 2023 at 11:18:43 AM HST, Robin Shannon <shannonsuniverse@att.net> wrote:

Dear Sir or Madam,

As residents of Kauai living one mile from Coco Palms, we support the rejection of Revocable Permit numbers S-7407, 7444 and 7613 to Coco Palms. We further support the transfer of these permits to I Ola Wailuanui for cultural stewardship of this sacred land.

Mahalo,

Doug and Robin Shannon

From: [Ben Schramm](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] I SUPPORT for the rebuilding of Coco Palms Resort [RP Nos. S-7407, S-7444 and S-7613]
Date: Tuesday, August 8, 2023 5:20:16 AM

Aloha Chair Chang and members of the Board of Land and Natural Resources,

My name is Ben, and I am writing this in support of the restoration of Coco Palms Resort, and continued assignment of Revocable Permit Nos. S-7407, S-7444 and S-7613 to Coco Palms ownership.

The lands associated with these Revocable Permits have been assigned to Coco Palms owners for 70 years, since before statehood.

These same lands are also on the state and national historic register as part of the Coco Palms Resort Historic District.

As such, it is important to ensure these lands continue to be assigned to Coco Palms owners to preserve the historic uses recognized by state and federal governments.

I urge you to consider these factors because we finally have a new owner with the resources, expertise, and unwavering commitment to responsibly complete the restoration after 30 years of prior failures.

ALSO - The site needs a lot of money and work to be put into it in order to FINALLY make it a special place again. Money and jobs that will come into the Kaua'i community from somewhere else.

Mahalo - Ben

From: [Emily Shepperd](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Support of the restoration of Coco Palms Resort
Date: Monday, August 7, 2023 5:19:16 PM

Aloha Chair Chang and members of the Board of Land and Natural Resources,

My name is Emily and I am testifying in support of the restoration of Coco Palms Resort, and continued assignment of Revocable Permit Nos. S-7407, S-7444 and S-7613 to Coco Palms ownership.

The lands associated with these Revocable Permits have been assigned to Coco Palms owners for 70 years, since before statehood.

These same lands are also on the state and national historic register as part of the Coco Palms Resort Historic District.

As such, it is important to ensure these lands continue to be assigned to Coco Palms owners to preserve the historic uses recognized by state and federal governments.

I urge you to consider these factors because we finally have a new owner with the resources, expertise, and unwavering commitment to responsibly complete the restoration after 30 years of prior failures.

I am especially in support of the new owners creating a cultural center and having a local advisory committee to guide their efforts as I feel that will be key in creating something locals can also love and use.

Best,

Emily

From: [Edward Short](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] COCO PALMS PROPERTY
Date: Monday, August 7, 2023 5:36:16 PM

Aloha,

My parents flew our family each year in the 1950's from O'ahu to Kauai for a stay at the Coco Palms Hotel for an end of summer family vacation. My parents were friends with the Guslanders. Many of the decorative elements in the hotel were supplied by the Bamboo Window, my parent's business.

I do not wish to see this property and its history bulldozed for private development. I support for the recommendation to **terminate the Revocable Permits** assigned to Coco Palms Ventures.

Edward Keoki Short

From: [Kelly Sinclair](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Testify in support of Item D-7
Date: Tuesday, August 8, 2023 8:48:04 AM

Dear BLNR,

I am a Kauai resident writing in support of the termination of the Revocable Permits assigned to Coco Palms Ventures. I also support granting new RP's to

This area deserves better stewardship under the guidance of a community-based organization such as I Ola Wailuanui. I support granting new RP's to an organization like this, who can commit to providing inclusive and appropriate community-based stewardship and restoration.

Please require any future RP holder to comply with HRS343 and at the minimum perform an Environmental Assessment on the impacts of the proposed site use.

Thank you,
Kelly
Kauai resident



kelly sinclair vicars
www.kellysinclairvicars.com
[@blacklavarocks](#)
719.351.8622

From: lololeekauai@yahoo.com
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Revocable Permits for Coco Palms
Date: Monday, August 7, 2023 2:01:21 PM

- I support the **termination of the Revocable Permits** assigned to Coco Palms Ventures. I further support **granting new RP's to community based organizations** such as I Ola Wailuanui. Whoever receives the permits needs to be committed to providing inclusive and appropriate community based stewardship and restoration. I request that the BLNR require **any** future RP holder to comply with HRS343 and **at the minimum perform an Environmental Assessment** on the impacts of the proposed use.

Sincerely,
Lee Skultety

[Sent from Yahoo Mail on Android](#)

From: [Michael Smith](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Please terminate RP's related to Coco Palms as soon as possible
Date: Thursday, August 10, 2023 4:24:09 AM

Dear BLNR members,

I am writing to you to please terminate the Revocable Permit Numbers S-7407, S-7444 and S-7613 to Coco Palms Ventures LLC, Permittee, related to Tax Map Keys: (4) 4-1-003:044, (4) 4-1-003:017 and (4) 4-1-005:por. 017, as soon as possible. The affected locations related to these RP's have become a blight on Kauai for the last 31 years! It is well past time to end this fiasco! Over the years because of the neglect at these locations all types of illegal activities have taken place. Additionally, the fees charged for these RP's is ridiculously low and appears to be no more than a token of their real value.

I applaud what the BLNR staff are recommending and urge you to follow their well thought out decision to request that you terminate each and every described RP.

Sincerely,

Michael L Smith
389 Laaukea Place
Kapaa, HI., 96746

Sent from my iPad

From: [snowco](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Agenda Item D-7, Termination of RPs at the Coco Palms site.
Date: Monday, August 7, 2023 1:07:04 PM

I write in support of terminating the Revokable Permits at the Coco Palms hotel site.

I have been observing and following the sorry saga of the hotel and it's state since Iniki, and feel that it is time to accept that no amount of time or money can possibly return a hotel to this location.

So, I support the BLNR staff recommendation to terminate the Tax Map Keys: (4) 4-1003:044, (4) 4-1-003:017 and (4) 4-1-005:por. 017 RP's effective 12/31/23;

Further I support the granting of new RP's to a community based organization such as I Ola Wailuanui, or a stewardship and restoration group that will provide inclusive and appropriate community based stewardship;

Finally I request that the BLNR require any future RP holder to comply with HRS343 and at the minimum perform an Environmental Assessment (EA). The EA should consider direct, indirect, and cumulative impacts that may occur as a result of the proposed use.

From: [Lacie Spangler](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] SUPPORT for the restoration of Coco Palms Resort [RP Nos. S-7407, S-7444, and S-7613]
Date: Tuesday, August 8, 2023 6:47:37 AM

Aloha Chair Chang and members of the Board of Land and Natural Resources,

My name is Lacie and I am testifying in support of the restoration of Coco Palms Resort, and continued assignment of Revocable Permit Nos. S-7407, S-7444 and S-7613 to Coco Palms ownership.

- The lands associated with these Revokable Permits have been assigned to Coco Palms owners for 70 years, since before statehood.
- These same lands are also on the state and national historic register as part of the Coco Palms Resort Historic District.
- As such, it is important to ensure these lands continue to be assigned to Coco Palms owners to preserve the historic uses recognized by state and federal governments.
- A vital and important component of the project will be a cultural center and museum to honor the history of Kaua'i, this site, and Coco Palms. The center will be developed by Reef Capital as a community benefit for locals as well as visitors.
- We urge you to consider these factors because we finally have a new owner with the resources, expertise, and unwavering commitment to responsibly complete the restoration after 30 years of prior failures.

Mahalo,

Lacie

From: [Lee Anne Spencer](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Please revoke the permits for Coco Palms!
Date: Monday, August 7, 2023 12:45:14 PM

I am a Kauai resident and I believe the Permits for Coco Palms should be revoked immediately and forever! This site is a flood and traffic hazard and should not be used for commercial development.

The best and only viable solution is to let this property be managed by community based organizations such as I Ola Wailuanui. Do the right thing!

mahalo,
Lee Anne Spencer
2731A Ohana Aina Pl
Kalaheo, HI 96741

From: [Susan Stayton](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] BLNR 8/11/23 Meeting Item D-7
Date: Tuesday, August 8, 2023 8:53:36 AM

Esteemed members,

I am writing as a resident of Kauai for 36 years. I urge you to vote to terminate the Revocable Permits assigned to Coco Palms Ventures. The company has not complied with their requirements to have them continued.

In addition, this property is a terrible location for a resort. It should be turned into a community resource. To that end, I request that you support granting new RP's to community based organizations such as I Ola Wailuanui. Whoever receives the permits needs to be committed to providing inclusive and appropriate community based stewardship and restoration.

I further request that the BLNR require **any** future RP holder to comply with HRS343 and **at the minimum perform an Environmental Assessment** on the impacts of the proposed use.

Thank you for your consideration,
Susan

Susan Stayton
PO Box 1113
Lawai, HI 96765
808-651-9070

From: [Philip Steinbacher](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Item D-7
Date: Monday, August 7, 2023 1:08:22 PM

I'm writing to request that you revoke the permits from the Coco Palms developers, who have ignored the deadline related to their permits. Furthermore, they have not honored their leases and misled the people of Kaua'i about their true intentions for the property. It is clear to Kaua'i residents and many others in the state that another resort here just isn't practical or sustainable. Though that alone may not be reason enough to revoke their leases, that in combination with their other bad intentions warrants revoking of the leases. I urge you to do this out of respect for the people of Kaua'i. Please do the right thing and end the Coco Palms nightmare we have been forced to live with once and for all.

Thank you,
Philip Steinbacher
Kapa'a, HI 96746
Philip Steinbacher

From: [Karla Stirling](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] SUPPORT for the restoration of Coco Palms Resort [RP Nos. S-7407, S-7444 and S-7613]
Date: Wednesday, August 9, 2023 11:10:16 AM

Aloha Chair Chang and members of the Board of Land and Natural Resources,

My name is Karla and I am testifying in support of the restoration of Coco Palms Resort, and continued assignment of Revocable Permit Nos. S-7407, S-7444 and S-7613 to Coco Palms ownership.

The lands associated with these Revocable Permits have been assigned to Coco Palms owners for 70 years, since before statehood.

These same lands are also on the state and national historic register as part of the Coco Palms Resort Historic District.

As such, it is important to ensure these lands continue to be assigned to Coco Palms owners to preserve the historic uses recognized by state and federal governments.

We urge you to consider these factors because we finally have a new owner with the resources, expertise, and unwavering commitment to responsibly complete the restoration after 30 years of prior failures.

Mahalo,

Karla

From: [Eleanor Snyder](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Revocable permits
Date: Monday, August 7, 2023 3:52:12 PM

Please terminate these. These so called developers should be liable for their evil ways.

Aloha

Eleanor Snyder
Lawai, Hi .

From: [Jan Tatsuguchi](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Testimony on Agenda Item D-7
Date: Wednesday, August 9, 2023 10:00:44 PM

Testimony on agenda item D-7, Termination of Revocable Permit Nos. S-7407, S-7444 and S-7613 to Coco Palms Ventures LLC, Permittee, Effective December 31, 2023

Aloha BLNR Board Members:

My name is Jan Tatsuguchi. I grew up on the island of Kauai near the Coco Palms Hotel and still go back to visit my mother, sister and other relatives often. Before Hurricane Iniki destroyed the once majestic Coco Palms Hotel, it was a place for tourists and locals to go. Since the hurricane, it has become an eyesore as it sits along the main highway. As the years have gone by, owners of this land have changed hands many times with nothing being done to restore the Hotel.

That being said, in the last 8 months or so, there had been some activity going on at the property. While on Kauai, there were trucks with large pieces of coconut tree trunks going into Koki Road. My sister and I took a ride in to see where they were taking it and could not see where it was being dumped. When it was reported, action was taken to see what was going on and it was discovered that the owners of Coco Palms had illegally cut down at least 70 trees on the Coco Palms property and were dumping it onto the Koki Road property instead of taking it to the dump. Being on conservation land apparently didn't mean anything to these property owners. When a cease-and-desist order was given, the excuse by the owners, who live on the mainland, was that they didn't know. By not doing their "homework", had they continued, they would have risked damage to the conservation lands and may have risked flooding to the neighboring properties.

Building another hotel on the Coco Palms property now would not be a good idea. With the way traffic has built up since the hurricane, having a hotel there now would cause much more traffic. Where they proposed to have the parking area, on the Haleilio side of the property, would have caused major congestion for the residents who live in Wailua Houselots. In addition to this, the Coco Palms property is in a flood/tsunami zone. The water levels in the ocean have changed and have been causing erosion to the roads along the ocean side. If something isn't done in time, major portions of Kuhio Highway will be washed away and people needing to get through that area won't be able to.

I am in support of the termination of Revocable Permit Nos. S-7407, S-7444 and S-7613 to Coco Palms Ventures LLC, Permittee, Effective December 31, 2023, Wailua, Kawaihau, Kauai, Tax Map Keys: (4) 4-1-003:044, (4) 4-1-003 :017 and (4) 4-1-005 :por. 017.

I would like to further support the granting of new RP's to a community based organization, such as I Ola Wailuanui, or a stewardship and restoration group that will provide inclusive and appropriate community based stewardship.

BLNR should also require any future RP holder to comply with HRS343 and at the minimum, perform an Environmental Assessment (EA). The EA shall consider direct, indirect, and cumulative impacts that may occur as a result of the proposed use.

I believe the future of the Coco Palms property should be in the hands of the County of Kauai or a community based organization that will work with the people of Kauai to restore the former Coco Palms site into a cultural site that will help educate tourists as well as residents on the historical significance of the area.

Mahalo,

Jan Tatsuguchi
Concerned citizen and former Kauai resident

From: [Jory Taylor](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] SUPPORT The restoration of Coco Palms Resort [RP Nos. S-7407, S-7444 and S-7613]
Date: Monday, August 7, 2023 4:12:47 PM

Aloha Chair Chang and members of the Board of Land and Natural Resources,

My name is Marjory and I am writing to express my strong support for the restoration of the Coco Palms Resort and the continued assignment of Revocable Permit Nos. S-7407, S-7444, and S-7613 to Coco Palms ownership. The historical significance of this landmark, coupled with the positive impact it promises for the local community, makes it an endeavor of great importance.

The lands associated with these Revocable Permits have been in the possession of Coco Palms owners for an impressive 70 years, dating back to a time before statehood. These lands hold significant value not only due to their historical relevance but also as a part of the Coco Palms Resort Historic District, listed on both state and national historic registers. Preserving these lands under Coco Palms ownership is essential to upholding the historic uses recognized and protected by state and federal governments.

The impending restoration project is a beacon of promise, primarily due to the steadfast dedication of the new owner. With the necessary resources, expertise, and an unwavering commitment to the task, they are well-equipped to responsibly complete the restoration that has eluded previous efforts for the past 30 years. This marks a pivotal moment to restore Coco Palms Resort to its former glory and preserve its heritage for future generations to appreciate and enjoy.

Furthermore, the project's positive economic impact cannot be understated. During the construction and demolition phases alone, over 250 direct local jobs are projected to be created, not to mention countless additional indirect and induced jobs within the community resulting from the workforce's spending. Once operational, Coco Palms Resort is poised to provide employment opportunities for numerous full-time local employees, contributing significantly to the local economy.

One of the most exciting aspects of this endeavor is the cultural center and museum that will be an integral part of the project. The center, developed by Reef Capital, is positioned to honor the rich history of Kaua'i, this site, and Coco Palms. It will serve as a valuable community benefit for both locals and visitors, fostering a deeper understanding and appreciation of the island's heritage.

In light of these compelling factors, I urge you to carefully consider the significance of restoring Coco Palms Resort and maintaining the current assignment of Revocable Permits. This initiative represents a unique opportunity to rejuvenate a cherished landmark, bolster the local economy, and enhance cultural understanding. Your support would play an instrumental role in ensuring the success of this undertaking.

Thank you for your time and consideration. I look forward to witnessing the positive transformation that the restoration of Coco Palms Resort will undoubtedly bring to our community.

Mahalo,

Marjory

From: [Jeremiah Thee](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] SUPPORT for the restoration of Coco Palms Resort [RP Nos. S-7407, S-7444 and S-7613]
Date: Tuesday, August 8, 2023 5:15:05 AM

Aloha Chair Chang and members of the Board of Land and Natural Resources,

My name is Jeremiah and I am testifying in support of the restoration of Coco Palms Resort, and continued assignment of Revocable Permit Nos. S-7407, S-7444 and S-7613 to Coco Palms ownership. I grew up on Oahu and know the difficulties of wanting to respect the ‘āina and the people but also wanting to do what's best for the community and its economy. Therefore, I am in favor of rebuilding the new Coco Palms Resort which will be a net benefit to the community and provide many jobs to its people.

1. The lands associated with these Revocable Permits have been assigned to Coco Palms owners for 70 years, since before statehood.
2. These same lands are also on the state and national historic register as part of the Coco Palms Resort Historic District.
3. As such, it is important to ensure these lands continue to be assigned to Coco Palms owners to preserve the historic uses recognized by state and federal governments.
4. We urge you to consider these factors because we finally have a new owner with the resources, expertise, and unwavering commitment to responsibly complete the restoration after 30 years of prior failures.

Mahalo,

Jeremiah

From: [Anjani](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Revocation of Coco Palms Developer Permits
Date: Monday, August 7, 2023 5:33:30 PM

Attn: Bureau of Land & Natural Resources,

As a 64 yr. Old resident of Hawai'i who is concerned about the egregious abuse to the a'ina and the people's trust Regarding Coco Palms, I am writing in support of the following :

- **I support the BLNR staff recommendation to terminate the Tax Map Keys:** (4) 4-1003:044, (4) 4-1-003:017 and (4) 4-1-005:por. 017 RP's effective 12/31/23;
- I further support the **granting of new RP's to a community based organization** such as I Ola Wailuanui, or a stewardship and restoration group that will provide inclusive and appropriate community based stewardship;
- I respectfully request also that the BLNR require any future RP holder to comply with HRS343 and at the minimum **perform an Environmental Assessment** (EA). The EA shall consider direct, indirect, and cumulative impacts that may occur as a result of the proposed use.

Mahalo for your consideration of these matters in your final determination of the project.

Mahalo,
Anjani Thomas

From: [Anne Thurston](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Revocable permits for accessing and using State lands at the old Coco Palms site
Date: Wednesday, August 9, 2023 4:28:05 PM

To the State Board of Land and Natural Resources (BLNR):

I understand that the Board) will again address the issue of Coco Palms on Friday this week, particularly in relation to the revocation of revocable permits for accessing and using State lands at the old Coco Palms site. I further understand that the revocable permits have been issued to a corporation that is now defunct but have nevertheless been renewed every year for the last five years. Surely this situation is unproductive and unacceptable, and I am very pleased to understand that the State is now taking steps to resolve the situation. I hope that this can be achieved as swiftly as possible and that it will then be possible to move forward to conserve and secure the site as a park/historic cultural center, which would make a vital contribution to Kaua'i. There is no doubt whatsoever in my mind that this is the most important action that the State could take in terms of righting a cultural imbalance which has for too long gone unaddressed but which would undoubtedly benefit all the peoples of this island. At a time when the risks of climate change loom ever closer we need to strengthen the unity of the island culture by developing this fundamentally important cultural center.

Thank you so much for addressing this most important matter. I look forward to positive news about the resolution of the Coco Palms issue!

Yours sincerely,

Anne Thurston
Princeville
808 639 4904

From: [James Trujillo](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Testimony to revoke CocoPalmVentures RP
Date: Tuesday, August 8, 2023 1:35:26 PM

Aloha members of the board,

Please accept this testimony in favor of revoking the RP's assigned to CocoPalms Ventures.

Also, I recommend supporting future RP assignments to community and culturally based organizations doing educational, environmental and restorative activities on the property.

As a resident of Kaua'i, I recognize the immense negative impact that a resort development will have on the surrounding area. I also understand and recognize the environmental and cultural significance of the Wailuanui area complex of heiau, fishponds, iwi kupuna along with the river, adjacent wetlands and beaches.

Please terminate the current Revocable Permits assigned to Coco Palms Ventures. In addition, please make any future RPs for CocoPalmsVentures compliant with HRS343 and require an Environmental Assessment for any future development on the property.

Mahalo for considering this request and accepting my testimony in favor of termination of CPV's Revocable Permits. By doing so, future generations of Kaua'i's people will thank you for your actions.

With respect and aloha,

James G Trujillo
POBox33
Kapa'a, HI

From: kaneswahine@aol.com
To: [DLNR.BLNR.Testimony](#)
Cc: [Mason Chock](#); [Gary L. Hooser](#)
Subject: [EXTERNAL] Terminate the Revocable Permits for Coco Palms Ventures - NO HOTELS
Date: Wednesday, August 9, 2023 2:49:44 PM

Aloha,

On behalf of myself and my ohana, we are in support of terminating the Revocable Permits assigned to Coco Palms Venture. Our island has suffered enough. Poipu is a prime example of how our island suffocates from cement structures. Our culture and cultural practices mean nothing to deep pockets and our people are taken for granted. When will this stop? It will stop when our people speak up and say it loud and clear, "No more hotels!"

We're hoping to see a community-based organization to step in and provide a sustainable entity for the benefit of our local community. We also request any future Revocable Permit holders to comply with an Environmental Assessment on the impacts of the proposed use.

I thank you for the opportunity to voice my concerns.

Mahalo,

Kane Turalde

From: [Bowen Veage](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] SUPPORT for the restoration of Coco Palms Resort [RP Nos. S-7407, S-7444 and S-7613]
Date: Wednesday, August 9, 2023 4:27:03 PM

My name is Bowen Veage and I am testifying in support of the restoration of Coco Palms Resort, and continued assignment of Revocable Permit Nos. S-7407, S-7444 and S-7613 to Coco Palms ownership.

- o The lands associated with these Revokable Permits have been assigned to Coco Palms owners for 70 years, since before statehood.
- o These same lands are also on the state and national historic register as part of the Coco Palms Resort Historic District.
- o As such, it is important to ensure these lands continue to be assigned to Coco Palms owners to preserve the historic uses recognized by state and federal governments.
- o We urge you to consider these factors because we finally have a new owner with the resources, expertise, and unwavering commitment to responsibly complete the restoration after 30 years of prior failures.

Mahalo, Bowen Veage

From: [Maria Walker](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Item D-7: please terminate Coco Palms Ventures" RP's
Date: Monday, August 7, 2023 9:26:47 PM

Aloha Board Members,

I am a Kaua'i resident who has lived for the last 24 years within a few miles of Coco Palms. I am expressing to you my family's extremely strong support for terminating all Revocable Permits assigned to Coco Palms Ventures, LLP. They have proven to be unqualified to develop this land by engaging in unpermitted premature grubbing, earth movement, and tree removal, and potential disturbance of burial grounds without proper research and site evaluation before work began. Coco Palms Ventures' lack of respect for the parameters of their permits, the sensitivity of the site, and the wishes of the residents of the area show them to be the wrong entity to manage this property.

In the future, if the BLNR will be granting new RP's for this site, I feel it's critical that every applicant must comply with HRS 343 and provide an Environmental Assessment or Impact Statement on any proposed projects. It's my firm belief that any new RP's should only go to groups that wish to work with the Kaua'i community in planning, stewarding, and maintaining the Coco Palms site, and to honor and promote the historical, cultural, and spiritual significance of this special place. There are myriad reasons this is not an appropriate place for a new tourist development, including inevitable sea level rise, the high level of crowding and traffic in the Kapa'a corridor, and the lack of infrastructure such as sewage treatment in an area already overburdened with tourist development.

Every resident I have talked to about this issue is absolutely clear that Coco Palms Ventures is the wrong company to be currently developing at the site, and that we need a cultural/historical/agricultural center that is designed to be beneficial and educational for both residents and visitors. Please revoke the RP's for Coco Palms Ventures and ensure that any subsequent applicants go through a rigorous process of environmental review and prove they have community involvement and support before they are granted an RP.

Mahalo for hearing my testimony,
Maria Walker
1728 Hulu Rd.
Kapa'a, HI 96746

From: [Valerie Weiss](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Coco Palms
Date: Monday, August 7, 2023 1:25:54 PM

Aloha BLNR

Please consider termination of the Revocable Permits held by Coco Palms Ventures. They instead should be given to a community based organization. Please require the future RP holder to comply with HRS343 requiring an Environmental Assessment of proposed use impacts.

I am in support of Item D-7

Considering the traffic choke point on Kauai is at the Coco Palms, I do not think another resort should qualify for construction at this site further contributing to the traffic overload. We do not need or want another resort and certainly not at this location.

We have ocean incursion on the "highway" fronting the property as well, which will result in relocating the road likely sooner than we expect.

This historical property should be protected if there is any chance to do so. It is our last best opportunity to keep it to benefit the community as well as visitors who appreciate the history and natural beauty of the place. We will work to develop funding.

Mahalo for your consideration.

Valerie Weiss
Wailua Homesteads

From: [William Wennerth](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] SUPPORT for the restoration of Coco Palms Resort [RP Nos. S-7407, S-7444 and S-7613]
Date: Wednesday, August 9, 2023 2:01:27 PM

Aloha Chair Chang and members of the Board of Land and Natural Resources,

My name is Will and I am testifying in support of the restoration of Coco Palms Resort, and continued assignment of Revocable Permit Nos. S-7407, S-7444 and S-7613 to Coco Palms ownership. A few items to note in regards to my support:

- The lands associated with these Revocable Permits have been assigned to Coco Palms owners for 70 years, since before statehood.
- These same lands are also on the state and national historic register as part of the Coco Palms Resort Historic District.
- As such, it is important to ensure these lands continue to be assigned to Coco Palms owners to preserve the historic uses recognized by state and federal governments.
- During construction and demolition, over 250 direct local jobs are expected to be generated. Countless more indirect and induced jobs within the community are also expected thanks to spending from this workforce. Once operational, Coco Palms is expected to employ scores of full-time local employees.
- We urge you to consider these factors because we finally have a new owner with the resources, expertise, and unwavering commitment to responsibly complete the restoration after 30 years of prior failures.

Mahalo,
Will

From: [John Wert](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Coco Palms
Date: Wednesday, August 9, 2023 11:16:12 AM

To: Bureau of Natural Resources (BLNR),

9 Aug 2023

I am submitting this testimony in support of the following actions:

1. **Termination of Revocable Permit Nos. S-7407, S-7444 and S-7613** Effective December 31, 2023, assigned to Coco Palms Ventures LLC, Permittee, Wailua, Kawaihau, Kauai, Tax Map Keys: (4) 4-1003:044, (4) 4-1-003:017 and (4) 4-1-005:017, RP's effective 12/31/23;
2. I wholeheartedly support the **granting of new RP's to a community based organization** such as I Ola Wailuanui. Whoever receives these permits needs to provide inclusive and appropriate community based stewardship and restoration.
- 3.. I also request that the BLNR require any future RP holder to **comply with HRS343** and at a minimum **perform an Environmental Assessment** (EA). The EA shall consider direct, indirect, and cumulative impacts that may occur as a result of the proposed use.

Your assistance in this matter will be greatly appreciated.

Prof John C Wert, Wailuku



Virus-free www.avast.com

To: blnr.testimony@hawaii.gov

From: Mary Williamson, Kaua`i

July 24, 2023

Leave It.

I'm currently training a dog. He's probably a former hunting dog, used to being wild and free and doing whatever he wants, whenever and wherever he wants. One of the commands he's learning is "Leave It." When tempted by an enticing toy or seemingly delicious treat, he needs to know if and when it's actually a bad idea for him to have it.

It's my opinion that the same goes for the Wailuanui wetlands, the site of the CocoPalms ruins. At first look, this coastal area appears desirable for (re)development. But that would be a bad idea, bad for the well-being of Kaua`i.

Why? Some negatives of redevelopment include increased traffic, increased solid waste and sewage, flooding, and more. Some of the positives for "leaving it" — restoring this historic area to a more natural state — include protecting native birds, growing food, perpetuating culture, and allowing the wetlands to act as a sponge for heavy rains and other effects of climate change.

Further,

- I support BLNR staff's recommendation to terminate these Tax Map Keys: (4) 4-1003:044, (4) 4-1-003:017 and (4) 4-1-005:por. 017 RPs effective 12/31/23;
- I support granting a new RP to a community based organization such as I Ola Wailuanui, or a group that will provide inclusive and appropriate community-based stewardship; and,
- I want any future RP holder to comply with HRS343, and, at the minimum, perform an Environmental Assessment (EA). The EA shall consider all direct, indirect, and cumulative impacts that a proposed use may cause.

Mahalo for your consideration.

From: [Robin Wong](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Friday's BLNR meeting/Item D-7
Date: Monday, August 7, 2023 12:56:11 PM

I am writing to express my strong support for the termination of the Revocable Permits held by Coco Palms Ventures due to their demonstrated dishonesty. I also fully endorse granting new permits to community-based organizations like I Ola Wailuanui, who prioritize inclusive stewardship and restoration.

The historical and cultural significance of Coco Palms makes its proper management paramount. I believe organizations deeply rooted in our community, such as I Ola Wailuanui, are best suited for this responsibility.

To ensure responsible stewardship, I urge the BLNR to require future permit holders to comply with HRS343 and conduct Environmental Assessments for proposed uses. This will safeguard both our cultural heritage and environment.

I trust the BLNR will prioritize transparency, integrity, and community interests in these vital decisions.

Sincerely,

Robin Wong
5899 Ohe Street
Kapaa, HI 96746
Cell 917-449-6311

From: [William Wong](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Agenda Item D7 - Coco Palms Permits
Date: Monday, August 7, 2023 12:52:16 PM

Subject: Strong Support for Termination of Revocable Permits and Community-Centered Restoration at Coco Palms

I am writing to express my wholehearted support for the recommendation to terminate the Revocable Permits assigned to Coco Palms Ventures and to advocate for the allocation of new permits to community-based organizations like I Ola Wailuanui. As a resident of Wailua Homesteads and a native Hawaiian deeply connected to the land, culture, and heritage of our islands, I believe it is of utmost importance to ensure that our cherished places are cared for and managed in a manner that respects our history and nurtures our future.

The past management of Coco Palms Ventures has left much to be desired in terms of honesty, integrity and maintaining our beloved cultural landmarks. The termination of their permits presents a unique opportunity for us to usher in a new era of stewardship that aligns with our values and traditions. It is heartening to know that community-based organizations like I Ola Wailuanui are being considered as potential permit holders. These organizations are deeply rooted in our community, and their dedication to preserving our cultural heritage and fostering a sense of inclusivity beyond tourism is undeniable.

In our pursuit of sustainable and community-centered restoration, I strongly urge the Board of Land and Natural Resources (BLNR) to require any future Revocable Permit holder to adhere to the principles outlined in HRS343. Moreover, I believe it is essential that a current comprehensive Environmental Assessment is performed to evaluate the potential impacts of proposed activities on the land, surrounding ecosystem, and local community. Such assessments not only ensure compliance with legal mandates but also foster transparency and accountability in land management decisions.

The land that Coco Palms occupies holds immense cultural, historical, and spiritual significance for us as native Hawaiians. It is our duty to ensure that its restoration is carried out with the utmost respect for its heritage and the people who call this place home. By entrusting the Revocable Permits to community-based organizations like I Ola Wailuanui, we can be confident that the stewardship and restoration efforts will reflect the values of our community and create a lasting legacy for future generations. I kindly ask that you consider the importance of community-based stewardship and the principles of environmental assessment as you make decisions regarding the allocation of Revocable Permits for Coco Palms.

Mahalo nui loa,

William Wong, Jr.
5899 Ohe Street
Kapaa, HI 96746

From: [Robin Yost](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Item D-7, Friday 8/11/23
Date: Wednesday, August 9, 2023 4:45:31 PM

Aloha BLNR,

I am writing in favor of Item D-7.

I support the recommendation to terminate the Revocable Permits assigned to Coco Palms Ventures.

I further support granting new PR's to community based organizations, such as I Ola Wailuanui. Whoever receives the permits needs to be committed to providing inclusive and appropriate community based stewardship and restoration.

I request that the BLNR require any further RP holder to comply with the HRS343 and at the minimum, perform an Environmental Assessment on the impacts of the proposed use.

Mahalo for making the right choices regarding the future property use of this site.

Robin Yost
Kapa'a, HI

From: [Zane T](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] SUPPORT for the restoration of Coco Palms Resort [RP Nos. S-7407, S-7444 and S-7613]
Date: Tuesday, August 8, 2023 7:23:04 AM

Aloha Members of the Board of Land and Natural Resources,

My name is Zane, and I would like to reach out to support the restoration of Coco Palms Resort, and continued assignment of Revocable Permit Nos. S-7407, S-7444 and S-7613 to Coco Palms ownership.

The lands associated with these Revokable Permits have been assigned to Coco Palms owners for 70 years, since before statehood.

These same lands are also on the state and national historic register as part of the Coco Palms Resort Historic District.

As such, it is important to ensure these lands continue to be assigned to Coco Palms owners to preserve the historic uses recognized by state and federal governments.

I'm also impressed and gladdened to hear that the developer has committed to include a cultural center and museum which will honor the history of Kaua'i, and benefit the local community.

We urge you to consider these factors because we finally have a new owner with the resources, expertise, and unwavering commitment to responsibly complete the restoration after 30 years of prior failures.

Mahalo,

Zane