

From: [Ken Forbes](#)
To: [WPCtestimony](#)
Subject: Windward Planning Commission testimony for March 10 meeting
Date: Wednesday, March 5, 2025 6:50:36 PM
Attachments: [testimony for GP meeting.docx](#)

Please see attached testimony regarding Windward Planning Commission GP meeting on March 10.

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County of Hawai`i
Windward Planning Commission
Via email: WPCtestimony@hawaiiicounty.gov

RE: Comments related to the Final Draft General Plan 2045 in consideration of
Hakalau Point

Chair Lin and Commission Members:

Thank you for this opportunity to testify.

I was born and raised on the Hamakua Coast and Hilo and returned from Oahu after retiring. I live in what's called the Hakalau Plantation Village. Along with others, I was involved in providing testimony to the Hamakua CDP Committee, focusing on Hakalau Point.

Regarding housing:

Does the draft proposal for Hakalau Point provide housing opportunities for the **existing** Hamakua community?

The 18-year history of the Hakalau Plantation Village, near the Point but mauka of Old Mamalahoa Hwy, provides a lesson about that. Nineteen of the 22 lots have houses now, mostly 1/3 acre.

- Mostly folks who moved from the mainland to live here.
- Many are retired. There are 4 physicians, 2 former lawyers, 2 former engineers, an architect, other retired professionals.
- The majority of the houses have been resold at least once. Almost all who sold returned to the mainland.

- The 3 most recent sales: \$920k, \$980k, \$1.4 m.

In short, regarding housing, the draft GP does not appear to me to address community interests.

My hope has been that an Open zoning designation in the GP would reflect the County's preference that this land beside Hakalau Bay not be developed. As with others, I view it as one of those places that the County should recognize as special. Yes, there is Low Density Urban nearby but is that a good rationale for using this particular piece of land in the same way? The community input to the CDP thought not.

With respect,
Ken Forbes