



WAILUA-KAPA'A
NEIGHBORHOOD
ASSOCIATION

(via email: planningdepartment@kauai.gov; khull@kauai.gov)

September 7, 2020

Kaua'i County Planning Commission
4444 Rice Street, Suite A473
Lihu'e, Hawai'i 96766

RE: Hanalei Commercial Company/Na Pali Brewing Company LLC - SMA(U)-2020-7, Class IV Zoning Permit Z-IV-2020-16, and Use Permit U-2020-13

Aloha Chair Nogami-Streufert and Planning Commissioners:

The Wailua-Kapa'a Neighborhood Association (W-KNA) appreciates the opportunity to comment on the applicant's proposal because we have strong concerns about preserving the integrity of zoning and the CZO. We urge you to deny the permits for the brewery, tasting room, restaurant/food trucks, retail sales, and parking lot in Hanalei's Open Zone District. These uses are not allowable, nor compatible with the Open District according to CZO Section 8-2.4(s) and (t).

It is challenging to understand why the Planning Department even accepted this application for discretionary permits since the project is so contrary to the Open zone standards set forth in the CZO.

- 1) We understand that the project is primarily on land that is designated "Natural" and not "Neighborhood Center", therefore such high impact uses are unsuitable, especially in the Special Management Area.
- 2) We believe that the increased land coverage is excessive and that the proposed intensity of commercial uses is unreasonable and inappropriate for the Open District.
- 3) If Commissioners approve these permits, it would set a bad precedent island-wide. Spot zoning is unwise and to the detriment of our communities. Furthermore, the project does not conform with the General Plan, nor with the North Shore Development Plan.
- 4) The brewery, beer-bar, restaurant, parking lot and retail sales, are clearly commercial uses. Therefore, a re-zoning planning process would be the proper approach for up-zoning and would be the best means to assess neighborhood needs.

Thank you for the opportunity to comment. We urge Commissioners to DENY all the requested permits which are clearly contrary to the standards set forth in the CZO.

Sincerely,

Rayne Regush, Chair
As approved by the W-KNA Board of Directors

Serving Residents of the Kawaihau District
"We treasure our rural community"

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