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# SENATE CONCURRENT RESOLUTION

URGING GROVE FARM COMPANY, INC. TO PLACE AN IMMEDIATE STAY OF  
EVICTION AND ENGAGE IN MEANINGFUL FORMAL DISCUSSIONS WITH  
THE TENANTS OF THE KOLOA PLANTATION CAMP REGARDING FUTURE  
PLANS FOR THE PLANTATION PROPERTY AND THE DEVELOPMENT OF  
ALTERNATIVE SOLUTIONS.

1 WHEREAS, Princess Victoria Kuhio Kinoiki Kekaulike is the  
2 granddaughter of King Kaumuali'i, the last Ali'i 'Aimoku of  
3 Kaua'i; is the full sister to Queen Kapi'olani, wife of King  
4 David La'amea Kalakaua; is the mother to Prince David  
5 Kawanakoa, Prince Jonah Kuhio Kalani'ana'ole, and Prince Edward  
6 Keli'iahonui; is the namesake of 'Ala Kinoiki Bypass in Koloa;  
7 and therefore is a historic reminder of the significance of  
8 Koloa, Kaua'i, to Native Hawaiians; and  
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10 WHEREAS, the Koloa Plantation Camp is a small, rustic  
11 neighborhood of century-old homes from the first sugar  
12 plantation of the State of Hawai'i; and  
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14 WHEREAS, the Koloa Plantation was founded by William Hooper  
15 in 1835, as the first sugar plantation in what was the Kingdom  
16 of Hawaii at the time, thus, this plantation is the birthplace  
17 of the sugar industry; and  
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19 WHEREAS, the tenants include multi-generational families  
20 including aged seniors who have lived their entire lives in the  
21 Koloa Plantation Camp; and  
22

23 WHEREAS, eight of the thirteen tenant families of the camp  
24 live in residential houses and five tenant families live on  
25 agricultural lots; and  
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27 WHEREAS, for these long-time tenants, their homes are a  
28 historic living symbol of the local culture and lifestyle of  
29 Kaua'i and the State; and  
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1 WHEREAS, the existing twenty-one buildings, including  
2 homes, hold sentimental and historical value to the Kaua'i island  
3 community; and

4  
5 WHEREAS, large landowners have long recognized the value  
6 and intrinsic connection between the success of the plantations  
7 and the sacrifices made by their tenant workers; and

8  
9 WHEREAS, historically plantation camps have been the  
10 responsibility or "kuleana" of large landowners to provide  
11 lifelong housing to their tenant workers and tenant workers'  
12 families; and

13  
14 WHEREAS, in the recent past, plantations have offered homes  
15 in fee simple to the descendants of plantation workers, such as  
16 Kualapu'u Plantation Camp on Moloka'i and Poamoho Plantation Camp  
17 on O'ahu; and

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19 WHEREAS, the thirteen tenant families of Koloa Plantation  
20 Camp were served with eviction notices two weeks prior to  
21 Thanksgiving 2011, directing them to vacate their homes by March  
22 8, 2012; and

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24 WHEREAS, the owner of the land comprising Koloa Plantation  
25 Camp is Grove Farm Company, which is proposing to develop a  
26 fifty-unit residential subdivision; and

27  
28 WHEREAS, Grove Farm Company has a history of being a good  
29 corporate neighbor by being proactive, sensitive, and responsive  
30 to community needs; and

31  
32 WHEREAS, the Hawaii State Legislature understands and  
33 recognizes the legal parameters arising from Grove Farm  
34 Company's vested rights as land owner and landlord with regard  
35 to the Koloa Plantation Camp; and

36  
37 WHEREAS, however, the Office of Hawaiian Affairs Trustee,  
38 Donald Cataluna, a former long-time sugar plantation executive  
39 stated in written testimony to the Senate Committee on Judiciary  
40 and Labor, "Being born and raised on Kaua'i, I have long known  
41 Grove Farm Company, but today, owned by Jim Case, it is not the  
42 same company we all knew when it was owned by the Wilcox family.  
43 Today, many have the impression that the company is now just a



1 land company; they say it is no longer concerned with the  
2 wellbeing of residents, and only about the bottom line. I am  
3 one who is under this impression. I have heard these concerns  
4 from many of my constituents and many on Kaua'i"; and  
5

6 WHEREAS, the Koloa Plantation Camp community has joined  
7 together as an organized tenant family unit to stop the  
8 evictions, representing that they are not against affordable  
9 housing projects, but that there are many reasons why Koloa  
10 Plantation Camp is a poor choice for this proposed development  
11 location; and  
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13 WHEREAS, Koloa Plantation Camp tenants with the support of  
14 the broader community have united to form Save Koloa Camp to  
15 bring awareness to the impending loss of this island treasure,  
16 including a petition exceeding fifteen hundred signatures in  
17 strong support of saving Koloa Plantation Camp; and  
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19 WHEREAS, Koloa Plantation Camp tenants have proposed an  
20 alternative solution that will be beneficial to the tenants and  
21 the landowner; and  
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23 WHEREAS, Koloa Plantation Camp is located on TMK 2-8-4-1  
24 consisting of 24.257 acres with 'Ala Kinoiki Bypass Road dividing  
25 the parcel in two halves, but retaining the same tax map key  
26 number; and  
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28 WHEREAS, of the total 24.257 acres, Koloa Plantation Camp  
29 is located west of the 'Ala Kinoiki Bypass Road on 11.870 acres  
30 in an urban zoned area while the remaining 12.387 acres located  
31 east of 'Ala Kinoiki Bypass Road is an agriculture-zoned area;  
32 and  
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34 WHEREAS, the alternative solution is to extend the urban  
35 zoning designation to the 12.387 acres located on the east side  
36 of the 'Ala Kinoiki Bypass Road to allow Grove Farm Company to  
37 develop its fifty-unit residential subdivision there while  
38 maintaining the historic homes and buildings located in Koloa  
39 Plantation Camp; and  
40

41 WHEREAS, this alternative property is a prime location for  
42 the proposed subdivision development as it allows greater access



1 for vehicular traffic via 'Ala Kinoiki Bypass Road as opposed to  
2 Wailani Road, which is presently the only access road to Koloa  
3 Plantation Camp; and

4  
5 WHEREAS, in emergency evacuation situations, the existing  
6 Wailani Road is not a suitable roadway to allow subdivision  
7 residents and cars to safely exit the area expeditiously; and

8  
9 WHEREAS, switching plans for the subdivision to the area  
10 east of the 'Ala Kinoiki Bypass Road would also ensure that the  
11 community resources, such as the Koloa Early School playground  
12 and the Koloa Canoe Club, continue to provide healthy and  
13 positive activities for children in the community; and

14  
15 WHEREAS, in 2004, Peter Savio, a local-boy developer,  
16 worked with First Hawaiian Bank to prevent nearly two hundred  
17 tenants of Poamoho Plantation Camp on O'ahu from losing their  
18 homes by allowing them to purchase their plantation homes in  
19 fee; and

20  
21 WHEREAS, the tenants of Koloa Plantation Camp have offered  
22 to partner with Poamoho Plantation Camp developer Peter Savio to  
23 preserve the historic meaning and culture of Koloa Plantation  
24 Camp by allowing the tenants to purchase their own lots;  
25 provided that:

26  
27 (1) The Koloa Plantation Camp Association establishes a  
28 system for tenants wishing to purchase, with highest  
29 preference going to existing tenants;

30  
31 (2) Construction shall be limited to repair, renovation,  
32 and maintenance of existing structures to retain the  
33 historic value of the homes or structures located in  
34 the camp; and

35  
36 (3) If any new construction is necessary, new structures  
37 shall incorporate the historic design of the remaining  
38 structures located in the camp; and

39  
40 WHEREAS, the tenants of Koloa Plantation Camp have proposed  
41 plans for the twenty-one lots on the camp site, including:  
42



- 1 (1) A 3.5 acre lot being dedicated to a sustainable  
2 community orchard that shall serve as a food forest to  
3 provide food for the community as well as serve as a  
4 source of potential revenue; establish a root system  
5 to stabilize the river banks during floods; and  
6 provide an educational resource for the children in  
7 the area;
- 8
- 9 (2) A single lot dedicated to serve as a solar array  
10 garden to provide alternative energy for the Koloa  
11 community;
- 12
- 13 (3) A single lot dedicated as a community garden for the  
14 tenants of Koloa Plantation Camp; and
- 15
- 16 (4) The remaining eighteen lots for residential purposes;  
17 and
- 18

19 WHEREAS, the tenants of Koloa Plantation Camp are  
20 interested in working with Peter Savio after seeing the success  
21 of Poamoho Plantation Camp; and

22

23 WHEREAS, the tenants of Koloa Plantation Camp strongly  
24 believe this plan creates a win-win situation that allows Grove  
25 Farm Company to develop affordable housing units and pour  
26 additional capital into their new project; now, therefore,

27

28 BE IT RESOLVED by the Senate of the Twenty-sixth  
29 Legislature of the State of Hawaii, Regular Session of 2012, the  
30 House of Representatives concurring, that the Grove Farm Company  
31 is urged to place an immediate stay of eviction to allow the  
32 Koloa Plantation Camp tenants to remain in their homes until an  
33 alternative solution is developed; and

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35 BE IT FURTHER RESOLVED that Grove Farm Company is urged to  
36 engage in meaningful formal discussions with the tenants of  
37 Koloa Plantation Camp regarding future plans for the plantation  
38 property and the development of alternative solutions; and

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40 BE IT FURTHER RESOLVED that certified copies of this  
41 Concurrent Resolution be transmitted to Hawaii's Congressional  
42 Delegation; the Governor of the State of Hawaii; the President  
43 and Chief Executive Officer of Grove Farm Company, Inc.;



1 developer Peter Savio; the Honolulu Star Advertiser; the Garden  
2 Island News; Honolulu Magazine; Lee Cataluna; and other news,  
3 print, and digital media entities.

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