

From: [Rebecca Melendez](#)
To: [LPCtestimony](#); [WPCTestimony](#); [Planning General Plan](#)
Subject: Oppose General Plan TDR Program, Broadband, Smart Grid...
Date: Sunday, January 12, 2025 7:53:06 AM

I am furious that the county uses confusing sentences in their General Plan and does not fully explain their true intentions. Please read my proof below.

I am extremely angry that the county is trying to control where and how we live through the TDR program:

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<https://www.planning.hawaiicounty.gov/home/showpublisheddocument/308136/638597487229830000>

9.f Study the feasibility, issues, and opportunities related to the development of a TDR program to strategically preserve open space and achieve density to remain consistent with the land use pattern in accordance with the General Plan Land Use Maps.

TDR is the Transfer of Development Rights (they do not let us know this. I had to research to find out what TDR meant)

As I understand it, the TDR program allows the county full rights to say where homes can and cannot be built and whether private land is restricted. This restricts the right to build houses on private lands. If the county decides that property shouldn't be developed, we will lose our rights to build on privately owned land.

"A TDR program seeks to preserve landowners' asset value by moving the right to build a house from a location where development is prohibited (e.g., for environmental reasons) to a location where development is encouraged."

The county will decide the environmental reasons for incorporating land into the TDR program, which aims to give them full control over all the lands on Big Island and tell us where we can live.

"In the place where development is encouraged under TDR, zoning is changed to permit more units to be built." This sentence explains that a TDR program builds "units," not houses, and gives the county full rights to tell people where they can and cannot build homes, and they will only be able to build "units" through the TDR program. <https://njaes.rutgers.edu/highlands/transfer-development-rights.php>

I am outraged that the county is not trying to help solve problems on the Big Island but rather trying to create a 5G Smart City through their "Broadband and Smart Grid" that will cost billions to create and add years of serious traffic when we already have serious traffic issues.

It's because their fibre cables (which they never mention in their GP) for their "Broadband/Smart Grid" have to go underground and require a lot of power, and Hawaii Electric already has power issues.

Hawai'i Electric does NOT have the kind of power a Smart Grid needs, and this WILL add more issues to the island's already-existing power problems.

<https://www.hawaiianelectric.com/safety-and-outages/an-update-on-hawaii-island-power-generation>

An update on Hawaii Island power generation – how you can help

“there’s no one to call on for backup - we’re on our own.

That’s why we will need everyone to work together over the next month, and possibly longer, to conserve electricity. We are extremely tight on what we call our generation margin, the margin between the demand for electricity and our ability to supply it. This demand typically peaks on weekdays between 5 and 9 p.m. and that’s when the margin is most critical.”

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s 30.1 Treat broadband access as a basic utility that is available to all communities.

The county doesn’t mention that “broadband” is 5G. <https://advantageslist.com/advantages-and-disadvantages-of-broadband/>

30.12 Plan for broadband infrastructure to support smart grid development

The county doesn’t mention they want to turn the Big Island into a Smart City because the Smart Grid is the first thing to implement to do this.

<https://smartgrid.ieee.org/resources?cafid=0&id=223>

“A smart grid alone does three things. First, it modernizes power systems through self-healing designs, automation, remote monitoring and control... Thus, a smart grid sits at the heart of the smart city, which cannot fully exist without it”.

Smart Grid Info:

<https://minnovation.com.au/smart-cities-2/disadvantages-of-smart-cities-potential-challenges-and-concerns/>

- “Privacy and Data Security:

Smart cities rely heavily on the collection and analysis of vast amounts of data from sensors, cameras, and connected devices. This data is crucial for optimizing city operations and services. However, the extensive data gathering raises concerns about privacy infringement and data security. Citizens worry about their personal information being accessed or misused.”

What are Smart Grids and Smart Cities? The county does not explain this in the General Plan. It looks like they are hoping no one will research it. <https://www.rfwireless-world.com/Terminology/Advantages-and-Disadvantages-of-Smart-Grid.html>

30.3 Collaborate with utility companies to incentivize the underground siting of electrical and telecommunications facilities within public rights-of-way

This sentence is confusing because the county doesn’t want us to fully understand that in order to create “telecommunications facilities,” they must put Fibre Cable underground; hence, they use the wording “underground siting.”

“Fibre overbuilds in the 21st century are becoming a widespread problem, with more fibre cable being laid on streets than can ever be utilised by the residents. Not only does this often cause mayhem on the roads, with closures and roadworks slowing traffic, but Fibre overbuilds can lead to countless negative effects on the environment, and the eventual rise in cost to the consumer and developer.”
<https://pulsefibre.co.uk/2023/06/15/when-more-is-less-the-risks-and-downsides-of-overbuild/>

The county is not focusing on the island's issues, like the fact we already have serious traffic issues. They want to create more traffic problems by laying down fibre cable that will create a "Broadband/Smart Grid," hence a Smart City, and they are explaining this to us by using minimal wording to confuse and obscure their true intentions.

This General Plan NEEDS TO BE OPPOSED because they want full control to be able to tell us how and where to live, in “unites” that are explained from the link I found above explaining the TDR program on page 80 and other pages throughout the GP.

They want to create a 5G "Broadband/ Smart Grid" on the Big Island without trying to solve the island's traffic issues but rather spend a lot of time and money creating more traffic by laying out Fibre Cable all over the Big Island to create their Smart City, and they are not even mentioning the health risks or are even trying to acknowledge them.

<https://electronics360.globalspec.com/article/11104/the-dangers-that-come-with-a-smart-grid>

Re: The Dangers That Come with a Smart Grid

#1

John Endres

2018-Feb-23 2:31 PM

“One very critical danger that comes with a "smart grid" was not mentioned: the adverse health effects from electromagnetic fields. Current estimates of people experiencing adverse health effects from wireless technology hover at around 5%--I am one of them. After the installation of a water utility smart meter at my place of work, I experienced an escalation of symptoms (over time) that started with headaches and ultimately culminated in a seizure (I lost control of my legs). One month prior to the smart meter installation I had a complete annual physical and was given a clean bill of health. I underwent a barrage of medical tests after a week of experiencing health symptoms (thyroid, EEG, MRI, etc.) and everything was normal. I did begin to feel some of the painful head and eye sensations (that I would feel near wireless sources) at the end of the MRI”.

The county does not acknowledge the health risks associated with their “Broadband/Smart Grid” plan, all the associated issues due to putting the fibre cables underground, or the fact that it will cost billions to create. They worded everything in their General Plan to sound like it would benefit everyone, and it wouldn't!

The county NEEDS to answer ALL of my questions in my last email I sent because they are NOT clear in what they are saying they want to do in their 2045 GP, and this plan CAN NOT go any further UNLESS WE ALL FULLY UNDERSTAND WHAT THEIR PLAN IS!

The county NEEDS to TAKE OUT ALL MENTION OF THE TDR Program because it violates our rights to live how and where we want.

The county NEEDS TO TAKE OUT ALL MENTION OF "Broadband/Smart Grid" and start solving traffic issues, and other island issues because this will cost billions, and add a lot more problems to the Big Island.

Thank you,
Rebecca Melendez

