

From: [John Wowk](#)
To: [Planning LPC Testimony](#)
Cc: [John Wowk](#)
Subject: Fw: SMA Permit
Date: Saturday, April 18, 2026 1:20:02 PM
Attachments: [Scanned Document 4-18-26 at 12.20.18 PM.pdf](#)

From: John Wowk <homwowk@msn.com>
Sent: Saturday, April 18, 2026 6:21 PM
To: John Wowk <homwowk@msn.com>
Subject: SMA Permit

Sent from my iPad

From: John Wowk homwowk@msn.com
Subject: Leeward Planning Commission Hearing for SMA Permit Application (PL-SMA-2026-000087) to Amend SMA Use Permit.
SMA 07-019 Waikoloa, South Kohala, Hawai'i Tax Map Key(s): (3) 6-8-001:050; 052-055 (3) 6-8-022:010
Date: April 18, 2026 at 9:55 AM
To: LPCtestimony@hawaiicounty.gov
Cc: John Wowk homwowk@msn.com



To Whom It May Concern,

We are writing to oppose the amendment. Originally the Site was previously approved for a golf course and conference center, but now the site would consist of 551 residential units (4 parcels of townhouses and a parcel of villas) and 374 hotel units (2 hotels). This is a tremendous increase in the population and reduction of openness (no golf course.)

There are many reasons for the opposition and are based on the following factors: excessive noise levels and the duration for this extensive type of construction.

The concern also involves water usage because this winter there were weeks of water restrictions due to problems with the wells. Sewage treatment is also a concern due to townhouses and 2 hotels.

The increase in traffic at Mauna Lani would be dangerous and extremely problematic since there is no traffic light to enter and exit Mauna Lani. This would create a dangerous condition for drivers within Mauna Lani and on the Queen K highway. Daily traffic continually backs up and it takes extra time to safely enter and exit.

The beach club is already over crowded and the parking lot has vehicles parking on the grassy areas and roadway! An impact study would show that 2 hotels and townhouses/villas would have a negative impact on the beach club and the bay. There are environmental concerns of the ocean with massive usage by swimmers, kayakers, paddle boarders, boogie boarders, surfers, divers, etc.

The property would be best used as a golf course and possible conference center as originally planned.

Thank you for your attention to our concerns.

Sincerely,
John Wowk
Joy Hom Wowk
Mauna Lani - Kulalani Building 2
Email: homwowk@msn.com