

5905 Ahakea Street
Kapa'a HI 96746
laakea77@yahoo.com
808-635-0178
5 December 2023

To: BLNR Testimony: blnr.testimony@hawaii.gov
From: Mary and Del Alexander--Wailua, Kaua'i residents
RE: Testimony for the 12/7 meeting: **Strongly Oppose Land Agenda Item D-6**

We are writing to express our strong opposition to extending expired permits to the developer RP21 Coco Palms LLC for the State land required to construct a 350-room luxury resort hotel on the former Coco Palms site in Wailua, Kaua'i.

As residents of Wailua Homesteads, we have witnessed the decline of the dilapidated ruins of the former Coco Palms fronting Wailua beach for thirty-one years. As Hawai'i taxpayers, we are left to ask, "What special privileges has our government continued to offer the ongoing slate of potential developers that has enabled this?" Ordinary residential law-abiding property owners wouldn't be allowed this many violations and transfer of expired permits over three decades. We are appalled that our own DLNR is supporting the developer's application for these expired permits and thus is operating against its own stated mission statement to "enhance, protect, conserve, and manage Hawai'i's unique and limited natural, cultural, and historic resources held in public trust."

This property is not suitable for development due to its protected wetland status, historic fishponds, Hawaiian burials and royal status, and because sea level rise is threatening the Wailua coastline as well as Kūhīo Highway. Wasn't it just last year that bulldozers were working to save the highway, when "king tides" had washed away most of the beach and land all the way up to the bike path? How brave those heavy equipment operators were as they operated their massive machines tilted at an angle on the narrow ribbon of sand left, the ocean lapping at their tires as they created and placed sandbags. Is our collective memory so short or our eyes too blind to see what's right in front of us?

Our small community, over capacity for tourist visitors, neither wants nor needs another hotel; what we do need is to work at enriching guest experiences by honoring our island's cultural heritage and accepting that the time has long passed for a hotel at this sacred and environmentally vulnerable site. We embrace the vision of the community group I Ola Wailuanui, who sees this site as a center for cultural enrichment, historic preservation, land conservation, and indigenous Hawaiian education and interpretation.

Respectfully,

Mary and Alexander

From: [Athena Alexander](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly Oppose Land Agenda Item D-6 12-7-23
Date: Monday, December 4, 2023 8:24:42 PM

To whom it may concern,

As someone who was born and raised in Wailua, I pass the Coco Palms property almost everyday. I understand the iconic nature of the location and the want to recreate it to be what it was. However, times have changed and where we are now strongly requires nothing else being built on that land.

Hawaiian culture aside, the ground is heavily saturated with no further foundational construction are allowed to be built due to safety of the buildings and people inside of it, the location is an extremely busy intersection where many car crashes occur even without heavy pedestrian crossings, and finally the beach across the street is commonly contaminated due to a majority river flowing into the area. Not being able to expand the property, the lack of safety for people walking in the area, and the risks swimming in polluted water alone should be enough for a reasonable person to look back and think, "maybe this isn't such a good idea!".

In addition to these reasons, Hawaiian culture is being slowly ripped away from the native population. Kauai does not need another hotel development. We do not need more places to stay for people coming to the island. We need to provide for the people that carry on the culture and that are from the area. In touristy areas such as Poipu and Hanalei, people are struggling to find workers because local people have been PUSHED OUT. Don't give local people, especially those that work and support the business that provide for tourists, another reason to move away and feel forgotten as a population. There are many other pieces of land in the world to build a hotel, keep this one for those that want to use it as a place to reconnect with their heritage.

I graduated high school in 2018 and my senior project was dedicated to learned and writing about Coco Palms. After learning about the history of the property, the iconic feel of the hotel, and the surrounding Hawaiian culture, I came to the conclusion that the time of Coco Palms was in the past. Instead of resurrecting it, let's create something else that can be iconic in a different way: a place for Hawaiian culture to be cultivated, learned, and shared.

Please do not let this happen.

Athena Alexander

From: [Jo Amsterdam](#)
To: [DLNR.BLNR.Testimony](#); [Mason Chock](#); [Puanani Rogers](#); [Jo Amsterdam](#)
Subject: [EXTERNAL] No Hotel
Date: Tuesday, December 5, 2023 5:27:32 AM

Aloha BLNR Officials,

Please add my name, once again, to the long list of citizens who do not want the Coco Palms Resort to be rebuilt. Please do not extend any permits as too many violations have been allowed already. The climate situation we are in shows us plainly that what was OK in the past will not serve us in the future. Please let this be the last time you ask us if we want this. It is time let this place be a cultural playground for our practitioners and local families. Thank you for your consideration of this sanity. Sincerely Jo Amsterdam.....Kalaheo

From: [Alarik Arenander](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strong Opposition to Land Agenda Item D-6 12-7-23
Date: Monday, December 4, 2023 11:28:47 AM

This entire property construction project should be stopped and properly reviewed. Too many inappropriate county and builder actions in addition to lack of respect to island, the land and people.

Mahalo nui
Kalaheo resident

Alaric

Alaric Arenander, PhD
808-482-4562
alarik108@gmail.com
skype: VedicBrain

Anti-AgingCompany.com
NatureMade4U.com
Ebrainmatrix.org
TheLeadersBrain.org

From: [Darcy Attisani](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Testimony
Date: Tuesday, December 5, 2023 8:17:02 AM

I, Darcy Attisani strongly oppose the use of the public lands for resort development of the old Coco Palms site. I oppose developers to use these public lands for the resort that will have impacts on the community and the environment.

From: [Steve Backinoff](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly oppose Land Adenda Item D-6 12-7-23
Date: Tuesday, December 5, 2023 5:32:13 AM

Aloha- This is probably the 4th time I have written a letter on this issue and it feels like no one is listening since there are no responses in any form.

I own a home in Kapaa and have lived full time on Kauai since 1994. I was visiting beginning in 1989 and did get to visit Coco Palms Hotel sunset torch lighting before Iniki. I know many people who loved that hotel and I know the history. Then I along with many watched it rot. And then watched various ideas of what should happen come and go. And watched an occupation of people who believed that this SACRED land never should have been a private hotel and is now meant to be some sort of Hawaiian cultural center.

I also was very involved with what I saw as a beautiful encampment of homeless people on the north end of property that was swept out.

There is no question in my mind that another hotel on this site is inherently wrong for a multitude of reasons and if I can find a way of stopping the building of another hotel there I will do all that I can to stop it.

However, I am not naive. I understand how financial pressures and entrenched legal procedures take precedent over doing the right thing.

The environment does not have a large bank account to hire expensive lawyers to protect it. And what seems like a majority of the people who live here also do not have funds to hire these expensive lawyers.

The Hawaiian community and people like me who love the Wailua river and the cultural importance of this area with a pu'u honua on the south of the river mouth and a navigators heiau just north, with birthing stones just across the road, with probable burial sites on the "property" which never really was legally titled "property" if you go back.

And has a full proper EIS been done or like the Super Ferry fiasco is some people in power bowing to corporate greed instead of looking closely and with a heart as well as a head at true public needs and doing what is pono.

So, it has been rotting since 1992, almost 32 years. And now there seems to be a rush to push thru a plan that is opposed by many and can cause great harm without looking deeper at what is best.

Please stop this process and take the time to listen to the people and the land, not just the \$\$\$.

Mahalo nui loa for your kokua

Steve Backinoff 5921 A Kapahi Road, Kapaa, Hi 96746 808-346-2587

sbackinoff24@gmail.com

From: [diane beechly](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly oppose reconstruction of Coco Palms
Date: Monday, December 4, 2023 10:37:21 AM

What are you thinking? Anyone with any common sense can see it would be destructive to this island on so many levels. Traffic, additional pollution, impact on residents of Kauai. The land should be used for a memorial park dedicated to the people and culture of Kauai. Mahalo
10 yr resident

[Sent from Yahoo Mail for iPhone](#)

From: [Kapali Bilyeu](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly Opposed: D-6
Date: Monday, December 4, 2023 7:44:03 PM

Aloha to the representatives of BLNR,

This letter is sent to express my complete opposition to all requests by Coco Palms, Inc. (D-6) in relation to Wailua, Kawaihau, Kauai, **Tax Map Keys: (4) 4-1-003:044, (4) 4-1-003:017 and (4) 4- 1-005:por.017**. As a kanaka maoli, a life-long resident of Kaua'i, and a first-hand witness to the severe negative impacts of resort developments on this island's natural resources and fellow residents, I urge the Board to decline these requests by Coco Palms, LLC.

Na'u,

Kapali Bilyeu
Kīlauea, Kaua'i

Sent from [Outlook](#)

From: [STEPHENIE BLAKEMORE](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] "Strongly Oppose Land Agenda Item D-6 12-7-23".
Date: Monday, December 4, 2023 9:44:09 PM

I am absolutely opposed to the continued development of what as formerly The Coco Palms Resort into a resurrection of the same on that parcel of land.

Times are different now, Kauai is different now and this is the last thing we need: another resort, this time on a ecologically, environmentally and cuturally fragile site. . Since 1992, when Hurticane Iniki leveled most of Kauai there has been an increase in population and resorts on the island. we do not need another resort, let alone one that is being developed by a group that has no interest in the needs of Kauai. There are now congested intersections near Wailua River and Kuhio Highway and the addition of a 300 + bedroom hotel will make things far worse. Such a development will add more negative impact to the quality of life for those traveling the roads nearby (who are numbering in the tens of thousands) , safe operation for the nearby waste water treatment plant that is already ailing, for the environmental protection of the ocean and river whose waters are very likely to be polluted with the demolition and construction because of a high water table and direct connection between the site's drainage canal behind the hotel which runs under Kuamo'o to the Wailua River. The expense of upgrading infrastructure to safely accommodate this development that is not needed by the overstressed residents on Kauai must be also considered before these outside developers again threaten to disturb culturally important archeological sites. This same group damaged sacred Native American sites while building their Black Rock project in Utah and they have shown already that no problem doing it here. One only needs to loook how they have lied around their decimation of 75 coconut trees without getting proper permits. "Oops, so sorry, we didn't know", is what they will say. After all it worked in Utah, of course they will try to get away with it here.

It is time, as a department that is responsible to the residents of Hawaii before all other outside parties, to say no to Coco Palms. Send them packing back to Utah.

Mahalo

[Sent from AT&T Yahoo Mail on Android](#)

From: [STEPHENIE BLAKEMORE](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Testimony on Agenda Item D-6
Date: Tuesday, December 5, 2023 7:35:54 AM

Aloha

As you consider testimony from the public on agenda item D6, please consider the impact another unwanted resort will have on my Kapa'a community.

1. That these leases and permits should NOT be granted to RP21; and
2. That if they are granted to anyone, including the actual residents on the island who want to develop a cultural center, the Board MUST require the recipients to do an environmental assessment in compliance with HRS343.

The resort that was there is a part of a past that cannot be recreated., and most of us on Kauai don't want to see recreated. Since Iniki the coast line has eroded, the highway is meters away from being underwater. The residential population size on the island has more than doubled and the county infrastructure is already behind addressing these residential needs. Adding a hotel will only place financial burdens on the overwhelming1 percentage of residents who do not want this plan to go forward. We are already struggling with higher impacts of inflation, housing shortages and loss of

k Resorts elsewhere on the island have been built that more than address tourist vacations., and resident employment.

on Kauai residents are placing a higher value on seeing the property developed as a much needed cultural site that respects the past and preserves for the future.

These developers in particular are dishonest and have a track record of disrespecting communities and culture, such as in the state of Utah when the Black Rock Resort destroyed indigenous cultural and archeological sites.

I pay state, county and federal taxes, and what I expect is a decision that will not bring more pollution, traffic and destruction to a unique setting on Kauai that deserves to be a place preserved for the Hawaiian people.

Mahalo

[Sent from AT&T Yahoo Mail on Android](#)

From: [Ina Blogg](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Land Agenda Item D-6 12-7-23
Date: Monday, December 4, 2023 8:49:33 AM

It has come to our attention that there are some issues that will adversely affect the environment of Kauai in the development of the old Coco Palms site. My wife and I strongly oppose Land Agenda Item D-6 that will be addressed on December 7.

Sincerely,
George and Ina Blogg

From: [amy bonvillain](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Fwd: Strongly oppose land agenda item D – 6 12-7-23
Date: Tuesday, December 5, 2023 7:25:00 AM

Sent from my iPhone

Begin forwarded message:

From: Amy Bonvillain <amy@amysmobilemessagekauai.com>
Date: December 5, 2023 at 7:21:56 AM HST
To: Amy <abonvillain_6@hotmail.com>
Subject: **Strongly oppose land agenda item D – 6 12-7-23**

Aloha,

Please halt development this congested intersection near Wailua River and Kuhio Highway will not work for such a development without great adverse impact to the quality of life for those travel the roads nearby, for the nearby waste water treatment plant that is already ailing, for the safety of the ocean and river whose waters are very likely to be polluted with the demolition and construction because of a high water table and direct communication between the site's drainage canal behind the hotel which runs under Kuamo'o to the Wailua River.

Mahalo!

Sent from my iPhone

From: [John Brekke](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly oppose item D-6 12/7/23
Date: Monday, December 4, 2023 9:18:32 PM

The plans that have been discussed to develop Coco Palms are severely problematic and would be a serious blow to the quality of life especially on the Eastside and the North Shore. Environmental degradation would result from 350 luxury hotel rooms at that location. I strongly oppose it.

John S. Brekke
57130 Kuhio Hwy
96714

From: [John Brekke](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly oppose item D-6 12/7/23
Date: Monday, December 4, 2023 9:18:32 PM

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John S. Brekke
57130 Kuhio Hwy
96714

From: [Bill Brown](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly Oppose Land Agenda Item D-6 12-7-23
Date: Tuesday, December 5, 2023 8:58:40 AM

I am opposed to the issuance of extensions of permits to RP22 for development of the former Coco Palms site. This development will only exacerbate an already-overloaded environment in the area: extreme traffic congestion; an ailing water treatment plant that would have to handle even more waste water, which will almost certainly have a negative impact on the river and ocean. I urge you to consider more environmentally-healthy and culturally-sensitive alternatives for this land.

Mahalo for your consideration,
Bill Brown
Koloa, HI

From: [Caroline Brown](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly Oppose Land Agenda Item D-6 12-7-23
Date: Tuesday, December 5, 2023 12:02:24 AM

Dear Sir/Madam,

It saddens me I have to write this letter that is clearly seen by the majority of Kauai that something does not seem legitimate or sensible to construct a 350-room hotel at the former Coco Palms site. The impact of the congested highway, water ways being contaminated with demolition, a building to be constructed leaving a large carbon footprint in a world of changing climate with water tables rising, landfill already hitting its limit, and most importantly the disrespect this project has shown the residents with violating rules, regulations, and the law. I strongly oppose Land Agenda Item D-6 12-7-23. This project is a burden on the environment and the economy of the community and culture of Kauai. This site has already had a weather disaster hit it leaving the results for decades. Should it be repeated?

Sincerely,
Caroline Brown
5345 Makale'a Street
Koloa, HI 96756

From: [Christina Browning](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly oppose land agenda item D-6 12/7/2023
Date: Tuesday, December 5, 2023 9:00:50 AM

To whom it may concern,

As a resident of Kapaa and small business owner on Kauai, I strongly urge the board to deny the use of this sacred land for a 350 room hotel. The intersection is not able to support current traffic. A hotel of that size would cause so much headaches for the residents of Kauai. Please consider using the land for the Hawaiian people not tourists!

Mahalo
Christina Browning

From: [Sue Buckley](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Testimony on Agenda Item D-6
Date: Tuesday, December 5, 2023 7:47:53 AM

December 5, 2023

To the Members of the Board of Land and Natural Resources,

As a resident of Kapa`a and a respectful citizen of the island of Kaua`i, I urge you to consider the dire consequences of permitting the proposed Coco Palms resort plan. There are so many practical reasons to deny the permits including rising ocean levels, ever-increasing traffic, further destruction of natural wetlands which are needed to mitigate flooding, and sewage issues. I cannot imagine the impact of more cars, people, and stress on an already problematic sewage treatment plant. Driving along the highway at Wailua River one cannot deny the odor of sewage that already exists. We have already observed the loss of the beachfront at Wailua Beach. Another factor to consider is the safety of our visitors attempting to cross a busy highway.

We are all aware of the sacred nature of the Wailua River watershed and its significance to the people of Hawaiian heritage. It also provides habitat for rare native birds and ancient fishponds and waterways. Using State lands for a resort will definitely negatively impact the quality of life on the eastside and further degrade the existing environmental, cultural, historical, and archeological elements.

As members of a very important board dedicated to the protection and preservation of our `āina and its natural resources, please do your due diligence in your decision-making. Mahalo nui loa.

Respectfully submitted,
Sue Buckley
Kapa`a

From: [PAMELA BURRELL](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly Oppose Land Agenda Item D-6 12-7-23"
Date: Tuesday, December 5, 2023 1:19:14 AM

Aloha nui,

It's hard for me to understand how this travesty of what is pono to the island of Kaua'i continues?

Please let the legend of CocoPalms remain in the historical past where it belongs. That was then. This is now.

Besides the traffic, human waste issues, lack of beach and access..what about the solid waste? Our land fill is topped to overflowing.

Just say NO. These developers treat Kaua'i with utter disregard. I find it disgusting and without respect.

Mahalo,

Pamela Burrell
Resident, Kalihiwai

From: [Brad Call](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] IN Support of Coco Palms Restoration
Date: Tuesday, December 5, 2023 5:47:50 AM

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

My name is Brad Call, I am emailing you in support of the restoration of the Coco Palms Restoration. It would be a very positive restoration project for this piece of land that has sat vacant for years. This would beautify the parcel that has been unkept for years now. The development would bring many dollars to the community and the state, which helps in turn allowing the Island of Kauai to keep Hawaii looking great. I know you all can see the great potential that this parcel of land has with a very capable developer that will only make this piece of land look beautiful. This restoration of Coco Palms will reactivate public use of this area for the first time in many many years. During this process of restoration many jobs will be available to local people and then once finished many jobs will be available also for local people to have.

Thank you for hearing my support for this great project.
Brad Call

From: [Mimi Campbell](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly Oppose Land Agenda Item D-6 12-7-23".
Date: Sunday, December 3, 2023 11:43:31 PM

December 4, 2023

Board of Land and Natural Resources
State of Hawaii
Honolulu, Hawaii

RE: December 7, 2023 meeting, Agenda Items D-6, **Easement, Revocable Permit and Right-of Entry** Applicant: RP21 Coco Palms LLC concerning the former Coco Palm site.

Board Members,

I write to encourage the Board stop and to not approve the Staff Submitted recommendation to issue Easements, Revocable Permits and Right-of-Way to the applicant for development of the subject site known as the former Coco Palms property. BLNR and all agencies, state and local should do all that can be done to prohibit any element of the proposed development. BLNR has the opportunity to preserve one of the **most significant, historical and cultural Hawaiian** sites located on Crown Lands. If for this reason alone, the proposed easements and any other element that would facilitate hotel development plans should be denied.

Beyond the cultural importance the site is located within a **flood zone** and identified on the Sea Level Rise Constraint District map as part of **Sea Level Rise District**. The newly passed provisions recognize scientific data for near future sea level rise and particularly in this location.

In addition, other issues include the location is a **high-traffic area, infrastructure concerns**, and **misplaced nostalgic remembrance** of a tourist accommodation.

In closing, I encourage the Members to stand with preservation of this sacred site and to deny the application before this board.

Sincerely,

Constance Clune
PO Box 860
Lawai, HI 96765

From: [Micaela Coberly](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly oppose land agenda D-6 12-07-23
Date: Monday, December 4, 2023 2:27:24 PM

Aloha. Please consider how this development will impact the highway and already congested intersection at Kuamoo Rd. This would be bad for residents and tourists alike. The Kapaa crawl is terrible. Dont let this make it worse. Thank you. M. Coberly--
BLESSED LOVE ALL WAYS

From: [Mauliola Cook](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly Oppose Land Agenda Item D-6 12-7-23
Date: Monday, December 4, 2023 9:53:41 PM

12/04/2023

Kilauea

Re: Status update from Coco Palms Hui, LLC

Aloha

My name is Maui Ola Cook (aka Christine Anne Cook). I have been a resident of Kaua'i since 1986

I am a resource teacher in creative arts and Hawaiian studies and have taught principally in schools from Kapa'a to Hanalei but have taught at all public elementary schools throughout the island as well. I am a hula practitioner and have been teaching a small class in hula for over 20 years.

It is my kuleana to once again write to you to please consider the following points when receiving updates from Coco Plams LLC.

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

Please also consider the following very important facts.

<!--[if !supportLists]-->• <!--[endif]-->There has been no Environmental Assessment (EA) or Environmental Impact Statement (EIS) done despite multiple triggers;

<!--[if !supportLists]-->• <!--[endif]-->The developers **are still under investigation** by the BLNR for the unauthorized cutting of coconut trees on conservation zoned land;

<!--[if !supportLists]-->• <!--[endif]-->Without the Revocable Permits (RPs), which were terminated by the BLNR in August 2023, one parcel of which was designated for parking, the developers do not have space for the legally required number of parking stalls for a 350-room resort;

<!--[if !supportLists]-->• <!--[endif]-->The environmental, cultural, traffic, and other assessments are inadequate and outdated;

<!--[if !supportLists]-->• <!--[endif]-->No shoreline setback survey has been conducted;

<!--[if !supportLists]-->• <!--[endif]-->No required workforce housing sites have been obtained by the developer;

<!--[if !supportLists]-->• <!--[endif]-->No NPDES (National Pollutant Discharge Elimination System) has been obtained; and

<!--[if !supportLists]-->• <!--[endif]-->The most recent plans published by the developers are not

in compliance with the governing Iniki ordinance that states buildings must be rebuilt to the original footprint of the preexisting structure.

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

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

With much aloha

Mauliola Cook

Mauliola3@gmail.com

8086528173

From: [Kelly Cowan](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] IN SUPPORT of COCO PALMS RESTORATION, Agenda Item 6
Date: Tuesday, December 5, 2023 8:10:29 AM

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

My name is Kelly Cowan and I am in support of the restoration of Coco Palms and the Disposition of lands to RP21.

These lands are designated as part of the Coco Palms Resort Historic District under the national and state historic register. Additionally, these same state lands have been assigned to the owners of the Coco Palms Resort since 1962. This is how it should be handled going forward!

In less than two years since acquiring Coco Palms and its affiliated entity RP21, the new ownership group, Reef Capital has sought to turn around decades of failure by past owners and correct prior missteps. They are taking the necessary steps to develop here in Kauai the correct way (maintaining respect for local traditions and doing everything they can to be helpful to the public).

For these reasons, I strongly urge the BLNR to approve the recommendations in the staff report for disposition of these parcels.

Thank you,

Kelly Cowan

From: [Jenn Tyler](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Opposition to agenda item Land division #6
Date: Tuesday, December 5, 2023 7:55:21 AM

Dear Board,

This is in opposition to agenda item land division #6.

I am a Wailua Homesteads resident. I stand with Gary Hooser and Many others in opposition.

Thank you
Jenn Cragg
Wailua Homesteads

From: [Diane de Vries](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Coco Palms testimony
Date: Monday, December 4, 2023 4:45:47 PM

Dear BLNR

Due to the traffic congestion that a hotel will cause, and the hazard to the water quality, as the result of adding a hotel to the location, I strongly oppose Land Agenda Item. D-6 12-7-23.
Please do not permit this hotel!

Thank You,
Diane de Vries

Sent from my iPad

From: [David Dinner](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly Oppose Land Agenda Item D-6 12-7-23
Date: Monday, December 4, 2023 9:11:54 PM

Dear BLNR

Please consider the citizens of Kaua'i, the sensitivity of the beach, the overuse of the highway, the sacredness of the environment surrounding this development, the impact of the development to the land, and the brazen, inconsiderate, and illegal actions of these developers when deciding on the permits. Please stop Coco Palms development.

Mahalo and Aloha
David Dinner
Kilauea, HI, 96754

David Dinner, DDS, LMT
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: seafire@baymoon.com
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Please Do not use public lands for Coco Palms development
Date: Tuesday, December 5, 2023 9:33:43 AM

Dear BLNR:

With respect, please do not allow the use of public lands for the building of the new Coco Palms development. The environmental degradation & negative impacts alone will haunt Kauai for years to come. These are historically & environmentally significant wetlands that should remain intact.

Please, these leases and permits should NOT be granted to RP21; and if they are granted to anyone, the Board MUST require the recipients to do an environmental assessment in compliance with HRS343.

Respectfully, opening an easement for loads of building materials on tractor-trailers for a 300+ room hotel? Look at the massive work at the bridge. An easement would be opening up Public Lands to the breaking of more rules while the offenders are simply fined a nominal amount.

Your decision has the potential to cause some major damage & the public will be pretty irate watching helplessly as their heritage is run over non-stop.

Please make the right decision & deny RP21 the use of these very important Public Lands.

Respectfully & with Aloha,

Deb & Robert Dixon

Kapaa

From: [Morgan Dobbins](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly Oppose Land Agenda Item D-6 12-7-23
Date: Tuesday, December 5, 2023 8:10:58 AM

Aloha,

As a resident in the Wailua Homesteads, I strongly oppose the continued development of the old Coco Palms Resort by RP21 Coco Palms LLC. This development is not sustainable for our community and the environment. It being established as a resort is not part of the direction the people who live here want to see continued. Preferably this current development would cease and the project could become a cultural community center that is a place for residents and tourists alike to learn about the history of Kaua'i, the cultural practices of the Hawaiian culture and a place to connect with each other. Please use your power in your current position towards a future that includes the desires of the people who know and love this place.

Sincerely,
Morgan

From: [Jeanne Dooley](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Agenda Item D-6. 12-7-23
Date: Tuesday, December 5, 2023 7:27:45 AM

Please Listen!

I live in the House Lots in Wailua. We have lived through the nightmare of road work and the thought of the addition of 350 room hotel is frightening.

I STRONGLY OPPOSE LAND AGENDA ITEM D-6 12-7-23

Please settle this once and for all.

Aloha

Jeanne M Dooley
808-651-8153
19Jeanne48@gmail.com

From: [Ellen Ebata](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] STRONGLY OPPOSE LAND AGENDA ITEM D-6 12-7-23
Date: Monday, December 4, 2023 11:01:52 PM

Board of Land and Natural Resources
P. O. Box 621
Honolulu, HI 96809

Aloha Board of Land and Natural Resources,

We on this magnificent jewel of an isle implore you to spare us the catastrophic disaster of assisting
RP 21 in developing a 350-room resort on the site of the former Coco Palms Hotel,
by NOT granting them permits
for development/use of state land.

There are myriad dangers and pitfalls associated with this project.

- * Despite multiple triggers, no Environmental Assessment (EA) or Environmental Impact Statement (EIS)

has been conducted

- * No shoreline setback survey has been conducted; like an EIS, this is essential as climate catastrophe

devours our coastlines

- * The environmental, cultural, traffic and other assessments are inadequate and outdated. The cultural/historical

value of the area cannot be overstated - sacred land, birthplace and home to alii.

And how will that already

clogged corridor handle the traffic that would come with a 350-room resort?

- * A BLNR investigation into the developer's unauthorized cutting of coconut trees on conservation zoned land

is not yet complete.

- * No National Pollutant Discharge Elimination System (NPDES) permit has been obtained

- * The Wailua Wastewater Treatment Plant is already in disrepair and is overburdened. Add to this a 350-room

hotel and what will the result be?

After its destruction by Hurricane Iniki in 1992, multiple developers have tried unsuccessfully to restore the hotel site to its former glory. Surely you have pondered the reasons behind this tortured history. Listen! As this is about

the aina speaking loudly and clearly - until regulations are followed and an acceptable plan is developed for use of this land, it is unavailable for development.

Is it not your obligation to listen to Native Hawaiians regarding the most pono use of this area? Many advocate the establishment of a park & cultural center that would honor their ancestors, the alii who called this area home.

With the authority vested in you, please spare Kauai a sure disaster.

Thank you for your attention to this matter.

Sincerely,

Ellen Ebata
Kauai resident

From: [Michaelle Edwards](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] RP21 should be denied permits on state land
Date: Monday, December 4, 2023 9:32:07 PM

To the BLNR,

Since the developers RP 21 Coco Palms LLC have a pending violation on state land by cutting down approximately 75 healthy coconut trees with prior notice or permission from the state, they SHOULD NOT BE granted a permit to use state lands to build a wedding chapel. A violation action is still pending and this is NOT a TIME to issue permits.

I am also gravely concerned about the adverse impact to the quality of life for the people of Kauai, There are no real solutions to the traffic problems if this hotel goes forward. The strain on the nearby wastewater treatment plant which is already having major issues, and the pollution of the ocean and Wailua river because of the high water table. The proposed construction site has a drainage canal which runs under Kuamo'o road right into the river. We need an EIS on all of these issues.

This entire project is not supported by the community. We have a serious lack of housing and workers on Kauai. The hotels in operation cannot find enough employees now and we simply do not need more development in this rich cultural and environmentally sensitive area.

DO NOT approve permits and listen to what the people like myself are requesting.

This is sacred land and it should not be desecrated any longer. sincerely,

Michaelle Edwards

3812 Ahonui Place

Princeville Hawaii 96722

808-652-3823

From: [Lisa Elliott](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly Oppose Land Agenda Item D-6 12-7-23
Date: Monday, December 4, 2023 7:39:46 AM

“When someone shows you who they are, believe them”.

The developers currently pursuing their project at the old Coco Palms Hotel, have shown repeatedly that they do not have the best interest of the island community at heart. Allowing this project to go forward would be a major trespass of the will of the people at a time when trust in public officials is at an all-time low. The public cannot be taken advantage of for misuse of public funds and public lands forever. The bill will come due. Please act on behalf of the people of Kauai who do not want this project to go forward, and who want these lands returned to the community, in respect of their sacred legacy .

In addition to the will of the people and the sacred nature of these lands, the congested intersection near Wailua River and Kuhio Highway will not work for such a development without great adverse impact to the quality of life for those travel the roads nearby, for the nearby waste water treatment plant that is already ailing, for the safety of the ocean and river whose waters are very likely to be polluted with the demolition and construction because of a high water table and direct communication between the site's drainage canal behind the hotel which runs under Kuamo‘o to the Wailua River.

Thank you for your consideration,

Lisa Elliott
Kilauea, Kauai
808-647-9535

From: [Cathy Evans](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly Oppose Land Agenda Item D-6 on 12-7-23
Date: Monday, December 4, 2023 9:00:40 AM

The intersection of Wailua River and Kuhio Highway does not work for a hotel. Such an impact would be awful. Just drive that corner now. People don't want to drive from Lihue to Kapaa because of the traffic.

And the waste water treatment plant already has problems. Please don't approve the building on this site.

Be ever vigil for protecting our river and ocean which would be polluted even more with the construction on this site.

I STRONGLY OPPOSE LAND AGENDA ITEM D-6 ON 12-7-23

Owner in beautiful Kauai. Let's keep it this way. You represent all of us. Represent us to preserve!

Sincerely,

CATHLYN EVANS
cathyevans2@icloud.com
5061 Lawai Road #2-7
Koloa, HI 96756

From: [Heidi Scholl](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly oppose item D-612-7-23
Date: Monday, December 4, 2023 9:30:16 PM

Thank you for considering

The old coco palms site is not the place for new development
The sewer smell there has been bad for decades and a hotel wont help that!
The damage to the environment from demo and rebuild
Traffic
Road crossing safety
Climate change/rising seas: remember how big wailua beach used to be
AND of course above and beyond the obvious practical reasons there are the cultural ones, lets face it the aina
doesn't want one there or 30+yrs after Iniki it woulda happened if it was supposed to

Please dont let it happen
Mahalo
Heidi Farwell
Sent from my iPhone

From: [Suzanne Feutz](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Item D6 -for meeting of 12/7-8-23
Date: Sunday, December 3, 2023 11:37:19 AM

We live in the area of the proposed reestablishment of the Coco Palms. Please know we are against any further development in that area. Traffic congestion, environmental changes and general density of the area do not warrant rebuilding. From our attendance at neighborhood meetings, we have to respect the wish of the local hawaiian residents - protect and respect the area not develop.

Mahalo for your time and consideration

Suzanne Feutz
Joseph Feutz
6240 Olohena #A
96746
kausuz93@gmail.com

From: [Island Guide \(Jeff\)](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] No Resort at Coco Palms - Preserve Only
Date: Tuesday, December 5, 2023 8:42:20 AM

Aloha,

As a former tour guide that used to walk the land around “Coco Palms” and connect with the ancestors, I feel guided to formally oppose the use of these public lands for resort development. I was told the true purpose of these lands is for the preserving and sharing the cultural essence of Native Hawaiians.

Please take to heart that should BLNR or COK allow ANY developers to use these public lands for a resort or other commercial use, it will have impacts on the community and the environment that will result in irreversible negative consequences.

The Spirit of the area has been very clear and you will hear if you listen to what is true and what would be the right use of will and resources concerning this community space. E ola pono.

Respectfully,
Jeff C Fishman
PO Box 903
Kapaa HI 96746

From: [Megan Fox](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly Oppose Land Agenda Item D-6 12-7-23
Date: Monday, December 4, 2023 5:36:27 AM

We oppose the permitting for the Coco Palms projects. This congested intersection near Wailua River and Kuhio Highway will not work for such a development without great adverse impact to the quality of life for those travel the roads nearby, for the nearby wastewater treatment plant that is already ailing, for the safety of the ocean and river whose waters are very likely to be polluted with the demolition and construction because of a high water table and direct communication between the site's drainage canal behind the hotel which runs under Kuamo'o to the Wailua River. Our community in general does not want this project.

Megan Fox
Executive Director
Mālama Kaua'i

(808) 828-0685 x12
www.malamakauai.org

Increasing local food production and access for a resilient Kaua'i since 2006

From: [Darbi Shakira Freeman](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly OPPOSED to item D-6 12-7-23 Land Agenda
Date: Tuesday, December 5, 2023 8:59:26 AM

Respectfully submitted, Commissioners,

I am in strong OPPOSITION to the extension of permits to RP21 for the B. Hammerquist, and coalition, development. Violation actions are still pending and it is completely inappropriate and against community interest to proceed with permitting to this development project.

You are aware that additional use of this congested intersection near Wailua River and Kuhio Highway will exacerbate adverse impact to the quality of life for all who travel the roads in this vicinity. The nearby waste water treatment plant is already ailing, and the safety of the ocean and river with the demolition and construction because of a high water table and direct communication between the site's drainage canal behind the hotel which runs under Kuamo'o to the Wailua River, are also grave concerns to me, and should be to you as responsible parties.

Again, please deny permit extensions and insist that all violations be cleared!

Thank you, sincerely,

Darbi Shakira Freeman
Kilauea, Hi 96754

From: [Stellar Gardens](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly Oppose Land Agenda Item D-6 12-7-23
Date: Monday, December 4, 2023 2:13:47 PM

Aloha,

I am a resident of Kaua'i, land steward and mother and I strongly oppose land agenda items D-612-7-23.

The island does not need and we citizens do not want another tourist destination on this island. The problems it will cause with traffic, water, environmental, cultural, are detrimental.

Thank you.

Melissa Nash
Lead Artist &
Project Director
@StellarGardens
808.346.2858

From: [L.Gerber](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] IN SUPPORT of COCO PALMS RESTORATION, Agenda Item 6
Date: Tuesday, December 5, 2023 6:53:48 AM

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

My name is Lorraine and I am testifying in support of the restoration of Coco Palms and the disposition of lands to RP21.

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

Mahalo,

Lorraine Gerber

From: [Derek Glaskin](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Oppose any development
Date: Monday, December 4, 2023 6:10:36 AM

COCO PALMS ACTION ALERT

Oppose any and all RP21 Coco Palms LLC (RP21), submitted plans to the County for building permits that show their intended use of State Crown Land, Conservation Land and 3 parcels covered by revocable permits (RP).

RP21 even obtained building permits from our County to construct a wedding chapel on state land without first securing a lease or revocable permit from the State.

In a meeting on April 14, 2023, Dawn Chang, the new Director and Chair of the Board of Land and Natural Resources, asked how such a thing could happen without notifying the State.

There was a lot of controversy and many FOM members testified on April 14, 2023 because RP21 contractors had cut down at least 75 healthy coconut palm trees from state land without prior notice to or consent from the State.

On April 19, 2023, the Office of Conservation and Coastal Land Management served RP21 with a Notice of Violation and Order requiring them to Cease the activity and answer for the trespass and damage to state property.

This matter is still ongoing I believe?

On Thursday December 7, 2023, the Land Board will once again consider the issue of whether or not to extend permits to RP21 for the state land even though their violation action is still pending.

I am submitting this written testimony to the Land Board Tuesday December 5, 2023 at 9:00 am by directing an email

In the subject of my email, I strongly feel that this congested intersection near Wailua River and Kuhio Highway will not work for such a development without great adverse impact to the quality of life for those travel the roads nearby, for the nearby waste water treatment plant that is already ailing, for the safety of the ocean and river whose waters are very likely to be polluted with the demolition and construction because of a high water table and direct communication between the site's drainage canal behind the hotel which runs under Kuamo'o to the Wailua River.

In the subject of my email please "I Strongly Oppose Land Agenda Item D-6 12-7-23".

Friend of Mahalepu
Aloha

Derek Glaskin Artist
+1 (808) 635 5454
derek.glaskin@icloud.com

From: [Ed Gogek](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Oppose Coco Palms Resort, Item D-6 12-7-23
Date: Monday, December 4, 2023 4:49:28 AM

Aloha,

I'm writing to oppose the development of a resort at the former Coco Palms site near Kapa'a. I own a home on the south side, and live year round and work here on Kauai.

During the pandemic I used to drive to Kapa'a to shop, but now the traffic is so bad that I only make that drive if I absolutely have to. I am not the only Kauai resident who avoids driving between Lihue and Kapa'a due to the traffic. This is bad for those of us who live here and it is terrible for business. Businesses in our two largest towns already suffer because residents avoid that stretch of road, a large resort would make the traffic much worse. This would be really bad for all the people who live on this island.

Also, I've heard the developers have already behaved irresponsibly, removing trees before they had permission. If they are going to behave irresponsibly during construction, you know they will be just as bad when operating the resort. They are right by the Wailua River, and will probably pollute it, at least to some degree. That river is a treasure that is a major draw for tourists and residents. Harming the Wailua River would be bad for business overall and for the quality of life here on Kauai.

I was under the impression that no more resorts would be built on kauai because we risk turning the island into Waikiki, and becoming a place that is so over-developed that the nature beauty has been squeezed out. This island cannot handle another resort and no resort should be built there. The unused building should be used for housing, which the island desperately needs. We have a shortage of people to work in the resorts as it is because there is so little affordable housing on Kauai. Building another resort would make this problem much worse, and it would hurt every single business on the island.

So as a resident, I completely oppose the Coco Palms development, and ask you to only allow permanent housing for residents on the site.

Mahalo,

Ed Gogek
Kalaheo

From: [Tina Golightly](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Support of Coco Palms Restoration
Date: Tuesday, December 5, 2023 5:10:46 AM

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

My name is Tina Golightly and I would like to testify in support for the restoration of Coco Palms and the disposition of lands to RP21.

These lands are designated as part of the Coco Palms Resort Historic District under both state and national registers. These same state lands have been assigned to the owners of the Coco Palms Resort since 1962. Therefore, they should continue its historic use.

In less than 2 years since acquiring Coco Palms and its affiliated entity RP21, the new ownership group, Reef Capital Partners has sought to turn around decades of failure by past owners and correct prior mistakes.

BLNR now has the opportunity to approve Coco Palms to utilize these lands for the benefit of the community. Restoration of Coco Palms was approved years ago by the County.

For this reason, I urge the BLNR to approve the recommendations in the staff report for disposition of these parcels.

The restoration of Coco Palms will help to address homelessness and crimes currently going on in the area. It will reactivate public use of this area for the first time in decades. It will also help address the degradation of the public lands due to poor management.

Approving the restoration will bring hundreds of direct construction jobs as well as hundreds of full-time jobs to the community. Not to mention, the impact it will make for Kauai.

I thank you in advance and I wish you a blessed day!

Sincerely,

Tina Golightly

From: [Sharon Goodwin](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Agenda Item D-6, 12-7-2023
Date: Tuesday, December 5, 2023 1:37:16 AM

December 4, 2023

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

Re: STRONGLY OPPOSE Land Agenda Item D-6 12-7-2023

Aloha Chair Dawn Chang and Land Board Members,

As an East-side Kaua'i resident I strongly oppose Land Agenda Item D-6 12-7-2023, the development of former Coco Palms site with construction of a 350 unit luxury resort hotel including additional buildings.

Thus, I am strongly opposed to the granting of permits to RP 21 Coco Palms LLC, whose developers intend to use State Crown Land, Conservation Land and 3 parcels, all covered by Revocable Permits.

Hawaii State Crown Lands and Government Lands joined together (Ceded Lands) after illegal overthrow of Hawaiian monarchy in 1893, and then managed as a Public Trust by the US following annexation in 1898, have given State officials/decision makers a unique and elevated kuleana in land-issues decision-making. Our Supreme Court states, "State officials are obligated to use reasonable skill and care in managing the public lands trust" and "States conduct should be judged by the most exacting fiduciary standards."

Regarding the Conservation Land parcel, the former Coco Palms area and parcels would thrive with the protection of trees, animals, wetland, natural habitats and restoration. DLNR guidelines state the Conservation Land Area is one of "special architectural or historic interest (insert Wailuanuiahoano), the character of which it is desirable to preserve or enhance". (dlnr.hawaii.gov)

Revoking RP 21 Coco Palms LLC's permits on December 7, 2023 would pave the way for a non-profit organization(s) to begin the environmental process of securing, restoring and practicing good stewardship, and hopefully to get community (and Island-wide feed-back and support to begin an Environmental Assessment study of the impacts, particularly cultural impacts, of any proposed use(s).

Sharon Goodwin
Kapa'a Homestead, Kaua'i

From: [Regina Gregory](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Testimony on Agenda Item D-6
Date: Tuesday, December 5, 2023 8:38:34 AM

The proposed leases and permits should NOT be granted to RP21 for resort-related purposes.

The further development and hardening of these wetland ecosystems degrades the resilience and environmental services that this environment provides. Allowing the use of these State lands in conjunction with the planned resort commercial development will contribute directly to increased impacts on the shoreline, nearshore water quality, and further degrade existing cultural, historical, and archeological resources, including habitats for rare native birds, ancient fishponds, and burial sites.

Kauai is already affected by overtourism, and this would make it worse.

Regina Gregory

From: [Richard Haddock](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] In Support of Coco Palms Restoration, Agenda Item 6
Date: Tuesday, December 5, 2023 6:32:40 AM

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

My name is Richard Haddock and I am testifying in support of the restoration of Coco Palms and the disposition of lands to RP21.

Here are a few reasons why I support Coco Palms Restoration:

- These lands are designated as part of the Coco Palms Historic District under the national and state historic register.
- These same state lands have been assigned to the owners of the Coco Palms Resort since 1962.
- The decision before BLNR is not whether to approve the restoration of Coco Palms, that approval was made years ago by the County. Rather, BLNR now has the opportunity to approve Coco Palms to utilize these lands for the benefit of the community.
-

In addition to the reasons I have listed above, I believe this project will benefit the island greatly from an economic standpoint by:

- Generating hundreds of jobs through the construction and restoration of the resort.
- The restoration will also generate hundreds of millions of dollars in economic activity for Kauai.

For these reasons I hope you'll vote in support of Coco Palms Restoration.

Mahalo

From: [Vivian Hager](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly Oppose D6. 12/7/23
Date: Sunday, December 3, 2023 9:51:28 PM

Why destroy the land for a hotel. The area does not have a beach, highly congested, the area smells badly with sewer discharge, pollution to Wailua River, why squeeze in a hotel. This is a criminal travesty.

Vivian Hager
Kapaa

From: [Heather Halpern](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly oppose Item D6
Date: Monday, December 4, 2023 9:15:33 PM

Hi,

I am opposed to Item D6. A hotel with 350 rooms is an environmental hazard with sea level rise, traffic, and does not serve the needs of the local community.

Please vote down Item D6.

Heather Halpern LCSW
Sent from my iPhone

From: [Renee Rosemark Harper](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Coco Palms
Date: Tuesday, December 5, 2023 8:29:24 AM

Please do not issue permits for the lease hold parcels that the state is considering to lease to the development of the old Coco Palms. These parcels are in a very environmental sensitive area. The traffic in this area is awful and a new resort will make this area too congested. These parcels should not add to the development of this project. If you haven't visited this site, I beg that you do as these parcels should not be leased for development.

Mahalo for your consideration,

Renee Rosemark Harper

From: [Chase Hartvigsen](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Testimony in Support of Keeping State RP Lands in the Coco Palms Historic District for Resort and Public Use
Date: Tuesday, December 5, 2023 8:05:08 AM

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

My name is Chase Hartvigsen and I am testifying in support of the restoration of Coco Palms and the disposition of lands to RP21.

These same state lands have been assigned to the owners of the Coco Palms Resort since 1962. As a result, these lands should continue their historic use. As part of the use of these lands, Coco Palms will establish public parking and public restrooms - benefits sought by the community that Coco Palms would fund.

The restoration will also generate over \$300 million in direct economic activity for Kauai.

Mahalo,

Warmly,
Chase Hartvigsen

From: [Laura Haug](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly Oppose Land Agenda Item D-6 12-7-23
Date: Tuesday, December 5, 2023 7:13:43 AM

Hello,

Thank you for allowing me to reach out and share that I am against the Coco Palms development.

If you were to draw a pros and cons list the cons far outweigh the pros. Curiously I'm interested to know how this development would positively impact a heavily trafficked road that sits in a tsunami area, near a waste plant that struggles with sewage smell, and is on sacred land?

If history does repeat itself with another tsunami and this development is there with its tourists, how does this limit and impact the residents who would need to evacuate? If we aren't putting the needs of the residents first then what are we prioritizing? Money? Come-and-go tourists who further pollute our ancient sacred island? I'm not against tourists but they have plenty of other places to stay already that struggle with staffing.

I'm also curious what the thoughts are on handling the housing crisis. With so many needing to leave the island due to a housing shortage and the increase of rents then who will be working at this resort? If so many businesses are already struggling to find staff because of the cost of living and lack of housing then how does this development benefit the community? Nurses & teachers can't find housing which are basic needs of the island. This would further complicate a huge problem that already exists.

With no answers or solutions being addressed to these rising concerns the community won't be able to back the redevelopment of this once beautiful resort - and maybe it was nature's way of saying no more. It had its run, let's prioritize the island and the people living on it.

Furthermore, trust would need to take place. With so much disregard and illegal progressions of this development the trust has been broken that the needs of the community will be addressed.

Thank you for taking the time to read my concerns.

From a concerned resident,
Laura Haug

Sent from my iPhone

From: [chris hayden](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Coco Palms Hotel
Date: Monday, December 4, 2023 9:09:41 AM

Aloha

My self and wife Diana and our 3 children , moved to Wailua Homestead in 1970.

We experienced Coco Palms, at its greatest value in time.

But, even then in the early 70 ,

There was danger of crossing the highway to the ocean.

As many of us remember, even to this day.

The Son of Dondy Hoo's and grand son to Don Hoo.

Dondy's Son was hit by a car.

And to this day the family has had to experience this tragedy.

So, in a few short words.

“ My family, Strongly Oppose Land Agenda item D-6. 12/7/2023.”

Mahalo

The Hayden Ohano

Sent from my iPhone

From: [larry heller](#)
To: [DLNR.BLNR.Testimony](#)
Cc: [Joan Heller](#)
Subject: [EXTERNAL] Strongly Oppose Land Agenda Item D-6 12-7-23
Date: Monday, December 4, 2023 7:27:15 PM

Land Board,

We strongly oppose the continued granting of these permits for state lands behind the ruins of Coco Palms in Wailua. There should be no further support for the rebuilding of this long ruined hotel. It is not needed and the area could be better used as a park or just restored to a more natural state. We have problems with our overburdened highway already and the water treatment plant down the road will be facing more concerns with raising sea-levels in the near future. Little to say of what will become of the beach there, across that overcrowded highway from the ruins. I repeat, please do not issue a Revocable Permit to RP21 CocoPalms LLC, just revoke it or let it expire at the end of this year with no renewal. Thank you

larry & joan heller

Lawai, Kauai

heller1001@hawaii.rr.com

From: [Phillip Hellwig](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Testimony on Agenda Item D-6
Date: Tuesday, December 5, 2023 8:06:54 AM

Please consider the following:

The further development and hardening of these wetland ecosystems degrades the resilience and environmental services that this sensitive environment provides.

The development of these coastal lands will negatively impact our resiliency to sea level rise and climate impacts in the coming decades.

Allowing the use of these State lands in conjunction with the planned resort commercial development will contribute directly to increased impacts on the shoreline, nearshore water quality, and further degrade existing cultural, historical, and archeological elements.

These lands are situated in environmentally sensitive areas with unquestionable historical and cultural significance. They are located in a coastal tsunami zone, clearly impacted by issues relating to sea level rise, adjacent to wetland areas, currently and historically impacted by frequent flooding, known habitats for rare native birds, and include ancient fishponds and waterways that connect to and ultimately drain into the Wailua River and nearby ocean.

Sincerely,
Phillip Hellwig
6695 Olohena Rd.
96746

From: [Sandra Herndon](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly oppose D-6
Date: Monday, December 4, 2023 10:41:02 PM

Aloha Chair Chang and Board members,

I hope and pray that you get days' worth of testimony from Kaua`i in this matter. It is NOT true that the majority of Kaua`i residents want this facility in this location.

Therefore, I am forwarding a partial list of reasons why that resort has no logical, community considered or practical purpose in being built:

1. Traffic is already unmanageable through the Kapa`a corridor, WITHOUT a thousand more vehicles
2. As I live in the Houselots neighborhood, and deal with the stench of a failed wastewater system (purportedly costing \$20 M to bring up to standard) I can tell you I would not want to spend any time in that resort, regardless of the hype and promotion
3. These builders are irresponsible in their approach to our environment (dumping illegally cut coco trees into the wetlands), our culture (improper care of our sacred fishponds, etc.), our state laws (failure to acquire appropriate permits, improper proposed activities on State Crown and Conservation Lands).
4. I believe they have also misrepresented to the County Planning Dept., e.g. Kaua`i county permits were issued to build a wedding chapel on state land without a lease or a revocable permit. It seems like more than a mix-up, but I would hate to think that the County's Planning people are in collusion with them.
5. Another concern is IF this atrocious project does go through, where is the landfill to accept the literal tons of building materials? We have one, NOW at near capacity and one which has been "suggested" as a second site. Who is to be financially responsible for the removal of this rubbish?

Please don't allow these developers to further desecrate our beautiful Island. It's, after all, just business to them, When and if they lose their poorly assessed investment, it's just money- but this is our home!

Mahalo,
Sandra Herndon
Kapa`a Houselots,

"Thought is Creative, and YOU are the Thinker"

From: [Jacqueline Hoban](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Coco Palms
Date: Monday, December 4, 2023 2:47:47 PM

Aloha,

Having lived in Wailua Half Acres there are two things I am deeply concerned about.

1. The traffic in the morning is way out of control at the intersectino of Kuamoo and the Highway. Adding to that with resort traffic will be untenable. Please consider this as you make your decision.
2. The raw sewage that is released into the ocean via Wailua River during torrential rainstorms and/or the apparent overflow that occurs in the water treatment plant stinks to high heaven. Kauai does not have the infrastructure to handle more sewage.

Please do not approve redeveloping Coco Palms as a resort. There must be another option that makes more sense.

Sincerely,

James and Jacqueline Hoban
Former residents of Wailua Half Acres

From: judie@aloha.net
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly Oppose Land Agenda D-6 12-7-23
Date: Sunday, December 3, 2023 11:30:10 PM

Please note my strong opposition to the above.

Sincerely,

Judie Hoeppner

0806390212

From: amfengshui@aol.com
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Coco palms meeting 12-7-23
Date: Tuesday, December 5, 2023 8:52:56 AM

To all,
I strongly oppose land agenda item D – 6. 12-7-23
Mahalo,
Ann Marie Holmes

[Sent from the all new AOL app for iOS](#)

From: [G Hooser](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Testimony: BLNR meeting scheduled for 12-7-23 Opposition to agenda item Land Division #6
CocoPalms and related items
Date: Tuesday, December 5, 2023 6:23:07 AM

Testimony: BLNR meeting scheduled for 12-7-23

Opposition to agenda item Land Division #6

Re: CocoPalms - 6. Issuance of Term, Non-Exclusive Easements to RP21 Coco Palms LLC, Wailua, Kawaihau, Kauai, Tax Map Keys: (4) 4-1-003:044 and (4) 4-1-005:por. 017; Issuance of Revocable Permit to RP21 Coco Palms LLC and Sale of Lease at Public Auction for Parking and Landscaping Purposes, Wailua, Kawaihau, Kauai, Tax Map Key: (4) 4-1-003:017; and

Immediate Right-of-Entry for Management Purposes to RP21 Coco Palms LLC, Wailua, Kawaihau, Kauai, Tax Map Keys: (4) 4-1-003:044, (4) 4-1-003:017 and (4) 4-1-005:por.017.

Aloha Chair and Board Members,

I am offering this testimony today as a resident of Wailua Homesteads on Kaua'i, a grandfather with children and grandchildren born and raised in this ahupua'a, the former Director of the Office of Environmental Quality Control (OEQC), former State Senator representing Kaua'i and Ni'ihau, and former 4 term member of the Kaua'i County Council -

To be clear, this testimony is in strong opposition.

I cannot understand why the BLNR would consider granting any easements, revocable permits, leases, or right-of-entry to an entity that is now under investigation for grading, grubbing, and other destructive activity on state conservation lands without permits AND who has been trespassing on these lands for the past year AND whose intention is to use these state lands to support a resort development without conducting at the minimum an environmental assessment to determine impacts.

This proposal is especially puzzling because a local, credible, Kaua'i based community organization also seeks to manage these lands for the benefit of the broader community in a manner that protects the significant environmental, cultural, and cultural elements contained within this area.

Therefore to reiterate, this testimony is in strong opposition to this agenda item.

However, in the event any easements, revocable permits, leases, or right-of-entry is granted, I strongly encourage the BLNR to ensure compliance with HRS343 and require at the minimum an environmental assessment fully disclosing potential environmental impacts from the planned use of these parcels as part of the proposed resort development.

An outline of the facts:

1) RP- 21 and related entities are presently under investigation for grading and grubbing and cutting down coconut trees on State land and on conservation lands without the appropriate permits or permission from the State of Hawai'i.

2) I have personally witnessed and photographed the grading and grubbing and seen in person

the many fresh cut stumps being dug up by workers for the developers.

3) BLNR leadership has already acknowledged that RP-21 has no legal authority nor any permission in writing from the BLNR to intrude upon or utilize the State lands in question.

4) RP-21 on a daily basis operates their equipment upon these same properties. Since they possess no valid State Lease nor any valid RP's, they are essentially trespassing on State land. They have constructed barriers preventing others from accessing these properties. They also conduct grading and grubbing on the property (without the presence of a qualified archeological observer), and actively utilizes these lands to facilitate and support the ongoing development of adjacent lands - I personally witness this activity on a regular basis as I drive and walk by these properties on a daily basis.

5) Any new lease or revocable permits issued on these lands trigger HRS323 and thus any proposed use that accompanies the granting of any new lease, revocable permit, right of entry, or easement must require an environmental review in order to comply with the law.

6) These lands are situated in environmentally sensitive areas with unquestionable historical and cultural significance. They are located in a coastal tsunami zone, clearly impacted by issues relating to sea level rise, adjacent to wetland areas, currently and historically impacted by frequent flooding, known habitats for rare native birds, and include ancient fishponds and waterways that connect to and ultimately drain into the Wailua River and nearby ocean.

7) The RP-21 and related entities involved in the proposed CocoPalms resort development have unambiguous and specific plans to utilize these State lands to facilitate and support their planned resort.

8) Allowing the use of these State lands in conjunction with the planned resort commercial development will contribute directly to increased impacts on the shoreline, nearshore water quality, and further degrade existing cultural, historical, and archeological elements.

9) I Ola Wailuanui, a community based nonprofit has formally applied to lease and or secure the required RP's in order to provide appropriate community stewardship of these lands in a manner that protects the environment, honors the historical and cultural significance, and is beneficial to the entire community.

10) Any and all entities that are granted a lease or RP to these lands must be required to comply with HRS Chapter 343 and at the minimum conduct an Environmental Assessment (EA) of their proposed uses and impacts, and conduct a full Environmental Impact Statement (EIS) if those proposed uses and impacts are related to the facilitation of new resort development.

I'm available to respond to questions via email or text but unfortunately I am currently traveling out of the country and unable to attend the meeting in person. This testimony is made on my own behalf. While I fully support its mission and vision, I do not speak on behalf of nor represent I Ola Wailuanui.

Sincerely,

Gary Hooser

808-652-4279

garylhooser@gmail.com

From: [Desiree Hoover](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Greatly Opposing Land Agenda Item D-6 12-7-23
Date: Monday, December 4, 2023 8:04:44 PM

To Whom It May Concern,

I greatly Oppose Land Agenda Item D-6 12-7-23. That is sacred land that needs to be respected. It is already now being surrounded by congestion and traffic. A large hotel with it's wastes is not good for that area or our precious waters.

My myself feel it should be a cultural center ran by the Hawaiians themselves. We have alot of hotels but no true cultural centers. This would be perfect.

So again, I greatly Oppose Land Agenda Item D-6 12-7-23. I have lived here over 18 years now. I feel it's getting out of balance.

Mahalo,

Desiree Hoover
Kilauea Resident

From: [Barbara Inglis](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly Oppose Land Agenda Item D-6 12-7-23
Date: Monday, December 4, 2023 6:46:17 AM

To whom it may concern,

PLEASE do not do this to Kaua'i!

The congested intersection near Wailua River and Kuhio Highway will not work for such a development without great adverse impact to the quality of life for those travel the roads nearby, for the nearby waste water treatment plant that is already ailing, for the safety of the ocean and river whose waters are very likely to be polluted with the demolition and construction because of a high water table and direct communication between the site's drainage canal behind the hotel which runs under Kuamo'o to the Wailua River.

PLEASE consider instead granting the I Ola Wailua Nui's Application, filed under their 501(c)(3) community non-profit corporation, to preserve the Coco Palms site as a park and historic cultural center as it pertains to the State Lease and RP lands.

This would avoid great damage to our island and preserve what is left of this important cultural area not just for the recent past of Kaua'i but for the native history, environment and quality of life of those who live here.

Thank you for giving us a voice!

Aloha,

Barbara Inglis

Barbara Inglis, LMT, CST

Upledger CST Certified

Avatar Master

Freelance Professional Translator

808 635 1989

From: [Mana Jampa](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] We are in opposition to: Land Agenda Item D-6 12-7-23
Date: Monday, December 4, 2023 9:55:20 AM

To Land Board

We are a group of longtime residents who are strongly in favor of a better use of the former Coco Palms land. Please do not approve the development of a new hotel complex on this land. This is a sacred land and the island and her people would be much better served by allowing the land to be used in a manner that is of much lower impact than what has been proposed.

Perhaps a community garden, cultural center would be a better option which would offer residents and visitors alike an opportunity to contribute, share, teach, and inspire. We use the highway every day and are extremely concerned about the negative impact a new hotel in this very congested area would create. Also, there is a substantial issue with water quality and sewage management in this area which would be negatively burdened by this project.

Please honor the bigger view of what is best for Kauai and her people and allow for a more positive option for the use of this very sacred space to be facilitated. Think about our future generations and their quality of life.

Sincerely
Mana Jampa and the extended Ohana

From: [CJ Jeppson](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Support for Coco Palms Restoration - Agenda Item 6
Date: Tuesday, December 5, 2023 8:06:58 AM

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

My name is CJ, and I am writing to express my strong support for the restoration of Coco Palms and the disposition of lands to RP21. I believe that this decision holds significant importance for the future of our region and its residents.

I am testifying in support of the restoration of the Coco Palms Resort and the disposition of lands to RP21. These lands have historical significance as part of the Coco Palms Resort Historic District under the national and state historic register. Given that these lands have been assigned to the owners of the Coco Palms Resort since 1962, I believe it is crucial to continue their historic use.

Moreover, as part of the use of these lands, Coco Palms will establish public parking and public restrooms, contributing valuable benefits to the community. The commitment to public amenities aligns with the needs of our community, which Coco Palms is willing to fund.

Over the past 30 years, various authorities, including Kauai County Councils, Mayors, Planning Commissions, and the Boards of Land and Natural Resources, have consistently supported the restoration of Coco Palms. The recent affirmations by the Kauai County Planning Commission and Planning Director further emphasize the project's legitimacy and approval to move forward.

Reef Capital, the new ownership group, has shown dedication in rectifying past mistakes and revitalizing Coco Palms. The decision before the BLNR is an opportunity to approve the use of these lands for the benefit of the community, aligning with the prior approvals and policies in support of the Resort's restoration.

I strongly urge the BLNR to approve the recommendations in the staff report for the disposition of these parcels.

Thank you for considering my testimony in support of this important initiative.

Mahalo,
CJ Jeppson

From: [Dyan Johnson](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Support for RP Lands for Public Use
Date: Tuesday, December 5, 2023 6:39:40 AM

Aloha,

I am in support of the restoration of Coco Palms Resort and the disposition of lands to RP21. These lands are part of the Coco Palms Resort Historic District under the historic registry.

I am looking forward to the public parking and restrooms that will benefit the community. It will be great to be able to open the area to the public use and restore the blighted area.

Also, the restoration will help support cultural activities such as lo'i kalo managed by lineal descendants.

Please allow the restoration to begin so the public can access the lands and the area will become renewed.

Mahalo,
Dyan Johnson

From: [Ruta Jordans](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly Oppose Land Agenda Item D-6 12-7-23
Date: Monday, December 4, 2023 9:46:32 PM

Attention BLNR,

How long can the Coco Palms travesty continue? The builders keep getting away with ignoring requirements and yet they keep getting permission to continue. Please take a look at that area. I drive down Kuamoo and see the traffic congestion now, and they say they will add 350 rooms. The waste water treatment plant is already overworked. The construction is too close to the Wailua River and the beach. It might have been a good location for a hotel or resort when Elvis Presley was there. If you have ever gotten in the Kapaa parade, driving 4 miles/ hour on Kuhio Highway now, you can clearly see that a hotel on that corner is disastrous in every way.

Please oppose Land Agenda item D-6 12-7-23!

Sincerely,

Ruta Jordans

Wailua Homesteads

From: [Bonnie Kakinami](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] hotel
Date: Monday, December 4, 2023 1:58:14 PM

he intersection of Wailua River and Kuhio Highway does not work for a hotel.
Such an impact would be awful. Just drive that corner now. It's a traffic jam already..
And the waste water treatment plant already has problems. Please don't approve the
building on this site.
Be ever vigil for protecting our river and ocean which would be polluted by runoff even more
with the construction on this site.

I STRONGLY OPPOSE LAND AGENDA ITEM D-6 ON 12-7-23

Owner in beautiful Kauai. Let's keep it this way. You represent all of us. Represent us to
preserve!
Sincerely,

Bonnie Kakinami
3550 Horita Road
Koloa, HI 96756

From: [Milena Kari](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Testimony opposing agenda item (D-6)
Date: Tuesday, December 5, 2023 8:40:47 AM

Aloha BLNR,

I am writing this email to strongly oppose the using of public lands for resort development. Please make the right decision in favor of the community and the 'āina rather than developers that seek to exploit our resources for profit.

Climate change is here and is developing faster than initially projected. Hawaii is going to be one of the most heavily impacted places on this planet. Our ecosystem is so fragile, our first priority should be to protect that. The area in question is a coastal tsunami zone, clearly impacted by issues relating to sea level rise, adjacent to wetland areas, currently and historically impacted by frequent flooding, and also being known habitats for rare native birds.

Our islands already suffer from over-tourism and we sadly see the horrible impact of that in Maui. I hope Kauai doesn't go down the same vicious circle of over-dependence on tourism while being extremely vulnerable to any kind of natural disaster or food insecurity.

Mahalo for reading this and I hope you make the right decision for the community and the environment!

Milena Kari
Kahului, HI

From: [CARLA KELLER](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Please do not grant the permits
Date: Tuesday, December 5, 2023 7:57:57 AM

Aloha BLNR -

I am writing to express my opposition to the pending permits and a Hotel at Coco Palms. I have written many times before as well. Please consider my and so many others' opposition when making your decisions. Kauai residents have put up with the chaos at Coco Palms for far too long - its time to turn it into a community asset that honors and respects the History of Kauai, the sensitive environment there and the people of our island. We don't need another hotel and this location is particularly poor for a hotel that will likely suffer catastrophic flooding at some point - would that start the whole abandonment cycle all over again like what happened after Iniki? Specifically I would request:

1. These leases and permits should NOT be granted to RP21; and
2. That if they are granted to anyone, the Board MUST require the recipients to do an environmental assessment in compliance with HRS343.

Mahalo for your time and consideration.

Carla Keller
410 Papaloa Rd,
Kapaa, HI 96746

From: [Mary Lu Kelley](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly Oppose Land Agenda Item D-6 12-7-23
Date: Monday, December 4, 2023 3:58:52 PM

Aloha Dawn Chang and the Board of Land and Natural Resources,

I absolutely know as do most of us on Kauai that the proposed hotel project on the congested intersection near Wailua River and Kuhio Highway will not work for such a development without great adverse impact to the quality of life for those travel the roads nearby, for the nearby waste water treatment plant that is already ailing, for the safety of the ocean and river whose waters are very likely to be polluted with the demolition and construction because of a high water table and direct communication between the site's drainage canal behind the hotel which runs under Kuamo'o to the Wailua River.

I Strongly Oppose Land Agenda Item D-6 12-7-23. Don't let the short sightedness of the County Planning Department interfere with state responsibilities regarding the multiple violations by the current would be developer, whatever they are calling themselves this time.

I support I Ola Wailua Nui's Application, filed under their 501(c)(3) community non-profit corporation, to preserve the Coco Palms site as a park and historic cultural center as it pertains to the State Lease and RP lands.

Please do the right thing for Wailua, for Kauai, for Hawaii: No hotel at Coco Palms.

Thank you,
Mary Lu Kelley

From: [Anna Harriet Myers](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Against development
Date: Tuesday, December 5, 2023 7:32:32 AM

I am very much against having another resort built where our Coco Palms exists. Please do not allow app access to these developers. We do not need another resort in that area. I would not have post them developing a resort somewhere else. Coco Palms should be a community park or a place for affordable housing.

From: [Suzanna Kennedy](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly Oppose Land Agenda Item D-6 12-7-23
Date: Tuesday, December 5, 2023 6:58:29 AM

I Strongly Oppose Land Agenda Item D-6 12-7-23

For the following reasons:

- Since the original Coco Palms was built, so much more has been understood about the environmental damage that building so close to the ocean can cause.
- The beach in front of the resort has eroded away and threatens to take out Kuhio Hwy.
- Further development there could also negatively impact the Wailua River.
- The sewage treatment system is already overburdened in that area. It cannot support a resort.
- The traffic is already jammed in that area. Resort traffic would add to an already existing juggernaut.
- That is Hawaiian sacred land. It should be given back to the community and honored as such.
- Kauai's aina and community take precedence over the out-of-state developers.

Please do not allow this project to go forward.

Suzanna Kennedy
23 year Resident
Kilauea

From: [Nathan Kiser](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Support for Coco Palms Restoration
Date: Tuesday, December 5, 2023 6:52:31 AM

Dear Chair Chang and members of the BLNR,

My name is Nate Kiser and I am testifying in support of the restoration of Coco Palms and the disposition of lands to RP21.

I am concerned that if CoCo Palms is not approved to use these lands, we will miss a major opportunity and continue to have unresolved issues plaguing the community for years to come. These issues can be addressed now, while creating an asset which will benefit the area for the general good.

Thank you for your consideration.

Best regards,
Nate

From: [Emily Kral](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strong Opposed Land Agenda Item D-6 12-7-23
Date: Tuesday, December 5, 2023 3:47:45 AM

I am a resident on Kauai and I am very concerned about what is happening at Coco Palm. I live in Wailua Homestead and frequent the traffic light on that corner multiple times a day. As it is, the traffic congestion between Kapaa and Hanamaulu is getting out of control. I understand that the economy here thrives on tourism, but this is our island and the residents of it should be able to enjoy living here. Putting a giant hotel in the middle of a main area where local people live is NOT AT ALL a good idea. At a certain point it starts to seem like making money on tourists is all that matters.

From what I have learned about the company that is trying to develop that land, they have already overstepped and done things improperly without approval. If they are willing to do that in only the beginning phases of this process, then what will happen in the future? That is a really important thing to be considered.

I do not want to see a giant hotel on that corner. I personally think that land needs to be left alone or something completely different done. More than anything else I don't want something that draws large amount of people to an area that cannot handle it for many reasons, number one being simply the roads.

I want to believe that the local government is keeping the lives of the local people as it's number one priority. Please do that!

Thank you,
Emily Kral

Sent from my iPhone

From: [Leslie Larsen](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Testimony on Agenda Item D-6
Date: Tuesday, December 5, 2023 7:08:14 AM

I urge the Board to plan for the near future to preserve Kaua'i

1. Do NOT grant the RP21 leases and permits; and
2. Require an environmental assessment in compliance with HRS343.

As the sea levels rise and the storms intensify small island communities are going to be the first to be adversely impacted. Nature has created natural protection for shorelines but if we humans destroy these systems we will pay the price in loss of life and property and create much larger issues in the future. Our wetlands are Nature's natural flood control.

- The further development and hardening of these wetland ecosystems degrades the resilience and environmental services that this sensitive environment provides.
- The development of these coastal lands will negatively impact our resiliency to sea level rise and climate impacts in the coming decades.
- Allowing the use of these State lands in conjunction with the planned resort commercial development will **contribute directly** to increased impacts on the shoreline, nearshore water quality, and further degrade existing cultural, historical, and archeological elements.
- These lands are situated in **environmentally sensitive areas** with unquestionable historical and cultural significance. They are located in a coastal tsunami zone, clearly impacted by issues relating to sea level rise, adjacent to wetland areas, currently and historically impacted by frequent flooding, known habitats for rare native birds, and include ancient fishponds and waterways that connect to and ultimately drain into the Wailua River and nearby ocean.

Sincerely,
Leslie Larsen

From: [Graham Larson](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Supporting restoration of coco palms, Meeting agenda item 6
Date: Tuesday, December 5, 2023 8:11:56 AM

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

My name is Graham Larson and I would like to make known my support of the restoration of Coco Palms and the disposition of lands to RP21.

The decision before BLNR is not whether to approve the restoration of Coco Palms, and that approval was given years ago by the County. BLNR now has the opportunity to approve Coco Palms to utilize these lands for the benefit of the community. The restoration of Coco Palms will help in a lot of ways such as addressing and improving homelessness and crime in the area, provide public use of this area for the first time in decades, and help to address the decades of degradation of these public lands that have gone without active management and stewardship.

The restoration will generate tons of economic activity and benefit. I've heard estimates of over \$300 million in direct activity for Kauai and roughly 300 hundred direct construction jobs and 400 permanent full-time jobs when complete.

Thanks for your consideration!

GL

From: [Trish Lee](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] I STRONGLY OPPOSE
Date: Monday, December 4, 2023 6:12:54 AM

Dear people, I STRONGLY OPPOSE Land agenda item D - 6 12 - 23.

This area will never be suitable for any kind of living situation - hotel or residential.

I suggest a beautiful park with Japanese gardens.

PAY ATTENTION PEOPLE.

This is a completely crazy idea as the land will never support such an outrageous project.

Sincerely

Trish Lee

Sent from my iPhone

From: [lever](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly Oppose Land Agenda Item D-6 12-7-23
Date: Monday, December 4, 2023 5:35:48 PM

Aloha BLNR - Please stop the ill-advised project at Coco Palms. These developers have cavalierly disregarded the rules and regulations of the BLNR and the State of Hawaii.

If they are so intent on building at the Wailua site, let them start at the beginning and request and be awarded permits based on the merits of current conditions on Kauai and not based on permits and practices thirty years in the past.

PLEASE STOP THIS PROJECT. PLEASE!

Thank You,

--

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

From: [Joan Levy](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly Oppose Land Agenda Item D-6 12-7-23
Date: Tuesday, December 5, 2023 1:05:10 AM

Dear BLNR:

I am a 21 year home owner resident in the Wailua Houselots - 31 years living on Kauai.

I am seriously concerned about the traffic congestion that will happen to our small residential neighborhood running off Haleilio Rd - the very same small street upon which the new proposed coco palms resort traffic is supposed to utilize to enter and leave the resort.

I cannot imagine what kind of back up this will cause for me and my fellow residents trying to leave and re-enter our own neighborhood. Besides the huge inconvenience - what about firefighter trucks and ambulances needing to get to houselot residents being able to get through the traffic that will surely be stopped up?

The number of failures in terms of leases, permits, violations, and environmental protection and investigation studies is already unforgiveable.

I will never understand how they have been able to transgress as much as they have. Why have they gotten away with unpermitted palm tree cutting without any notice or consent from the state? What about the cease activity for the trespass and damage to state property they are currently charged with?

When I think of the exactness of the need for permitting - with no room for reasonable consideration - that is required for the homeowner here in this very same neighborhood, I am completely baffled why the developer is given so much leniency and entitlement.

The infrastructure for nearby waste management and water treatment is already jeopardized in this area. I seriously am concerned about the overload that a concentrated 350 guests plus all the service staff for the resort will cause to this already tenuous infrastructure.

What will happen to Kauai's only navigable river as all the inevitable pollution from deconstructing and reconstructing this resort is allowed to infiltrate its waters?

Why does such an irresponsible developer get so much more leeway and allowance than I as an individual property owner? I can't even build a fence on my property line higher than 6 feet high to allow for privacy since my neighbor decided to clear cut all her mango trees that visually separated her property from mine.

And yet this developer seems to be able to do whatever without anyone pulling the plug. 31 years of the county and state turning a blind eye to one developer after another's transgressions.

I think it is time the ecosystem and the people of Kauai should get the benefit rather than the developer. Don't you agree?

You have the power to do what is right here and I certainly pray that you will utilize it.

I thank you for taking my testimony to heart!

Sincerely,

Joan Levy
Wailua Houselots Resident
808-822-5488
joan@joanlevy.com

From: [Brenda Linardos](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly Oppose Land Agenda Item D-6 12-7-23
Date: Monday, December 4, 2023 10:03:20 AM

To Whom it may concern,

I strongly oppose the redevelopment of Coco Palms as the fragile infrastructure cannot handle such a massive project. It is inadequate as it is today, without the additional problems such as traffic and sewer issues that would ensue, just to name a few.

I urge you, please do not allow this development to move forward.

Mahalo,

Brenda Linardos

From: [Dawn Lind](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly Oppose Land Agenda Item D-6 12-7-23
Date: Monday, December 4, 2023 8:13:13 AM

To whom it may concern,

With regards to the development of RP21, Coco Palms LLC, allowing the permit to rebuild in that area is not sustainable for the quality of life in that area. The congestion of traffic near the Wailua River and the highway alone would be challenging for locals and tourists alike.

The safety of the ocean and river waters need to be protected by the county and this would be a time to step up and protect. Money cannot always be what rides decisions. The earth needs to be considered as well as the people who live and work on the island.

Mahalo,

Dawn Lind

From: [Tom Lindsey](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Coco Palms
Date: Sunday, December 3, 2023 8:25:09 PM

Aloha. I prefer that there be no development of this land for any hotel. I rather it be restored to a functioning farm and fishponds. There are people who are willing to work it in as traditional as possible. To restore native culture and practices (which is to teach, provide food and build and maintain a connected community). Mahalo, Tom Lindsey
hawnrobocop@hotmail.com
(808) 634-2132
140 Loloe St. (Wailua Rim Subdivision)
Kapaa, HI. 96746
Sent from my iPhone

From: [Amelia Lucero](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] IN SUPPORT of COCO PALMS RESTORATION, Agenda Item 6
Date: Tuesday, December 5, 2023 7:59:42 AM

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

My name is Amelia Lucero and I am testifying in support of the restoration of Coco Palms and the disposition of lands to RP21.

These lands are designated as part of the Coco Palms Resort Historic District under the national and state historic register and have been assigned to the owners of the Coco Palms Resort since 1962. Coco Palms will establish public parking and public restrooms - benefits sought by the community that Coco Palms would fund.

The new developer Reef Capital has already made amazing strides in helping to restore and move the project forward and as recently as last month both the Kauai County Planning Commission and the Kauai County Planning Director affirmed the restoration project is properly permitted and approved to move forward.

In less than two years since acquiring Coco Palms and its affiliated entity RP21, the new ownership group, Reef Capital has sought to turn around decades of failure by past owners and correct prior missteps. It feels to me we should be looking for ways to help Reef not make it more difficult. The decision before BLNR is not whether to approve the restoration of Coco Palms, that approval was made years ago by the County. Rather, BLNR now has the opportunity to approve Coco Palms to utilize these lands for the benefit of the community. For these reasons, I/We strongly urge the BLNR to approve the recommendations in the staff report for disposition of these parcels.

A few other things to consider as well that would be positive impacts on the community:

- The restoration of Coco Palms will help to address the blight of homelessness and crime currently in the area.
- The restoration of Coco Palms will reactivate public use of this area for the first time in decades.
- The restoration will help to address the decades of degradation of these public lands that have gone without active management and stewardship.
- The restoration will generate roughly 300 hundred direct construction jobs and 400 permanent full-time jobs when complete.
- The restoration will generate over \$300 million in direct economic activity for Kauai.
- The restoration will help to support cultural activities such as a lo'i kalo managed by lineal descendants, a cultural advisory group composed of Kauai Native Hawaiian leaders and a cultural center and museum as part of the project's community benefits.

I appreciate your consideration in support of the project.

Thank You

From: tgeorgelucero@gmail.com
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Support for Coco Palms Restoration.
Date: Tuesday, December 5, 2023 6:48:35 AM

I am testifying in support of the restoration of the Cocoa palms resort and the disposition of land to RP 21.

The same state lands have been assigned to the owners of Coco Palms resort since 1962. As a result, these land should continue in its historic use.

For over 30 years Coco Palms was devastated by hurricane Iniki. Kauai county council, Kauai, mayors, county, planning commissions, Kauai, planning departments, and even prior boards of the land and natural resources have all consistently taken action or adopted policies in support of the resorts restoration.

The restoration of Coco Palms will help address the blight of homelessness and crime currently in the area. It will also reactivate public use of this area for the first time in decades. The restoration will generate over 300 million indirect economic activity for Kauai .

Please know that I support this process.

Thank you.

Tammie Lucero

Sent from my iPhone

From: [Sue Mahalov](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly Oppose Land Agenda Item D-6 12-7-23
Date: Monday, December 4, 2023 2:38:53 PM

To the Land Board:

RP21 should not be given a permit to continue changes to State Land that they have abused. Please do not extend RP21's request for an extension on their development plan.

The location at Kuhio Highway and Wailua River, that RP21 is purposing to build a hotel on has numerous problems. The traffic in this area is currently a problem that causes backups daily. Adding a hotel will only make the traffic problem worse. But more importantly, the water treatment plant for the area can not possible clean more waste produced by a hotel. It is possible that raw sewage will flow down the Wailua River and into the ocean.

Do not allow RP21 to sway your better judgement by promising to build a cultural sensitive park on the State Land. The area in question is not suitable for a new hotel regardless of the developer. Please stop all development along the Wailua River at Kuhio Highway.

Mahalo,

Sue Mahalov
asuSue2003@yahoo.com

From: [Maria Maitino](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly Oppose Land Agenda Item D-6 12-7-23
Date: Monday, December 4, 2023 4:15:37 PM

To the Board of Land and Natural Resources:

I am writing to voice my concern over the land Agenda item d-6 12-7-23.

I am strongly opposed to granting RP21 Coco Palms the 3 permits and the 3 parcels as this LLC has committed criminal trespassing repeatedly. They have broken the law and should not be rewarded for this lawless, above the law behavior by being granted the permits and parcels. They have shown complete disregard for following the rules and regulations that all parties must follow.

In addition, this congested intersection near Wailua River and Kuhio Highway will not work for such a development without great adverse impact to the quality of life for those travel the roads nearby.

The nearby waste water treatment plant that is already ailing cannot handle the enormous amount of waste water the Coco Palms LLC will produce. And because of a high water table and direct communication between the site's drainage canal behind the hotel which runs under Kuamo'o to the Wailua River, the ocean and river waters are very likely to be polluted with the demolition and construction taking place, on top of the pollution already existing there. This area is part of a beach locals and tourists access. The DLNR and the county should be focused on repairing or building a new waste water treatment facility, not adding to an already existing problem.

They also have incorporated a wedding chapel on state land and received permits from the County to build it without permits from the State for the land the wedding chapel is to be constructed on. This is a huge oversight on the part of the county.

I do support I Ola Wailua Nui's Application, filed under their 501(c)(3) community non-profit corporation, to preserve the Coco Palms site as a park and historic cultural center as it pertains to the State Lease and RP lands.

Thank you for your time.

Maria Maitino
Kilauea, HI

From: [JAANA MAKIPAA](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly Oppose Land Agenda Item D-6 12-7-23
Date: Monday, December 4, 2023 1:02:22 PM

I am very concerned about future plans with the former Coco Palms hotel property, as are so many others on the island. There's already too much congestion on our roadways, especially here on the east side, and adding yet another hotel or resort property in this location is not sustainable. This property needs to be restored to its natural state and become a cultural center and park for both residents and tourists to enjoy. It's the RIGHT thing to do.

Mahalo,
Jaana Makipaa

From: [Elizabeth Mallinson](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly opposed Land Agenda Item D-6 12.7.23
Date: Monday, December 4, 2023 5:59:16 PM

For the love of our island I believe the old Coco palms area should be restored to the heiau it once was ! We do not need another " luxury resort". There is already too much traffic, too much sewage and plenty of places to stay. The developers have already taken the liberty to cut down palms on land that is not 'theirs', what else might they do ??? They do not care about our island, only profit ! We should have a cultural center! Mahalo for your care and protection of our Aina Elizabeth. 6273 Waipouli Rd.

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From: marem@aloha.net
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Please stop Coco palms
Date: Tuesday, December 5, 2023 12:34:40 AM

We don't need any more hotels we need affordable housing. And we don't need any more traffic from another hotel in the most congested area of the Island

From: northshorechevy@yahoo.com
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly Oppose Land Agenda Item D-6 12-7-23
Date: Monday, December 4, 2023 8:58:13 PM

Aloha,

I am a resident of Kilauea.

Contrary to what the developers think and say, majority of Kauai residents DO NOT WANT Coco Palms to be developed into a 350 room hotel.

There is no infrastructure and Wailua is a cesspool. The ocean is constantly contaminated after heavy rains. The beach has been eroded and is not safe for anyone.

Please stop any and all permits.

Mahalo,
Siobhan Martin.

From: koloajohan@gmail.com
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly Oppose Land Agenda Item D-6 12-7-23
Date: Monday, December 4, 2023 7:53:05 AM

Ohmigosh, it boggles the mind that there is still consideration of issuing permits to the would be developers of Coco Palms.

These developers repeatedly violated State and County regulations, ignored orders to cease various activities, plowed forward without required permits, failed to meet the requirements for permitting.

They are clearly telling our regulatory entities that they have no respect for their authority, for the governing entities of the State and County or for the people of Kauai.

And still, their permit applications are being considered. My head is about to explode.

Look at the years of boondoggling these developers have created, the waste of time and resources. This is pré-permitting. How can anyone expect them to be cooperative and compliant during the actual development period?

Please SHUT THEM DOWN. There are multiple grounds through which that can be accomplished.

Please support Kauai. There is strong support to convert the property to a public place and cultural center. This would be such an important and sustainable use for this land.

Aloha,

Joan McCauley
Living Aloha
(808) 855-5079

NO TREES WERE KILLED in the delivery of this message. However, a large number of electrons were terribly inconvenienced. Please consider the environment before printing this e-mail! (Author Unknown)

From: [Nina Monasevitch](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly oppose Land Agenda Item D-6 12-7-23
Date: Monday, December 4, 2023 8:59:39 PM

I strongly oppose Land Agenda Item D-6 12-7-23.

Our fragile Island, Kauai, is seriously over-developed. The ocean, rivers and streams are severely polluted with sewage, chemical and other biological pollutants from too much development. The near shore costal ocean conditions and marine life are catastrophically degraded. I have witnessed the terrible degradation of our wai and kai first-hand as a 45 year resident who has been scuba diving and long distance ocean swimming all of these decades. It is beyond heartbreaking and a disgrace. The nearby waste water treatment plant that is already ailing, if not basically failing if stringent environmental codes were in place and enforced, needs a complete upgrade. The safety of the ocean and river whose waters are very likely to be even more polluted with the demolition and construction because of a high water table and direct communication between the site's drainage canal behind the hotel which runs under Kuamo'o to the once Great Sacred Wailua River.

The land area in question is home to endangered wildlife. We should be doing everything possible to preserve, and help all forms of wildlife as we are in a major mass extinction crisis. Our planet, our future, depends on healthy ecosystems. Everyone wants to see and malama native species. More wildlife, more open space, more cultural preservation is what will benefit this Island the most, especially long term, which is how you should be making decisions.

Traffic on Kauai is horrendous. How anyone could even consider adding to the adverse impact to the quality of life for all those that travel North South East and West at the worst bottle neck on the island is unbelievably irresponsible.

Every single business on this Island, from big resorts to small restaurants and everyone in between is short staffed and is having difficulty finding anyone to work. There is a major housing shortage and serious lack of infrastructure. So importing workers is not possible or responsible.

The former Coco Palms Resort is best relegated to the dust bin of history. The continued money game to rebuild the Coco Palms is one of the worst boon doggle, short sighted, selfish, unsustainable ideas to be kicked around again and again that I have ever read about. I encourage you to be empowered to stop entertaining ideas of revitalizing it as a

resort and look to something sustainable, creative, inspiring, far sighted, wise and for the benefit to life on the planet by contributing to the restoration of our fragile ecosystem and planetary climate challenges.

There is enough legal precedent to deny resort development at the former Coco Palms site.

Malama Pono.

Thank you.

Sincerely,

Nina Monasevitch

Lihu'e Kaua'i

From: [Karin Medigovich](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] I Strongly Oppose Land Agenda Item D-6 12-7-23
Date: Monday, December 4, 2023 8:45:04 PM

**I Strongly Oppose Land Agenda Item D-6 12-7-23.
Let's consider housing for long time Kauai residents low
environmental impact housing local people sustainably with
composting gardens and food forest, community park, child and
family friendly.**

--

[Karin Medigovich](#)
[PO Box 1002](#)
[Waimea HI 96796](#)

[808 631 4982](#)

From: [Michael Miller](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Testimony in Support of Keeping State RP Lands in the Coco Palms Historic District for Resort and Public Use
Date: Tuesday, December 5, 2023 5:43:57 AM

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

My name is Michael Miller, and I am testifying in support of the restoration of Coco Palms and the disposition of lands to RP21.

My testimony is founded rooted in the following:

- These lands are designated as part of the Coco Palms Resort Historic District under the national and state historic register.
- These same state lands have been assigned to the owners of the Coco Palms Resort since 1962. They should continue their historic usage.
- As part of the use of these lands, Coco Palms will establish public parking and public restrooms - benefits sought by the community that Coco Palms would fund.
- In less than two years since acquiring Coco Palms and its affiliated entity RP21, the new ownership group, Reef Capital has sought to turn around decades of failure by past owners and correct prior missteps.
- The decision before BLNR is not whether to approve the restoration of Coco Palms, that approval was made years ago by the County. Rather, BLNR now has the opportunity to approve Coco Palms to utilize these lands for the benefit of the community.
- The restoration of Coco Palms will help to address the blight of homelessness and crime currently in the area.
- The restoration of Coco Palms will reactivate public use of this area for the first time in decades.
- The restoration will generate roughly 300 hundred direct construction jobs and 400 permanent full-time jobs when complete.
- The restoration will generate over \$300 million in direct economic activity for Kauai.

For these reasons, I strongly urge the BLNR to approve the recommendations in the staff report for disposition of these parcels.

Thank you,

- Michael Miller
C: 630-207-4165

From: [David Monasevitch](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly Oppose Land Agenda Item D-6 12-7-2
Date: Monday, December 4, 2023 4:57:54 PM

TO WHOM IT MAY CONCERN:

I strongly oppose Land Agenda Item D-6 12-7-2.

The former Coco Palms Resort is best relegated to the dust bin of history. The congested intersection near Wailua River and Kuhio Highway will not work for such a development without great adverse impact to the quality of life for all those that travel North South East and West at the worst bottle neck on the island. The nearby waste water treatment plant that is already ailing, if not basically failing if stringent environmental codes were in place and enforced, needs a complete upgrade. The safety of the ocean and river whose waters are very likely to be even more polluted with the demolition and construction because of a high water table and direct communication between the site's drainage canal behind the hotel which runs under Kuamo'o to the once Great Sacred Wailua River. The continued money game to rebuild the Coco Palms is one of the worst A-Creative, boon doggle, short sighted, selfish, bone headed ideas to be kicked around again and again that I have ever read about. I encourage you to be empowered to stop entertaining ideas of revitalizing it as a resort and look to something sustainable, creative, far sighted, wise and for the benefit to life on the planet. There is enough legal precedent to deny resort development at the former Coco Palms site. Thank you.

Signed,
David Monasevitch

From: [Philip Morgan](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Coco Palms Development agenda item D-6
Date: Tuesday, December 5, 2023 8:16:11 AM

I urge you not to grant easements and right of access to state land to be used by the developers of Coco Palms. I strongly oppose the use of public lands for a hotel at the sight of the former Coco Palms Hotel. This is not the proper use of public land.

The whole site itself is no longer a good place for a hotel. Most rooms look out on a 4 land highway which must be crossed to access the beach. The hotel will add to already congested traffic. Because it was once famous does not make reviving the hotel a good idea. The whole site should be given back to the public or the Hawaiian community.

Again, I urge you not to grant private interest access to public land for private gain.

Thank you,

Philip Morgan
4461 Kamoia Rd
PO Box 1391
Kapaa 96746

808 346-5774

From: [Peter Morimoto](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Oppose Item D-6
Date: Tuesday, December 5, 2023 9:00:31 AM

Chair Chang and Honorable Members of the Board,

Please deny RP21 Coco Palms LLC's applications for the non-exclusive easements and revocable permit. Since Hurricane Iniki damaged the old Coco Palms Resort, much has changed in the area. Kuhio Highway, once a two lane road, is now a busy four lane highway. Wailua Homesteads has more residents and traffic than it did in 1992 and the area cannot handle the number of cars associated with 350 hotel units. The beach is prone to erosion and sometimes disappears altogether.

The area is also a wetland and will be an important buffer for flooding and inundation caused by sea level rise. Please review the University of Hawaii's sea level rise research, especially as it relates to development along the coastline. <https://climate.hawaii.gov/wp-content/uploads/2020/12/Guidance-for-Using-the-Sea-Level-Rise-Exposure-Area.pdf>

It is clear that the location is bad for a 350 unit resort and the applications should be denied.

Mahalo for your consideration.

Peter Morimoto

From: [Myrica Morningstar](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Coco palms
Date: Monday, December 4, 2023 6:20:58 AM

Please put the interests of our precious islands people ahead of the business interests of the developers.
You know that a huge hotel at the Coco Palm site will be a disaster for high traffic in that area which is already particularly heavy. And you know there is no way to safely handle septic 350 rooms on that site!
Please do the right thing.
Thank you for listening
Myrica Morningstar Kauai resident

From: [Mary Mulhall](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly Oppose Land Agenda Item D-6 12-7-23
Date: Monday, December 4, 2023 11:56:59 AM

Dear committee members,

Construction near the congested intersection near Wailua River and Kuhio Highway is a terrible idea.

It is clear that rising seas will impact the site soon.

The thrift store across the road is regularly flooded now.

There will be serious negative traffic impact for Kuamoo Rd and other roads (Haleilio, Papalina).

The impact on Wailua Waste water treatment plant -that is already overloaded and stinking- will be even worse.

The safety of the ocean and river – where locals swim and fish- will be polluted.

The demolition and construction affects a high water table.

The site's drainage canal behind the hotel which runs under Kuamo'o to the Wailua River will be seriously polluted.

Please oppose D-6 12-7-23.

Thank you.

Mahalo,

Mary Mulhall

1210 Crossley Rd.

Kapaa, Hi 96746



Virus-free. www.avg.com

December 5, 2023

Aloha Ms. Chang and Members of the Land Board,

As full time residents of Kaua'i for over 33 years, we would like to note our strong opposition to the granting or extension of ANY RP21 Coco Palms LLC development permits or rights on County and/or State lands.

The Utah developer has shown its true colors by neglecting to follow County and State rules and regulations and have shown a flagrant disregard of the rights of these entities as well as the community at large. Re-development of this long-abandoned site in a sensitive area prone to flooding and ocean level rise will cause ocean and river pollution in an area already overburdened by traffic and inadequate sewage treatment. Our fragile reef and eco-systems cannot stand the strain of more over development of our island. The local population is getting less and less hospitable as a result of the issues caused by over-tourism, and another 300 room hotel in this hotly contested area will do nothing but cause more negativity and an increased level of reverse hospitality. Ever since Iniki, when the flailing hotel was so damaged, it has been apparent that this is not the highest and best use for this land.

We offer our strong support for I 'Ola Wailua Nui's application for the RPs to the 3 parcels of land that constitute Coco Palms and vigorously oppose the Utah developer.

Please consider the better use of the land as a par and historical cultural center, which would be of much higher benefit to residents and visitors. We need to put curbs on unfettered tourism and hotels that have little stake, other than profits and ROIs at the expense of the residents of this fragile beautiful place we call home. Tourism is a necessary element of our economy, but without "tapping the brakes" on the trampling of Kaua'i by too much of it, residents will lose our quality of life and the visitors we have will not have an the magical Kaua'i experience to write home about.

Sincerely and with aloha,
Lorri and Tom Mull

From: [Lorraine Newman](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly Oppose Land Agenda Item D-6 12-7-23
Date: Monday, December 4, 2023 4:02:27 AM

Aloha,

I am writing while en route to an airport, so I am currently unable to expand on my reasoning for my very strong opposition to continuing the relationship with the current developers.

I do believe the legal reasons for NOT granting and y. Building permits to RP21 Coco Palms LLC are self evident and well stated by others already.

Please accept my letter as yet another long term resident outraged by the post Iniki continual failure of developers to pono the land.

Kauai's planning department needs to step up and grant I Ola Wailua Nui the permits requested and allow the island and its people to move forward in a manner that truly serves us all.

Mahalo nui loa,
Lorraine Newman
Kilauea

From: [Steve O'Neill](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] "Strongly Oppose Land Agenda Item D-6 12-7-23".
Date: Monday, December 4, 2023 11:53:45 AM

BLNR

I am writing to strongly oppose any hotel construction at the old Coco Palms Site , on Kauai.

First of all a lot of illegal activity has gone on that should have been stopped. Cutting tress, no permits, no environmental Impact Studies.

That intersection has become very dangerous with all the traffic now coming down from the Waialua Homesteads. We do not need any more traffic and certainly no more hotels.

Please preserve what is left of our beautiful Island. No Hotels !!!

Best regards, Steve and Linda O'Neill

From: [L Osterer](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly Oppose Land Agenda Item D-6 12-7-23
Date: Monday, December 4, 2023 10:50:52 PM

Dear Land Board Members:

First, I am disappointed that this item is on the agenda for consideration at this time when I Ola Wailua Nui's Application, filed under their 501(c)(3) community non-profit corporation, to preserve the Coco Palms site as a park and historic cultural center is still under consideration and they applied earlier for RPs to the same 3 parcels of land that the Coco Palms developers are also trying to obtain. [(4) 4-1-003:044; (4) 4-1-005:por. 017; (4) 4-1-003:017] Next at the recent hearing on November 9, 2023, the judge found that the Land board continued to renew the Coco Palms Ventures LLC revocable permits from 2017 to 2022 for a "defunct entity". Then RP21 Coco Palms LLC did irreparable damage having contractors cut down at least 75 palm trees from state land without prior notice to or consent from the State. On April 19, 2023, the Office of Conservation and Coastal Land Management served RP21 with a Notice of Violation and Order requiring them to Cease the activity and answer for the trespass and damage to state property. That matter is still ongoing. Those all need to be addressed and resolved! Is not the primary purpose of DLNR to protect the environment rather than sell out to developers? Just because the name of the developer changes, does not mean they do not have the same self serving monetary motives while flagrantly ignoring the law and violating the aina.

In summary, there are very good reasons that this land should not be turned over for any commercial development because the infrastructure does not and CANNOT support a hotel there. The Wailua area wastewater treatment plant is already beyond capacity and problematic. Frequent flood conditions of the Wailua River and rising sea levels make the drainage canal behind the hotel impossible to control and a future worsening hazard. **Added to the extensive engineering required to alleviate drainage problems and sewage, the added traffic congestion of another hotel could not be alleviated without significant road infrastructure, including an extensive interior bypass.**

The county may have wrongly issued some permits without state approval. State approval should also be sought first for funding the road infrastructure needed for any hotel development in this area. Current traffic congestion through Wailua and Kapaa is already unacceptable to both residents and tourists.

In direct opposition to Agenda Item D-6 12-7-23, I strongly support the Ola Wailua Nui Application as the best possible alternative.

Thank you for your consideration,
Lorraine Osterer, Kauai longtime resident and registered voter

From: [Sylvia Partridge](#)
To: [DLNR.BLNR.Testimony](#)
Cc: [Sylvia Partridge](#)
Subject: [EXTERNAL] Strongly Oppose Land Agenda Item D-6 12-7-23
Date: Sunday, December 3, 2023 7:56:03 PM

Aloha to all,

I strongly oppose a 350 room luxury resort hotel at the already incredibly congested intersection near the Wailua River and Kuhio Highway. The adverse impact to the quality of life of those who live here and travel back and forth would be devastating as well as to tourists who would experience more devastating traffic jams than they already experience.

I have already found that those who drive from Lihue and further south are no longer willing to drive north to the Kanikapila Music Meetings that I lead at Anini Beach at certain times of the day and some will just not come at all because of already severe traffic congestion. This is a very real personal loss to me.

Plus the nearby waste water treatment plant is already ailing. And also there will be pollution to the ocean and river.

Sylvia Partridge
3800 Kamehameha Rd., # 22
Princeville HI 96722

From: [Susan Patner](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] coco palms
Date: Tuesday, December 5, 2023 6:52:46 AM

Dear BLNR: 12/5/2023

I am a 50 year home owner resident in the Hanalei and Waipa Valley.

I am seriously concerned about the traffic congestion that will happen to our small residential neighborhood running off Haleilio Rd - the very same small street upon which the new proposed coco palms resort traffic is supposed to utilize to enter and leave the resort.

I cannot imagine what kind of back up this will cause for me and my fellow residents trying to leave and re-enter our own neighborhood. Besides the huge inconvenience - what about firefighter trucks and ambulances needing to get to houses? Residents being able to get through the traffic that will surely be stopped up?

The number of failures in terms of leases, permits, violations, and environmental protection and investigation studies is already unforgivable.

I will never understand how they have been able to transgress as much as they have. Why have they gotten away with unpermitted palm tree cutting without any notice or consent from the state? What about the cease activity for the trespass and damage to state property they are currently charged with?

When I think of the exactness of the need for permitting - with no room for reasonable consideration - that is required for the homeowner here in this very same neighborhood, I am completely baffled why the developer is given so much leniency and entitlement.

The infrastructure for nearby waste management and water treatment is already jeopardized in this area. I seriously am concerned about the overload that a concentrated 350 guests plus all the service staff for the resort will cause to this already tenuous infrastructure.

What will happen to Kauai's only navigable river as all the inevitable pollution from deconstructing and reconstructing this resort is allowed to infiltrate its waters?

Why does such an irresponsible developer get so much more leeway and allowance than I as an individual property owner? I can't even build a fence on my property line higher than 6 feet high to allow for privacy since my neighbor decided to clear cut all her mango trees that visually separated her property from mine.

And yet this developer seems to be able to do whatever without anyone pulling the plug. 31 years of the county and state turning a blind eye to one developer after another's transgressions.

I think it is time the ecosystem and the people of Kauai should get the benefit rather than the developer. Don't you agree?

You have the power to do what is right here and I certainly pray that you will utilize it.

I thank you for taking my testimony to heart!

Sincerely,

Susan Patner
Box 1656

Hanalei HI 96714
808-635-7727

From: [Patrick's Public Mail](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] OPPOSE easements for Coco Palms property
Date: Tuesday, December 5, 2023 7:37:17 AM

Hotel development in this environmentally sensitive, culturally historic, and tsunami prone location is not prudent and not pono.

Please do not grant these easements.

From: bpenn@hawaii.rr.com
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly Oppose Land Agenda item D-6 12-7-23
Date: Monday, December 4, 2023 12:54:57 PM

Aloha,

I am a resident and taxpayer in Wailua Homesteads. I strongly oppose this development of the former Coco Palms ruins. We do NOT need another resort on this small island of crumbling infrastructure. The traffic alone would reduce our quality of life once again. Not to mention the significance of these cultural and ancestral lands previous home to Hawaiian Royalty. The people of Kauai have spoken quite loudly! Please listen. NO HOTEL AT COCO PALMS.

Mahalo,

Barbara Penn
644 Kamalu Rd
Kapaa, HI 96746

From: dennis@dennisperzato.com
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Hearing on Dec. 7th re: Coco Palms
Date: Monday, December 4, 2023 9:01:03 AM

Dear Board Members,

My wife and I are residents of Lihue, Kauai.

For reasons too numerous to cover in this letter, but will be covered by others.

We Strongly Oppose Land Agenda Item D-6 12-7-23.

Please do not allow the building of any hotel on this site.

Dennis and Paula Pezzato

From: linda@kauaidesign.com
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly Oppose Land Agenda Item D-6 12-7-23
Date: Monday, December 4, 2023 8:19:36 AM

I am writing to express my strong opposition to extending permits to RP21 for the construction of a 350-room hotel on the former Coco Palms property.

A hotel at this site would be totally inappropriate due to

- historical/cultural preservation issues
- sensitive environmental issues on the property
- inevitable pollution of the river and bay from demolition and construction
- already occurring (and likely to worsen) land erosion issues
- traffic congestion issues through one of the most travelled highway segments on the island
- infrastructure/wastewater issues

The current developers have shown blatant disrespect for laws and cultural protocols and have shown themselves to be untrustworthy neighbors and poor project managers by

- cutting down dozens of healthy coconut palm trees from state land without prior notice to or consent from the State
- disregarding deadlines and legal requirements on the project
- breaching multiple conditions required for the December 2018 re-issue of development permits by planning director Ka`aina Hull in December 2018
- multiple incidents of criminal trespass
- inappropriately pulling county permits to build on state land for which they do not have permits

... among other infractions.

I do support creating a park and cultural center on this historic

Wailua land, as envisioned in I Ola Wailua Nui's Application,
filed under their 501(c)(3) community non-profit corporation.

Linda Pizzitola
KauaiDesign.com
808.635.3703

From: [Lori Poaipuni](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Testimony for agenda item D-8
Date: Monday, December 4, 2023 7:40:08 PM

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

Thank you to DLNR staff for proposing, for the first time ever, to give A&B a reasonable amount of water based on its actual needs and uses. I urge the board to honor the staff's recommendation and approve setting the maximum diversion amount from East Maui's streams at 27.4 million gallons a day.

I also urge the board to reject the proposal to allow the Chair to increase this cap without giving the board or the public any notice, much less a chance to review and comment. As the board knows, we have been experiencing unprecedented and ongoing drought conditions, and yet there are current proposals to grow more thirsty citrus trees in Central Maui than East Maui's streams may be able to handle. Increasing stream diversions during a time when our streams may be seeing less water than ever before may have significant impacts on the public's many interests in our public trust water resources. The board must not abdicate its kuleana to conduct its own due diligence and independent review, informed by public and expert input, in its oversight of East Maui's public trust resources.

Finally, I urge the board to mandate as a condition of this permit that A&B and Mahi Pono fix their diversion infrastructure and to use lined reservoirs, so that we can finally stop the waste of millions of gallons of water per day. Again, our drought conditions only emphasize the preciousness of our water resources, and such massive amounts of water waste can no longer be tolerated. The use of lined reservoirs in particular will allow Mahi Pono to grow much more food using much less water from East Maui's streams, and provide a much more stable amount of available water during potential water shortages and to fight fires.

Thank you for your consideration of this important matter.

Sincerely,

Loriann N. Poaipuni

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)

From: [Sherry Pollock](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly Oppose Agenda Item D-6 12/7/23
Date: Monday, December 4, 2023 8:23:23 PM

Aloha Members of the Board,

First of all, how can the Land Board be thinking of extending permits to RP21 when it was violated and the matter still hasn't been settled?

What are 75 healthy coconut trees worth to corporations who have no respect for the aina?

Also, this is not the time of Grace Guslander, when Kauai was not overrun with tourists and cars! Traffic is bad enough in that intersection without a 350 room hotel being built there.

Then there's the sewer problem. Our sewer system already cannot handle what it's being overloaded with. How can it survive another 350-500 flushing toilets? We do not want to pollute our oceans any more than we are already polluting them. We've got to do better, not worse!

The sacredness, historic and cultural significance of this place should not be ignored. I support I Ola Wailua Nui's vision, and Application, to preserve the Coco Palms site as a park and historic cultural center as it pertains to the State Lease and RP lands. The developers have shown no respect for the permits, for the State, for the people, or for the land. Their permits should be revoked!

Respectfully,
Sherry Pollock

From: [Lori Potter](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Land Agneda Item D-6 12-7-23
Date: Tuesday, December 5, 2023 6:43:09 AM

I strongly oppose Land Agenda Item D-6 12 7-23 for many reasons. The traffic at that intersection is already bad and congested. WE do not need more cars adding into the tangled flow. The water treatment plant at Lydgate is outdated and smells awful. We dont need more load added to that. Preserving our beloved Wailua River and ocean front is so much more important than another hotel. The land where Coco Palms sits should be converted into a Hawaiian Cultural Park where visitors can come and learn about the local heritage.

Thank you. Lori Potter Wailua resident for 41 years.

From: [Matthew Prawitt](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Support for Coco Palms Restoration and RP21 Land Disposition
Date: Tuesday, December 5, 2023 6:14:27 AM

Aloha Chair Chang and BLNR Members,

I am Matt Prawitt, writing to express my strong support for the Coco Palms restoration and RP21 land disposition.

The historical significance of Coco Palms, dating back to 1962, underscores the importance of its preservation. The commitment to public facilities, as evidenced by recent Kauai County approvals, aligns with community needs and ongoing support.

Under Reef Capital's dedicated ownership, past issues have been diligently addressed. The BLNR now has a unique opportunity to approve land use for community benefit.

Beyond economic gains, the restoration promises to address homelessness and crime, bringing decades of public dormancy to an end. Anticipated economic benefits include 300 construction jobs, 400 permanent jobs, and over \$300 million in economic activity.

In conclusion, I urge the BLNR to approve the staff report recommendations for land disposition. This decision holds the key to revitalizing history, community, and the local economy.

Thank you for your time and consideration.

Warm regards,

Matt

From: [Nisha Rao](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly Oppose Land Agenda Item D-6 12-7-23
Date: Tuesday, December 5, 2023 8:29:42 AM

Hello

I have recently moved to Kapaa and enjoy living here but the traffic is already a major impediment to our quality of life and ease of commuting to work.

The proposed construction at the congested intersection near Wailua River and Kuhio Highway will not work for such a development without great adverse impact to the quality of life for those travel the roads nearby, for the nearby waste water treatment plant that is already ailing, for the safety of the ocean and river whose waters are very likely to be polluted with the demolition and construction because of a high water table and direct communication between the site's drainage canal behind the hotel which runs under Kuamo'o to the Wailua River.

Thank you
Nisha Rao

From: [Mackenzie Rasmusen](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Testimony in support of Agenda Item 6, COCO PALMS RESTORATION
Date: Tuesday, December 5, 2023 6:33:31 AM

Aloha Chair Chang and members of the Board of Land and Natural Resources,
My name is Mackenzie and I am testifying in support of the restoration of Coco Palms and the disposition of lands to RP21.

These lands are designated as part of the Coco Palms Resort Historic District under the national and state historic register. As a result, these lands should continue its historic use. The restoration will help to support cultural activities such as a lo'i kalo managed by lineal descendants, a cultural advisory group composed of Kauai Native Hawaiian leaders and a cultural center and museum as part of the project's community benefits.

As part of the use of these lands, Coco Palms will establish public parking and public restrooms - benefits sought by the community that Coco Palms would fund. The restoration of Coco Palms will reactivate public use of this area for the first time in decades. The restoration will help to address the decades of degradation of these public lands that have gone without active management and stewardship.

For these reasons, I strongly urge, and hope, the BLNR to approve the recommendations in the staff report for disposition of these parcels.

Thank you,

--

Mackenzie

From: [Hannah Rees](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly Oppose Land Agenda Item. D-6 12-7-23
Date: Tuesday, December 5, 2023 4:31:11 AM

I oppose the development of 350 room luxury hotel at the congested intersection near the Waikato River and Kuhio Highway. It will adversely impact the quality of life for those who travel the roads nearby, for the nearby waste water treatment plant that is already ailing, for the safety of the river and ocean whose waters are likely to be polluted with the demolition and construction.

Hannah Rees
101 South Lewis Ave.
Lombard, IL 60148

Sent from my iPad

From: [Indulekha Reeves](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly OPPOSE Land Agenda Item D-6 12-7-23
Date: Monday, December 4, 2023 4:28:37 PM

Aloha,

I am once again writing to urge the opposition to permitting Coco Palms Developers use of state lands. So many reasons why:

Proven history of neglect, misuse, and wrongdoing

Traffic impact

Environmental impact on endangered wildlife, flood zone, ocean, waterways and reefs

Ocean rise and coastal erosion

Sacred Hawaiian burial grounds

Historical significance (and I don't mean Elvis at a hotel!)

To name a few!

No more development at Coco Palms!

Mahalo,

Elizabeth Reeves

Kapaa Resident

From: [Alex Remy](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Support For Coco Palms Restoration, Agenda Item 6
Date: Tuesday, December 5, 2023 7:14:22 AM

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

My name is Alex Remy and I am reaching out to testify in support of the restoration of the Coco Palms Resort and, in particular, the disposition of lands to RP21.

These lands have long been designated as part of the Coco Palms Resort Historic District under both state and national historic registers. In addition, since 1962 these lands have been assigned to the owners of the Coco Palms Resort. Based on this historic information, these lands should continue to be used accordingly and disposed to RP21.

These lands will be used to fund various public benefits that would be funded entirely by Coco Palms. Namely, public parking space, public restrooms, and public access to historic lands that would otherwise be taken away.

The Coco Palms restoration has already been approved, and the Kauai County Planning Commission and Director have affirmed that the restoration is properly permitted and ready to move forward.

Finally, the Board needs to consider the incredible economic benefits that will result from approving the disposition of these lands to RP21. First, the construction effort will generate significant job activity for the local community, with an expected job count for 300. In addition, once the resort is completed, roughly 400 full-time jobs will be generated and benefit the local labor market. Finally, the restoration effort is expected to generate \$300,000,000 in direct economic activity to Kauai.

In conclusion, I want to express my full support for the disposition of these lands to RP21 and its affiliated entity Reef Capital. Disposing these lands to RP21 and Reef Capital will generate the most public benefit and provide significant economic growth to Kauai.

Thank you,

From: [Bethany Rose](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly Oppose Land Agenda Item D-6 12-7-23
Date: Tuesday, December 5, 2023 8:34:52 AM

Aloha,

I am writing my testimony on opposition for the construction of land building of the coco palms resort. The area is congested enough with traffic, building would add to the pollution of the land and water/sewage system that's already ailing, and is a known historical/sacred site to the kanaka Hawaiians.

Bethany Guthman
P.O. Box 1024
Lawai, HI 96765
(808) 346-8125

From: [Douglas Ross](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] No hotel in wailua Coco palms
Date: Tuesday, December 5, 2023 8:09:38 AM

Hi,
16 year resident and user of kuamoo and highway daily. With the addition of the lane and improvements that corner is no longer a nightmare at times with traffic. A hotel has no business . Please listen to the people, the people whose taxes pay your salary.

The impact of over 3-400 cars going in and out is scary.

No yo anything except a cultural center for a culture long done wrong. Let's do something right!

No to Coco Palms development.

Doug

From: [K. Kauai](#)
To: [DLNR.BLNR.Testimony](#)
Cc: [Krista Ruchaber](#)
Subject: [EXTERNAL] Please: Strongly Oppose Land Agenda Item D-6 12-7-23
Date: Monday, December 4, 2023 4:36:58 PM

December 4, 2023

Board of Land and Natural Resources
State of Hawaii
Honolulu, Hawaii

RE: December 7, 2023 meeting, Agenda Items D-6, **Easement, Revocable Permit and Right-of Entry** Applicant: RP21 Coco Palms LLC concerning the former Coco Palm site.

Board Members,

I write to encourage the Board stop and to not approve the Staff Submitted recommendation to issue Easements, Revocable Permits and Right-of-Way to the applicant for development of the subject site known as the former Coco Palms property. BLNR and all agencies, state and local should do all that can be done to prohibit any element of the proposed development. BLNR has the opportunity to preserve one of the **most significant, historical and cultural Hawaiian** sites located on Crown Lands. If for this reason alone, the proposed easements and any other element that would facilitate hotel development plans should be denied.

Beyond the cultural importance the site is located within a **flood zone** and identified on the Sea Level Rise Constraint District map as part of **Sea Level Rise District**. The newly passed provisions recognize scientific data for near future sea level rise and particularly in this location.

In addition, other issues include the location is a **high-traffic area, infrastructure concerns, and misplaced nostalgic remembrance** of a tourist accommodation.

In closing, I encourage the Members to stand with preservation of this sacred site and to deny the application before this board.

Sincerely,

Krista Ruchaber
PO Box 860
Lawai, HI 96765

From: [Rhoda Sanchez](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly oppose land agenda item D-6 12/07/2023
Date: Monday, December 4, 2023 12:29:19 PM

This congested intersection near Wailua River and Kuhio Highway will not work for such a development without great adverse impact to the quality of life for those travel the roads nearby, for the nearby waste water treatment plant that is already ailing, for the safety of the ocean and river whose waters are very likely to be polluted with the demolition and construction because of a high water table and direct communication between the site's drainage canal behind the hotel which runs under Kuamo'o to the Wailua River.

Please don't let this project happen here. There are many other projects that could/should be built here.

Sincerely
Rhoda A Sanchez

From: [Tracey Schavone](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly Oppose Land Agenda Item D-6 12-7-23
Date: Monday, December 4, 2023 8:15:07 PM

Dear BLNR,

As a long time resident of Kauai who lives in the Wailua Homesteads I strongly oppose the development of a new hotel on the land that was once home to the Coco Palms Hotel. I have fond memories of that hotel as I have lived here since 1980. Kauai has changed in many ways since then.

The intersection of Kuhio Hwy. & Kuamo'o Rd. is already quite congested. This situation will be compounded if the development on the property proceeds. Aside from the obvious traffic issues that will occur there is also the matter of pollution of the ocean and river, with the high water table and direct communication between the site's drainage canal behind the hotel which runs under Kuamo'o to the Wailua River...which feeds directly into the ocean. And the nearby waste water treatment plant is in need of an upgrade as it is. I can't imagine how it will be able to handle the excess waste water from a hotel development.

Does Kauai really need another hotel development right along the highway? Quite frankly, Wailua Beach is a fraction of the size it used to be. How long before its waves will be breaking on the highway?

It is my hope that BLNR opposes Land Agenda Item D-6 12-7-23.

Mahalo for your consideration.

Aloha,
Tracey Schavone

From: [mshooltz](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] "Strongly Oppose Land Agenda Item D-6 12-7-23"
Date: Monday, December 4, 2023 10:06:10 PM

Aloha BLNR,

I find it hard to believe that there is even a possibility that there could be approvals for a 350 room luxury hotel on the Coco Palms site in Wailua.

I have lived, and been a home owner here in Wailua for 23 years. The issues with traffic, sewage treatment, sacred sites, and Hawaiian Lands alone should have long ago eliminated that possibility from any approval agenda.

And the mounting violations incurred by the current developers should also have eliminated them from any possible consideration for the development of this site.

Please deny anyone the rights to place a hotel on the Coco Palms site. Then support a low impact, culturally respectful use of that property.

Mahalo.

Michael Shooltz
5831 Lokelani Road
Kapaa, HI 96746

From: [Ben Schramm](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] In Support of the Restoration of Coco Palms
Date: Tuesday, December 5, 2023 6:02:22 AM

Aloha members of the BLNR,

My name is Benjamin Schramm and I'm writing in support of the restoration of the Coco Palms resort and keeping the State RP lands with Coco Palms to be put to beneficial public use. Rather than see the property broken up and continue to sit rotting, I'm in favor of keeping the state lands together with the Coco Palms land and encouraging the hotel/resort to be rebuilt. Historically, the lands were all utilized as one parcel and it's against public interest to break them apart as only when combined with the rest of the land can the public receive any benefit (parking, access to amenities, etc.) from it. Please help the Coco Palms get rebuilt and allow the community to benefit from the money, jobs and beauty it will provide.

-Ben



SIERRA CLUB OF HAWAI'I

Testimony to
BOARD OF LAND AND NATURAL RESOURCES

December 7, 2023

In OPPOSITION to D-6:

ISSUANCE OF TERM, NON-EXCLUSIVE EASEMENTS TO RP21 COCO PALMS LLC, WAILUA, KAWAIHAU, KAUAI, TAX MAP KEYS: (4) 4-1-003:044 AND (4) 4-1-005:POR.017;

ISSUANCE OF REVOCABLE PERMIT TO RP21 COCO PALMS LLC AND SALE OF LEASE AT PUBLIC

AUCTION FOR PARKING AND LANDSCAPING PURPOSES, WAILUA, KAWAIHAU, KAUAI, TAX MAP KEY: (4) 4-1-003:017; AND

IMMEDIATE RIGHT-OF-ENTRY FOR MANAGEMENT PURPOSES TO RP21 COCO PALMS LLC, WAILUA, KAWAIHAU, KAUAI, TAX MAP KEYS: (4) 4-1-003:044, (4) 4-1-003:017 AND (4) 4-1-005:POR.017.

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

The Sierra Club of Hawai'i stands with the Sierra Club Kaua'i Group in **OPPOSITION** to the premature issuance of easements and other access rights to the owners of the former Coco Palms resort property, and adds the following notes for the Board of Land and Natural Resources' (BLNR's) consideration.

As the BLNR likely knows, Coco Palms developers have not been required to comply with the same modern permitting requirements and standards as any other developer on Kaua'i. This is because their special management area permit has been considered "grandfathered" under a now-repealed ordinance that was to enable the rapid rebuilding of Kaua'i after Hurricane 'Iniki. However, there are many reasons why they should. Over the last 30 years, since Hurricane 'Iniki struck the island:

- There has been significant coastal erosion of the shoreline fronting the Coco Palms property, such that the decades-old certified shoreline its current developers rely upon no longer exists;
- The island population has also increased from 54,000 in 1992 to more than 70,000 today;
- There are considerably more tourists and rental cars on the road; and

- We have much more evidence and understanding of the impacts of the climate crisis and the need to consider climate resilience and sea level rise in land use and development decisions.

Moreover, community concerns have only grown regarding the impacts that resort redevelopment may have on Native Hawaiian burials and cultural sites in this area of great cultural and historical significance, and the community has now put forward their own vision for a culturally grounded, community-centered site appropriate to the history and character of Wailuanuiaho‘āno.

Notably, the current envisioned use of the Coco Palms property may also have significant impacts on adjacent properties including the state-owned parcels under consideration today.

All of the aforementioned things, and more, should be considered in a modern permit application before any redevelopment of the Coco Palms property is allowed to begin. At minimum, the current Coco Palms property owners should be required to apply for a special management area permit with a shoreline certification based on current facts and regulatory protections, *before* they commence with any redevelopment plans – and not be allowed to ignore reality using an allegedly “grandfathered” permit issued over 30 years ago.

Accordingly, please deny the staff recommendation to issue easements, rights of entry, and revocable permits that would only facilitate the premature and foolhardy redevelopment of the Coco Palms property.

Thank you for the opportunity to testify on this important matter.

From: [Shannan Smith](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly oppose land agenda in item D-6 12-7-23
Date: Monday, December 4, 2023 7:39:07 PM

Aloha,

This congested intersection near Wailua River and Kuhio Highway will not work for such a development without great adverse impact to the quality of life for those travel the roads nearby, for the nearby waste water treatment plant that is already ailing, for the safety of the ocean and river whose waters are very likely to be polluted with the demolition and construction because of a high water table and direct communication between the site's drainage canal behind the hotel which runs under Kuamo'o to the Wailua River.

Kauai does NOT need another massive resort; we need to malama the aina and give back to the land. This will ruin Kauai. Please say no.

Shannan Smith

From: [Michelle Soto](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Co Co palms development
Date: Tuesday, December 5, 2023 8:02:09 AM

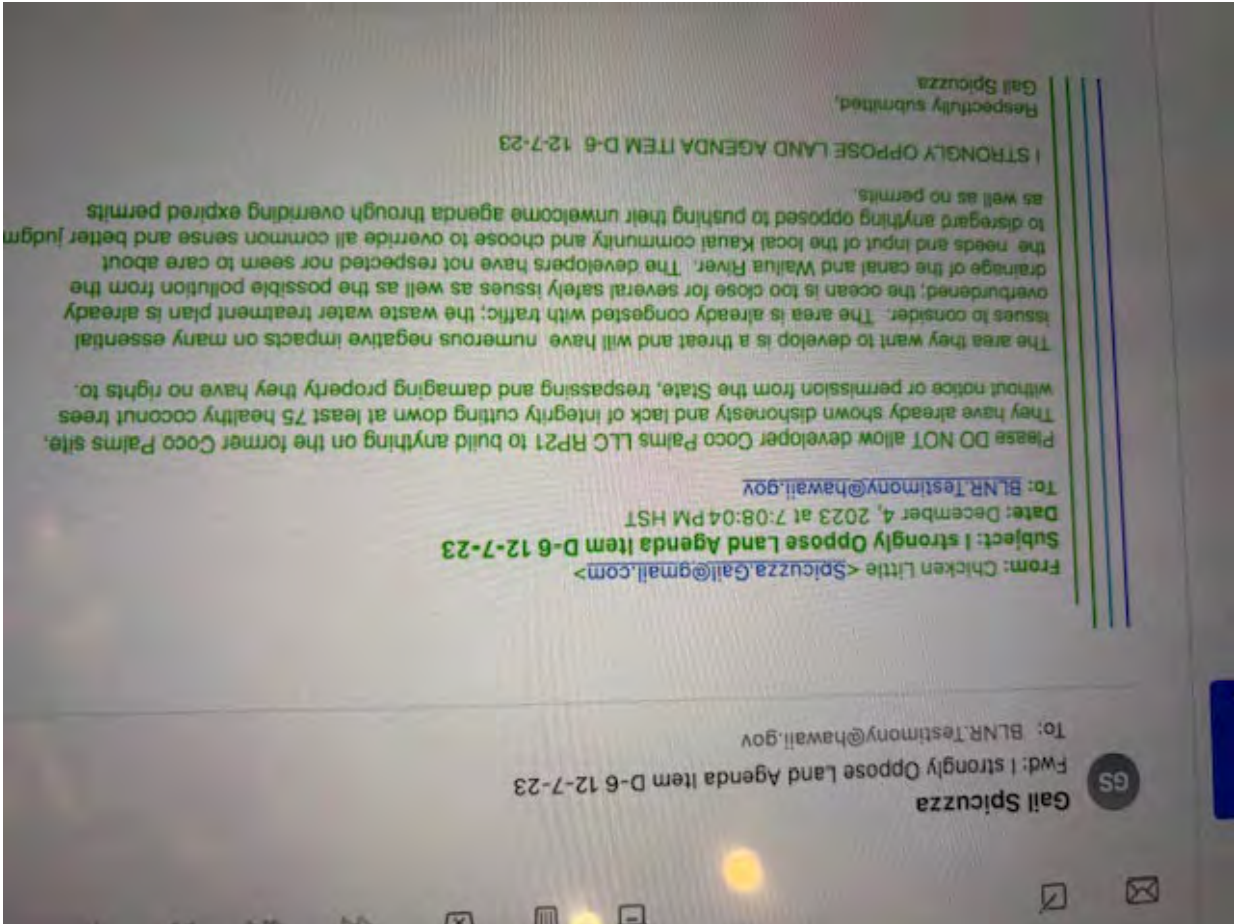
I am a resident of 30 years and Business owner in Kapaa. I worked for Princeville resort for 23 years and I absolutely do not want to see another Hotel go in. The area of Co Co Palms has a dangerous beach and will add to the rapidly changing destruction of shoreline. It also smells like sewage in that area and The traffic it would add to our already heavy traffic problem. There is an employee shortage already, because of the ridiculous rents. The 1 Hotel already solicits. Workers from off Island adding to our housing emergency . Mahalo Michelle Soto

From: [STEVE SPARKS](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly Oppose Land Agenda Item D-6 12-7-23
Date: Monday, December 4, 2023 11:10:44 PM

I oppose this agenda item because this congested intersection near Wailua River and Kuhio Highway will not work for such a development without great adverse impact to the quality of life for those who travel the roads nearby, for the nearby waste water treatment plant that is already ailing, for the safety of the ocean and river whose waters are very likely to be polluted with the demolition and construction because of a high water table and direct communication between the site's drainage canal behind the hotel which runs under Kuamo'o to the Wailua River.

Thanks. Steve Sparks
PO Box 1107
Koloa, HI 96756
Ph. 808-375-0333

From: [Gail Spicuzza](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] No the the developers re: coco Palms
Date: Monday, December 4, 2023 7:38:38 PM



Sent from my iPhone

From: [Graham Larson](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Supporting restoration of coco palms, Meeting agenda item 6
Date: Tuesday, December 5, 2023 8:11:56 AM

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

My name is Graham Larson and I would like to make known my support of the restoration of Coco Palms and the disposition of lands to RP21.

The decision before BLNR is not whether to approve the restoration of Coco Palms, and that approval was given years ago by the County. BLNR now has the opportunity to approve Coco Palms to utilize these lands for the benefit of the community. The restoration of Coco Palms will help in a lot of ways such as addressing and improving homelessness and crime in the area, provide public use of this area for the first time in decades, and help to address the decades of degradation of these public lands that have gone without active management and stewardship.

The restoration will generate tons of economic activity and benefit. I've heard estimates of over \$300 million in direct activity for Kauai and roughly 300 hundred direct construction jobs and 400 permanent full-time jobs when complete.

Thanks for your consideration!

GL

From: [DJ Star](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly Oppose Land Agenda Item D-6 12-7-23
Date: Sunday, December 3, 2023 8:10:36 PM

Aloha,

These developers are humbug and we need to consider the kanaka maoli and residents more then the troublemakers.

Mahalo,
DJ and Steve Star

From: [Eliel Starbright](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly Oppose Land Agenda Item D-6 12-7-23
Date: Sunday, December 3, 2023 7:34:57 PM

As you well know, there has been a lot of controversy over the construction of a 350 room luxury resort hotel at the former Coco Palms site. That is why I Strongly Oppose Land Agenda Item D-6 12-7-23. Timothy Eliel Starbright,

From: [JENNIFER STEVENS](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly Oppose Land Agenda Item D-6 12-7-23
Date: Monday, December 4, 2023 5:04:53 PM

Aloha Board Members of BLNR,

I am opposed to RP21 obtaining a permit on Hawai'i State Land to develop a wedding chapel next to their hoped for 350 room resort/hotel. It is a terrible idea to increase traffic and sewage in such a pristine natural and culturally valuable site only for the benefit of making developers rich at the expense of the people of KAUA'I. Rather than restoring the land for the use of the community access will be limited to the those few who can pay to enrich the developer. A community cultural center and park open to all is a much more needed and desired project.

Mahalo,
Jennifer Stevens
Wailua, Kauai
Sent from my iPhone

From: [Karla S](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] IN SUPPORT of COCO PALMS RESTORATION, Agenda Item 6
Date: Tuesday, December 5, 2023 7:11:35 AM

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

I am writing in support of the restoration of Coco Palms and the disposition of lands to RP21.

For over 30 years since Coco Palms was devastated by Hurricane Iniki, Kauai County Councils, Kauai Mayors, County Planning Commissions, Kauai Planning Departments and even prior Boards of Land and Natural Resources have all consistently taken action or adopted policies in support of the Resort's restoration. As recently as last month both the Kauai County Planning Commission and the Kauai County Planning Director affirmed the restoration project is properly permitted and approved to move forward.

In less than two years since acquiring Coco Palms and its affiliated entity RP21, the new ownership group, Reef Capital has sought to turn around decades of failure by past owners and correct prior missteps. The restoration of Coco Palms by RP21 will reactivate public use of this area for the first time in decades and help to address the degradation of these public lands that have gone without active management and stewardship.

Moreover, the restoration will generate over \$300 million in direct economic activity for Kauai, 300 construction jobs and 400 permanent full-time jobs when complete. RP21's restoration of Coco Palms will also help to support cultural activities such as a lo'i kalo managed by lineal descendants, a cultural advisory group comprised of Kauai Native Hawaiian leaders, and a cultural center and museum as part of the project's community benefits.

The decision before BLNR is not whether to approve the restoration of Coco Palms, which approval was granted years ago by the County. Rather, BLNR now has the opportunity to approve Coco Palms to improve these lands for the benefit of the community.

For these reasons, I urge the BLNR to approve the recommendations in the staff report for disposition of these parcels.

Sincerely,

Karla Stirling

From: [David Sutton](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly Oppose Land Agenda Item D-6 12-7-23
Date: Monday, December 4, 2023 9:17:14 PM

To the Board of Land and Natural Resources:

I am strongly opposed to granting RP21 Coco Palms the 3 permits and the 3 parcels as this LLC has committed criminal trespassing repeatedly. They have broken the law and have shown complete disregard for following the rules and regulations that all parties must follow.

In addition, this congested intersection near Wailua River and Kuhio Highway will not work for such a development without great adverse impact to the quality of life for those travel the roads nearby.

The nearby waste water treatment plant that is already ailing cannot handle the enormous amount of waste water the Coco Palms LLC will produce. And because of a high water table and direct communication between the site's drainage canal behind the hotel which runs under Kuamo'o to the Wailua River, the ocean and river waters are very likely to be polluted with the demolition and construction taking place, on top of the pollution already existing there. This area is part of a beach locals and tourists access. The DLNR and the county should be focused on repairing or building a new waste water treatment facility, not adding to an already existing problem.

What our beautiful community on Kauai needs is to preserve the Coco Palms site as a park and historic cultural center. I strongly support I Ola Wailua Nui's Application, filed under their 501(c)(3) community non-profit corporation, which is applying for RPs to 3 parcels of land that the Coco Palms developers are also trying to obtain.

I Ola Wailua Nui' is an organization that is working to improve life for the people of Kauai, not for their pocketbooks, as the Coco Palms LLC is doing.

Sincerely,
David Sutton
Kilauea, Kauai

From: [Carolyn Sweeney](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly Oppose Land Agenda Item D-6 12-7-23
Date: Monday, December 4, 2023 2:20:39 PM

This development will impact the area with congestion, and will adversely affect the water in the area during and after construction.

For the safety of the ocean and river waters, which are likely to be polluted, I urge you to instead preserve the Coco Palms site as a park and historic cultural center.

Thank you for your consideration of these concerns.

Carolyn Sweeney

From: [Elizabeth Tanner](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Land Agenda Item D-6 12-7-23
Date: Monday, December 4, 2023 4:42:30 PM

I strongly oppose Land Agenda D-6 12-7-23 as it will create an adverse impact to the quality of life & cause more destruction to the environment.

Please, we do not need more hotels at that site, instead preserve it as a park & historic cultural center. Mahalo

Sincerely

Elizabeth Tanner

A concerned citizen since 1988

Sent from my iPhone

From: [Ken Taylor](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] In opposition to agenda Item D-6 12-7-23
Date: Monday, December 4, 2023 8:12:35 PM

I strongly oppose Land agenda Item D-6 12-7-23

You have or will hear all the issues. I do not need to repeat them here. Please just say NO.

Respectfully Submitted

Ken Taylor

From: [Simon Tetlow](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly Oppose Land Agenda Item D-6 12-7-23
Date: Tuesday, December 5, 2023 6:50:51 AM

To whom it may concern,

The specific violations by the applicants on state/crown land, the pre-Coco Palms historical significance of the site and the area, the last update to the 'Kauai General Plan' and the overall resident/indigenous opposition to further resort development on Kauai and across the state, together begs the board to strongly deny this request by the 'developers' and furthermore to award the RP's to Ola Wailua Nui (<https://www.wailuanui.org>).

Sincerely,

Simon Tetlow
Kilauea, HI

From: [Jeremiah Thee](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Testimony in Support of Keeping State RP Lands in the Coco Palms Historic District for Resort and Public Use
Date: Tuesday, December 5, 2023 8:01:57 AM

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

My name is Jeremiah Thee and I am testifying in support of the restoration of Coco Palms and the disposition of lands to RP21.

I'm testifying in support of the restoration of the Coco Palms Resort and the disposition of lands to RP21. These lands are designated as part of the Coco Palms Resort Historic District under the national and state historic register. As part of the use of these lands, Coco Palms will establish public parking and public restrooms - benefits sought by the community that Coco Palms would fund. The restoration of Coco Palms will reactivate public use of this area for the first time in decades. The restoration will help to address the decades of degradation of these public lands that have gone without active management and stewardship.

I know that RP21 will manage the land with aloha and do what is right even though it might not be always profitable to them. I know these people and they do business with the upmost integrity. Please do what is right and allow this land to remain in the hands of Coco Palms.

Mahalo

From: [Anjani](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Testimony on Agenda Item D-6
Date: Tuesday, December 5, 2023 7:16:44 AM

To Whom It May Concern:

I am writing to state my objection to issuing of Term, Non-Exclusive, Easements to the RP21 Coco Palms LLC Developers for two state parcels (TMK 4-1-003:044 and 4-1-005:017).

This profit driven attempt by developers is an unconscionable act against the aina and people of Hawai'i. I strongly urge the board to consider the emotional and physical harm this will cause, coming on the heels of the devastation in Lahaina we are still grappling with. Please prevent this development from becoming another tragic blight on the long list of greedy, sneaky, unethical businessmen.

Mahalo for your consideration,
Anjani Thomas

From: [Debbie Thompson](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly Oppose Land Agenda Item D-6 12-7-23"
Date: Monday, December 4, 2023 2:55:53 PM

Aloha,

Please let this email serve to inform you that our family strongly opposes the development of a luxury hotel at the coco palms site.

Understandably there has been a lot of controversy and many FOM members testified on April 14, 2023 because RP21 contractors had cut down at least 75 healthy coconut palm trees from state land without prior notice to or consent from the State.

I would expect that the developers would be required to cease all development activities until the Notice of Violation for trespassing and damage to state property has been resolved. The Land Board should not consider issuing permits to RP21 at this time.

Additionally, the congested intersection near Wailua River and Kuhio Highway will not work for luxury hotel development without great adverse impact to the quality of life for those travel the roads nearby, for the nearby waste water treatment plant that is already ailing, for the safety of the ocean and river whose waters are very likely to be polluted with the demolition and construction because of a high water table and direct communication between the site's drainage canal behind the hotel which runs under Kuamo'o to the Wailua River.

Mahalo for your consideration.
Debbie Thompson

Sent from my iPhone

From: [Robyn Thompson](#)
To: [DLNR.BLNR.Testimony](#)
Cc: [Robyn Thompson](#)
Subject: [EXTERNAL] STRONGLY OPPOSE LAND AGENDA ITEM D-6 12-7-23
Date: Monday, December 4, 2023 1:54:36 PM

To Land Board:
Dear Sir/Madame,

Aloha,

I strongly oppose Land Agenda Item D-6 12-7-23.

I add my voice to the Kauai Community opposing construction of a 350 room luxury resort at the former Coco Palms.

I strongly request that no permits be granted to RP21 Coco Palms LLC.

I support preservation of the Coco Palms site as a park and historical cultural center.

The proposed hotel construction on the site will damage the surrounding sensitive ecosystems, cause significant adverse damage to quality of life in the area, and fails to honor the Sacred Nature of the land.

Please listen to the community on this matter.

Mahalo,
R Thompson
Kilauea

From: [Tommy Thompson](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Coco Palms rebuild
Date: Monday, December 4, 2023 9:29:16 AM

What a stupid place to rebuild that as a hotel, noisy, across 4 lanes of heavy traffic. Only will create more congestion, pollution. . A chapel????no disrespect, but how many young people even care about Elvis anymore?

Tommy Thompson
3880 Wyllie Rd
Apt 5C
Princeville HI 96722-5517
(808) 212-1184

From: kanswahine@aol.com
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly Oppose Land Agenda Item D-6 12-7-23
Date: Sunday, December 3, 2023 8:33:24 PM

In an effort to stop the building of a luxury resort where Coco Palms once reigned, we ask that you not extend building permits to RP21 Coco Palms, LLC. This property sits on Crown Lands.

To construct another resort would contribute to the ongoing traffic problem not only to the residents of that area but for the commuting public as well. How can anyone not recognize this problem? It is an everyday occurrence deemed to get worse with locals and tourist vying for the same roadway.

The idea of creating a luxury resort appeals to the blind eyes of "potential" deep pockets. We do not need or want another resort.

Please, deny the building permits. Say no to another resort.

Respectfully Submitted,

Kane Turalde
Cultural Adviser
Kauai Aha Moku Representative - Kona Moku

From: [Kathleen Viernes](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly Oppose Land Agenda Item D-6 12-7-23I
Date: Monday, December 4, 2023 8:15:57 PM

Aloha, BLNR,

I strongly oppose the issuance of any permits allowing RP21 Coco Palms LLC to conduct development of any kind on the State lands previously occupied by the old Coco Palms hotel.

Considering the fact that RP21, 1) is currently under a cease-and-desist order for being in violation of cutting healthy coconut trees and other vegetation without permission on State land (inexcusable!) and 2) received a Kaua'i County building permit prior to State permitting (RP21 and Kauai County should know better than that!) should be reason enough to question the integrity and ability of this company to properly abide by state regulations in the future. Other interactions they have had with the community leaves us Kaua'i residents wondering why on earth they are even being considered for any permits given their past record of behavior here.

As a 35-year resident of Kauai who lives in Kapa'a and experiences the "Kapa'a crawl," I am not alone in knowing full well that a 350-room hotel in the old Coco Palms location will exasperate congestion with no viable options for traffic relief in that narrow strip of coastline.

In addition, at time when the effects of climate change are at our door, it is inconceivable to me that construction of a hotel so close to the ocean and adjacent to the Wailua River would be permitted at all, much less on State land! The State should be acting in leadership for responsible future development, not kowtowing to developers from Utah who have no respect for our environment nor regard for the needs of our community.

I urge you to use your wisdom and authority to deny permits to Coco Palms LLC (RP21) and get them off our island once and for all!

Please do, however, consider requests for permits from our local organizations seeking to create lower impact development that will serve the community and visitors alike in a manner more environmentally responsible and culturally respectful of the deeper history of this special place.

Mahalo,

Kathleen Viernes



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From: [Colleen Wann](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] BLNR December agenda item D-6 testimony
Date: Monday, December 4, 2023 2:46:02 PM

Aloha Chair Chang and honorable BLNR members,

My name is Presley Wann, I am a resident of Wailua and a lineal descendant of Kaua'i. I stand in strong opposition to any resort development of this size in this historical area today. Though in the past, I have had many of my family members and friends work at the old Coco Palms. We have many good memories of it. But, I feel that it is no longer a healthy addition to Wailua. There remains many unanswered questions concerning cultural and traditional concerns, traffic and traffic safety issues, capacity of the existing sewage treatment plan, erosion of Wailua beach, and due diligence regarding community outreach are a few of my concerns. Unfortunately, this project visitor development has outlived it's productive life. I feel that a cultural center would be a solution where visitors could learn and appreciate Wailua and Kaua'i's history. Additionally, I don't think people who don't live in the Wailua or Kapaa should be making this big of a decision with out community participation and input. Mahalo Nui Loa, Presley Wann

[Sent from Yahoo Mail for iPhone](#)

From: [Tom Weimer](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Using public lands for development near Kuamoo road
Date: Tuesday, December 5, 2023 7:57:58 AM

Dear BLNR,

We oppose the use of public lands for development purposes.

We further oppose any resort development on old coco palms land. There is no good reason to build there. It's already too crowded. And would you be foolish enough to allow this to be done at sea level? Really?

When is enough abuse of the aina enough?

Best Regards,
Thomas Weimer
Opaekaa Rd
Kapaa

Sent from my iPad

From: [John Wert](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Cocoa Palms
Date: Tuesday, December 5, 2023 7:33:37 AM

Aloha,

First I would like to know how much money the DLNR Committee has received from the developer (interested parties) in order to circumvent the need for ANY environmental assessment of ANY kind in compliance with HRS343? I can not understand how the organization responsible to “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, and its visitors, in partnership with others from the public and private sectors.” Maybe the part of your Mission Statement that REALLY APPLIES here deals with partnership with the private sector? Profit sharing, free rooms, "Juice", or other remunerative items?

Further, the further development and hardening of these wetland ecosystems degrades the resilience and environmental services that this sensitive environment provides.

The development of these coastal lands will negatively impact our resiliency to sea level rise and climate impacts in the coming decades.

Allowing the use of these State lands in conjunction with the planned resort commercial development will **contribute directly** to increased impacts on the shoreline, nearshore water quality, and further degrade existing cultural, historical, and archeological elements.

These lands are situated in **environmentally sensitive areas** with unquestionable historical and cultural significance. They are located in a coastal tsunami zone, clearly impacted by issues relating to sea level rise, adjacent to wetland areas, currently and historically impacted by frequent flooding, known habitats for rare native birds, and include ancient fishponds and waterways that connect to and ultimately drain into the Wailua River and nearby ocean.

Sincerely,
Prof John C Wert (Ret)



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From: [Frandy White](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly Oppose Land Agenda Item D-6 12-7-23
Date: Monday, December 4, 2023 10:13:54 PM

Dear Ms. Chang and Members of the Land Board,

We strongly oppose granting or extending ANY RP21 Coco Palms LLC development permits or rights on County OR State lands.

They have continuously neglected to follow County and State rules and regulations on many fronts, and as bad, have ignored the many problems that the Coco Palms re-development would cause the community. The traffic is already untenable - adding that from another 350 room hotel is unconscionable. The rest of the infrastructure is already overloaded as well, particularly the sewage treatment plant. The potential river and ocean pollution that any failure of this plant would cause, damages our already fragile reef systems and the health of both visitors and community members. Please take a detour and drive by the Wailua River the next time you are on Kaua'i. The smell is awful!

We support I 'Ola Wailua Nui's application for the RPs to the 3 parcels of land that the Coco Palms developer is trying to obtain.

PLEASE make the courageous decision and follow the desires of the community and deny these developers the opportunity to further destroy these lands. Make them a park and historical cultural center - some place that the entire community can go and appreciate. The last thing we need is another LARGE hotel that cares nothing for the community and only for fattening their investors' pockets.

Kind regards and mahalo nui loa for your attention to this critical issue for the citizens of Kaua'i,

Andrew and Frances White
Princeville Residents.

From: [Emery Williams](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] IN SUPPORT OF COCO PALMS RESTORATION, Agenda Item 6
Date: Tuesday, December 5, 2023 8:06:06 AM

My name is Emery Williams and I am testifying of the restoration of Coco Palma and the distortion of lands to RP21. These lands should continue its historic use. The restoration will generate over \$300 million in direct economic activity for Kauai. BLNF now has the opportunity to approve Coco Palms to utilize these lands for the benefit of the community. LET THEM RESTORE!

Sincerely,

Emery Williams

From: juan.islandbreath.org
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Coco Palms Development
Date: Sunday, December 3, 2023 7:27:02 PM

This development is a travesty. There are only 5 rivers in the state of Hawaii. The Wailua is the largest.

It should be protected from commercial development and focus on environment protection and awareness.

Self reliance with food, water and energy as well as a steady state population should be our goal.

Juan Wilson -Architect & Planner

From: [Robin Wong](#)
To: [DLNR.BLNR.Testimony](#)
Cc: [Megan Wong](#); [Kona Wong](#); [Titiri Charton](#)
Subject: [EXTERNAL] BLNR Agenda Item D-6
Date: Tuesday, December 5, 2023 8:09:23 AM

Aloha members of the Board of Land and Natural Resources. I am writing to express my strong opposition to the proposed granting of permits for the Coco Palms development project. As a concerned member of the Wailua community, I urge you to reconsider and carefully evaluate the potential consequences of this venture for generations to come. We beg you to the right thing for our aina and Kauai's future.

Environmental Impact:

The Coco Palms development poses a significant threat to the local environment. The construction and subsequent operation of such a project could result in habitat destruction, deforestation, and harm to the delicate ecosystem in the area. It is crucial that we prioritize sustainable and environmentally friendly initiatives to preserve our natural resources.

Traffic Congestion:

The proposed development is likely to exacerbate existing traffic issues in the area. Increased vehicular activity could lead to congestion, road safety concerns, and a negative impact on the overall quality of life for residents. Adequate measures must be put in place to address these potential challenges before any permits are granted.

Community Concerns:

The local community has overwhelmingly demonstrated their opposition to the Coco Palms project. It is essential that the voices of the people directly affected by this development are heard and taken into account. Transparent and inclusive decision-making processes are critical for fostering a sense of community and ensuring the well-being of residents.

Infrastructure Strain:

The proposed development may place strain on existing infrastructure, including water and sewage systems, schools, and healthcare facilities. It is crucial to assess whether the current infrastructure can adequately support the increased demands that the Coco Palms project would inevitably bring.

Cultural Preservation:

The site of the Coco Palms project holds cultural and historical significance to the local community. Preserving cultural heritage should be a priority in any development project, and a thorough evaluation of the potential impact on the cultural fabric of the area is imperative.

In light of these concerns, I urge you to reconsider granting permits for the Coco Palms development and to thoroughly assess the potential long-term consequences of this project on the community and the environment. Collaborative decision-making that includes input from all stakeholders is essential to ensure a sustainable and harmonious future for our community.

Mahalo for your kokua in this vital matter facing our beloved island.

Sincerely,
Robin Wong
5899 Ohe Street
Kapaa HI 96746

From: [Hersshy Yeaton](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Coco Palms Restoration Support, Agenda Item 6
Date: Tuesday, December 5, 2023 4:57:35 AM

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

As a former employee from Hawaii, I, Hersshy Yeaton, extend my warm greetings.

This email is regarding my support for the restoration of the Coco Palms Resort and the disposition of lands to RP21. I believe that the organization planning to take over will significantly impact the surrounding community by supporting cultural activities. This includes a lo'i kalo managed by lineal descendants, a cultural advisory group consisting of Kauai Native Hawaiian leaders, and a cultural center and museum as part of the project's community benefits.

I believe this change will have a significant impact on the economy of Kauai and generate millions of dollars. I have witnessed the positive impact this organization has had on Utah communities. They are reliable and trustworthy. They will adjust to Kauai's willingness to continue preserving the culture. Please don't let this great opportunity pass by.

I hope my email helps you decide on this matter.

Mahalo,
Hersshy Yeaton

From: [Robin Yost](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Strongly Oppose Land Agenda Item D-6 12-7-23
Date: Tuesday, December 5, 2023 8:56:41 AM

Dear BLNR,

I am writing in opposition of the land use agenda numbered D-6, on 12-7-23, the RP21 extension, regarding the Coco Palms property. These leases and permits should NOT be granted to RP21.

As a lifetime resident of Kauai, I have seen Kauai become overrun by tourists. There is already too much traffic in this area. The sewer system is so old here, it cannot handle flushing toilets and showers from this 350 room proposed property, into our already polluted Wailua River, and ocean.

This is a highly sensitive area. Allowing a hotel development will negatively impact these costal lands...ocean and fresh water, shoreline, habitats for rare native birds, including ancient fishponds that drain into the Wailua River and nearby ocean.

There will be dire consequences if these developers are allowed to proceed.

The developers have shown no respect for proper protocol, permits, the State, the people, and especially, the aina. There permits should be revoked!

This Wailua land is sacred. It has historic and cultural significance. This should not be ignored. I support I Ola Wailua Nui's vision and application to preserve this site as a park and historic cultural center as it pertains to the State Lease and RP lands.

Please make the right decisions for this property. The future for all is in your hands. Please do what is pono. We're counting on you.

Respectfully,
Robin Yost
Wailua, Kauai.