

HANAPĒPĒ LESSEES MEETING SUMMARY

Time: 6:00pm- 8:00 pm

Date: December 13, 2018

Location: Hanapēpē Library

Event Description

The purpose of the lessees meeting was to introduce the project team and meet the existing lessees, share information regarding the process and timeline for the project, hear and collect lessee manaʻo on existing homesteads, project site, and the relationship of the homesteads to the greater community and island. The project team shared a presentation and distributed fact sheets with the plans and timeline for the project. A copy of the presentation is appended to this summary.

Agenda

6:00- 6:15pm Introductions and welcome

6:15- 6:35pm Presentation

6:35- 7:10pm Question and Answer Session

7:10- 8:00pm Discussion

Project Team Attendees

DHHL: Andrew Choy, Kaleo Manuel, Erna Kamibayashi

SSFM: Jared Chang, Melissa White, Carlos Kelton

Subconsultants: Rachel Hoerman, Dudek; Dominique Cordy, Nohopapa



Hanapēpē Homestead Environmental Assessment Project

Stakeholder Attendees

Attendees at the meeting included both existing lessees and applicants as indicated below.

Lessees

1. Carlie Kaohelauii
2. Danny Kanahele
3. Debbie Apo
4. Ellen Albarado
5. Jerry Albarado
6. Kuulei Kaaumoana
7. Lavonne Kanahele
8. Leonard Kanahele
9. Pua Chin
10. Pualei Kaohelauii
11. Winna Kaohelauii

Applicants

1. Kehau Decosta
2. Kukui Lang
3. Kuulei Vidinha
4. Laceyann Kanahele
5. Myrna Bucasas
6. Michael Karratti
7. Odetta Borja
8. Pauline Kupo
9. Piilani Aguon
10. Sharon Nerpio
11. Thomas Nizo

Hanapēpē Homestead Environmental Assessment Project

Notes from Q & A and Group Discussion

Following the presentation, attendees were given the opportunity to ask questions of the project team, followed by a discussion of existing conditions, issues, and opportunities pertaining to the project area. The discussion is documented in the section below.

Input gathered from lessees can be grouped into nine main themes:

- Vehicular Access
- Fire management
- Natural disasters & hazards
- Land uses and product types
- Homestead lot density & size
- Timing of project
- Tsunami
- Uses behind existing lessee lots
- Water supply

Input and questions pertaining to each of the eleven discussion themes is summarized below.

Vehicular Access to Phase II Development

- Where will the entry for the new lots be located? A: Will be determined by site studies and community outreach.
- Access from the roads to the parcel is difficult because the locked gates prevent entry.
- There is only one road to enter and exit the community.
- Traffic is generally not an issue except in an emergency. Another exit from the community is needed.
- No one currently uses the site.
- Is it possible to improve the road west of the site as a second access? It's owned by Gay & Robinson (G&R).
- Prefer there not be roads behind the lots, because homes would be stuck between two roads.
- Adding more homes to the community will increase congestion.

Fire Management

- Community is concerned with fire because the parcel behind their homes is overgrown and dry, and there is no fire break to prevent a fire from spreading.
- Some of the land should be managed to provide protection from fires.
- Fire breaks are a priority issue.
- Roads on this site are overgrown with shrubbery.
- G&R road is an important access for fire management
- Develop a partnership with the local Fire Department. Would be good to have a fire station on the site.



Hanapēpē Homestead Environmental Assessment Project

- As a fire prevention solution, lessees would like to steward area behind their lots (i.e., clear & maintain brush; create a firebreak).

Natural Disasters & Hazards

- Make sure residential areas are safe from flooding.
- Heavy rains create sheet flow runoff across the highway.
- Lack of drainage causes runoff from roads onto properties.
- Some residents are creating their own slopes and berms to alleviate pooling and runoff.
- Are there better locations for new home lots? The top portion of the project area is cooler, and the lower elevations flood.
- Use drones for topographic survey of all 365 acres of the project area.
- Drainage concerns should be addressed as a priority.
- Sinkholes are a concern. There are some behind existing lots and others forming.
- Would water run up into the gulch from a tsunami?
- Can there be a buffer for homes?

Land Use and Product Type

- How to determine agricultural areas and residential areas?
- Are the new homes going to be turnkey or habitat, rent to own, self-help, or a mix of products? **A:** will be determined by site studies and beneficiary input.
- Most beneficiaries at the meeting expressed a preference for turnkey because developing own homes has proven difficult.
- **Q.** How much will be allocated for residential vs. agriculture? **A:** depends on findings of site studies and beneficiary outreach.
- Make the upper lands green and provide opportunities for subsistence agriculture.
- Homestead residents would like to see a community center with uses such as a playground, emergency Shelter, disaster response, DHHL office, and a County DMV. Create as a shared space for all lessees, not just Hanapepe.
- Even though the Hanapēpē lots are not pastoral, many West Side beneficiaries raise animals and some may want to do small scale grazing on their homesteads.
- There is an active bartering economy on the West Side- people trade meat, fruit, and other food products. It would be beneficial to have communal butchering and food processing/prep facilities in the community use areas.
- One beneficiary 'ohana submitted a written letter asking for consideration of including a church in the Hanapēpē Homestead area. The letter is appended to this summary.



Hanapēpē Homestead Environmental Assessment Project

Homestead Lot Density & Size

- Consider not building houses so close to each other.
- **Question posed by project team to lessees:** What is the Homesteads' relationship to the community? **A:** Everyone gets along well. We all treat each other like family.
- Most beneficiaries and program participants are from the West Side of Kauai.

Timing of Project

- Waitlist applicants are concerned with the length of the process, hope it will be faster than ten years. DHHL clarified that the process is limited by sufficient funding. DHHL is working through the Legislature to secure funding for the project.
- If sufficient funds are made available, project implementation can proceed more quickly.

Uses Behind Existing Lessee Lots

- The land at the top of the homestead lots behind the homes were previously used as gardens to grow food. Other lessees have extended their yards into this area.
- Lessees would like to see areas behind homestead lots extended to allow the lessees to maintain a firebreak in order to protect their homes.

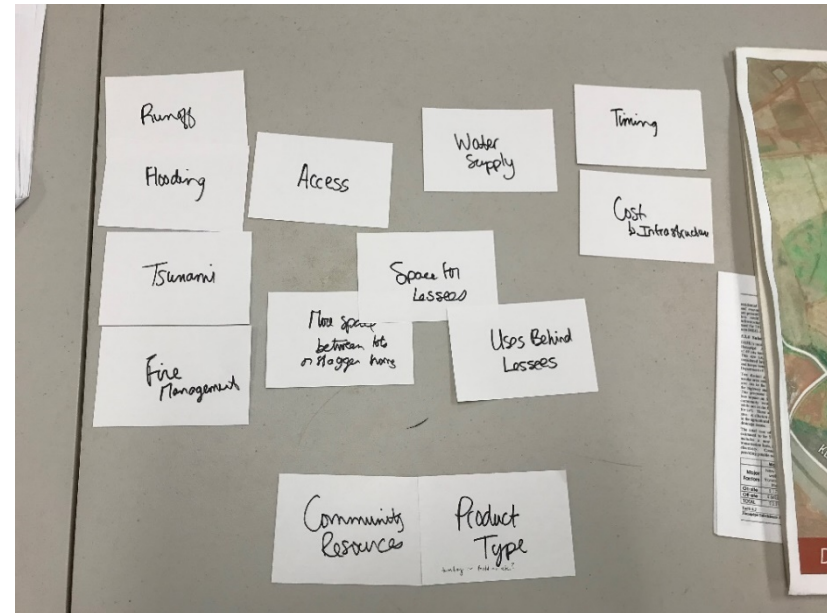
Water Supply

- **Q:** The community needs a new well for water because Hanapepe only has one well and pump. How much water is being used for potable water? **A:** This will be determined through the site studies and infrastructure assessment.



DEPARTMENT OF HAWAIIAN HOME LANDS Hanapēpē Homestead Environmental Assessment Project

Meeting Photos



Hanapēpē Homestead Environmental Assessment Project

Written Comments

13 October 2018

Aloha Hawaiian Homes Commission:

Na Ohana Haipule Iloko O Kristo Hawaiian Church, would like to ask for you consideration for a Church in the Hanapepe Hawaiian Homes Area. We have been serving the Community since 2015. Prophet Evan-Louis Kanahale and Po'o Kahu Leonard Kanahale both live in the Hanapepe Hawaiian Homes Subdivision. When we first started it was in the garage of Evans' parents Danny & Linda Kanahale. We also held services at Evans' home in Waimea, before he moved in with his dad after the passing of his mom over a year ago. We are now holding services at the Waimea Baptist Church, which we are sharing with the Baptist Congregation. The Baptist Church uses it on their set days and any Holidays or Special occasions. As of now, we only have one service Sundays at 4 pm. Any Holidays or Special occasions has to approved before hand. If the Baptist Congregation are using the Church we either do our service on another day and time. They have been great to partner with, but we can't do what we want as a Church. The Church is not ours but theirs. We did have 3 services a week; Thursday at 5 pm, Saturday at 6 am, and on Sunday at 4 pm. We cancelled services to be easier for the Baptist Church Schedule. If we want to have gatherings

or meetings, we use the Waimea Neighborhood Center. We use it for Pastor meetings, conference, surprise baby party for Prophet Evan's daughters 1st birthday and much more. We don't use the Hall at the Baptist Church because a wrestling team is using it. They have a long standing relationship with the Baptist Church. In 2017, Na Ohana Haipule Iloko O Kristo Hawaiian Church painted the Waimea Baptist Church's exterior walls. The Church had not been painted for over 20 plus years. We went and got a local paint company to donate 4-5 gallon buckets of paint, a local trucking company to lend, deliver, and pickup a skylift for painting. We also fed all that came to help which was the congregation of our church. We also give the Baptist Church a donation monthly for electricity and water. If we have any special function in a particular month we donate more. It is very hard to do the things that you want to when the Church doesn't belong to you. We have a very good partnership with the Baptist Church. We feel that we can do more for our Church and Community, if we had our own Church. All we are asking is for you to consider what we are asking for. It will not only benefit us as a Church, but the Community as a whole. Mahalo nui loa and Iesu Pu.

Mahalo;

"for we walk by faith and not by sight"

2 Corinthians 5:7

Na Ohana Haipule Iloko O Kristo

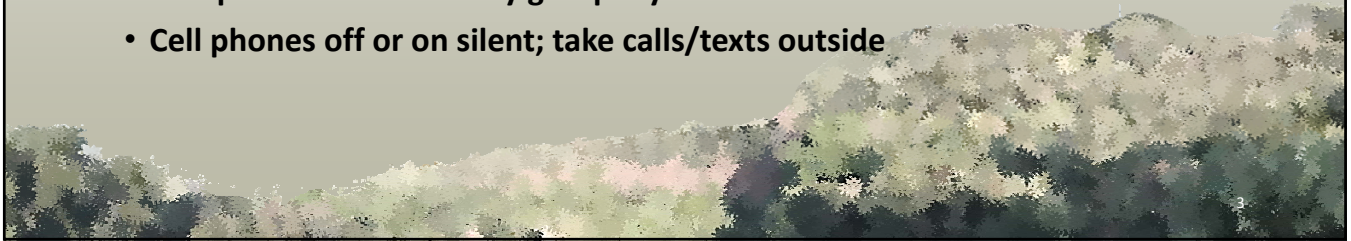


TODAY'S AGENDA

- Discussion Kuleana
- Introductions
- Presentation
 - Project Background
 - Tasks & Schedule
 - Stakeholder Engagement
- Talk Story: Hanapēpē Homesteads Today:
 - The Homesteads
 - The Site
 - Hanapēpē Community
 - Relationship to the Island

Discussion Kuleana

- Be Open: open your mind, ears and heart
- Be Comfortable: move around and use facilities
- Be Respectful: courteously listen and share differing opinions
 - Disagreement is okay as long as we are respectful to each other
- Be Creative: work towards future solutions/aspirations
- Everyone gets a turn first, then repeats
- Ask a LOT of questions
- Accept decisions made by group if you have been absent
- Cell phones off or on silent; take calls/texts outside



1 PROJECT BACKGROUND

- Purpose
- Goal
- Objectives



PURPOSE OF THE PROJECT

To provide residential and agriculture homesteading opportunities to DHHL's waitlist beneficiaries.

This is in support of DHHL's mission to manage the Hawaiian Home Lands trust effectively and to develop and deliver lands to native Hawaiians.



5

PROJECT GOAL



To conduct planning and permitting for additional homestead opportunities on approximately 365 acres of lands owned by the Department of Hawaiian Home Lands (DHHL) in Hanapēpē, Kaua'i.

6

OBJECTIVES

- Focus on providing homestead lease awards to wait list beneficiaries in a timely manner.
- Involve beneficiaries & other stakeholders in identifying land uses and design elements for a homestead community that meets beneficiary needs and reflects the unique character of Hanapēpē.
- Align as much as possible with existing County & community vision, plans, and policies for the West Side and Hanapēpē.

7

WHY HANAPĒPĒ? WHY NOW?



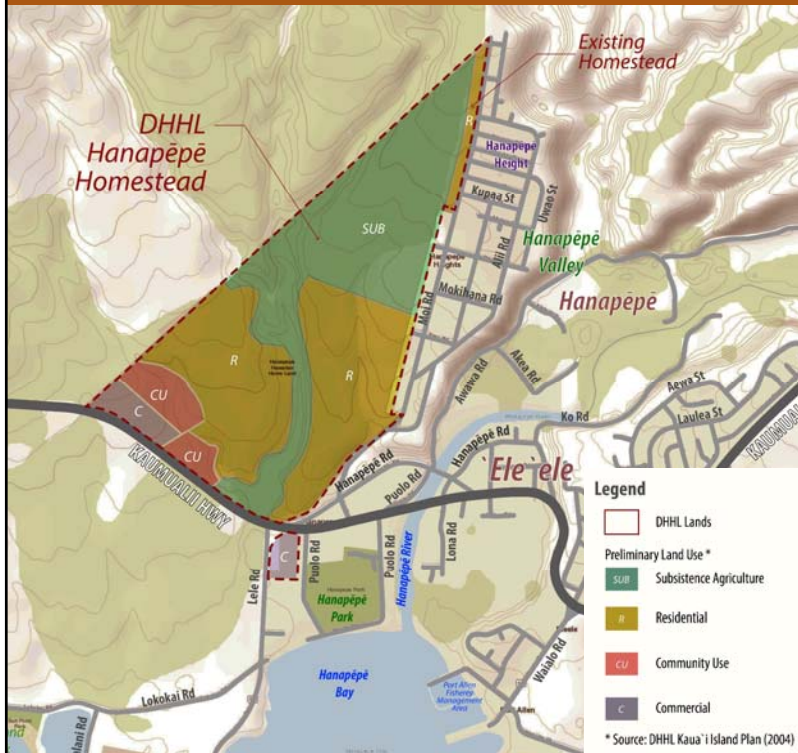
The Hanapēpē homestead community was identified in DHHL's Kaua'i Island Plan (2004) as one of three priority areas for new residential homestead development, based on waitlist preference and estimated development cost.

The mauka lands include some of the most fertile agricultural lands within DHHL's holdings, and its location near Hanapēpē town and within commuting distance of regional job centers make it an attractive location for homestead development.

Kaua'i Senator Ron Kouchi and the 2018 legislature allocated \$1M to DHHL specifically for planning & engineering design work for the new homesteads in Hanapēpē.

8

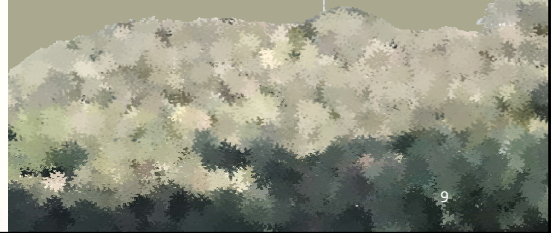
PRELIMINARY LAND USE PLAN



The **2004 DHHL Kaua'i Island Plan** identifies a preliminary land use plan and infrastructure needs for the site.

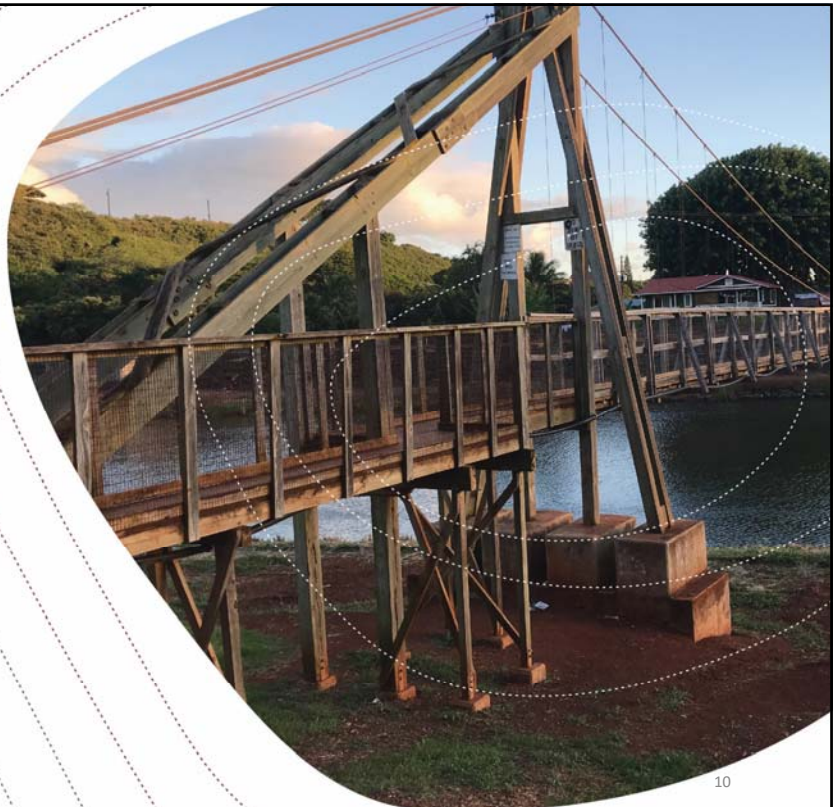
This project will verify and update the land use plan and infrastructure needs, confirm waitlist beneficiary preferences, and designate the location for the next phase of residential homestead development (Phase 2).

It will also identify desired elements and uses for Community Use and Commercial areas, and desired density of future subsistence agriculture homestead lots.



2 PROJECT APPROACH

- Team
- Tasks
- Schedule



PROJECT TEAM



PROJECT TASKS

Where is suitable to develop?
What sensitive resources need to be preserved?

Land Suitability Analysis

- Topography
- Flora/Fauna
- Archaeology
- Cultural Resources
- Phase 1

What are the critical infrastructure needs, on and off site?

Infrastructure Assessment

- Water
- Sewer
- Electricity
- Roads
- Pedestrian/Bike/Bus Access

What are the possible impacts? How can we minimize them?

Environmental Assessment

- Pre-consultation
- Draft EA
- Comment Period
- Final EA

Design (Phase 2)

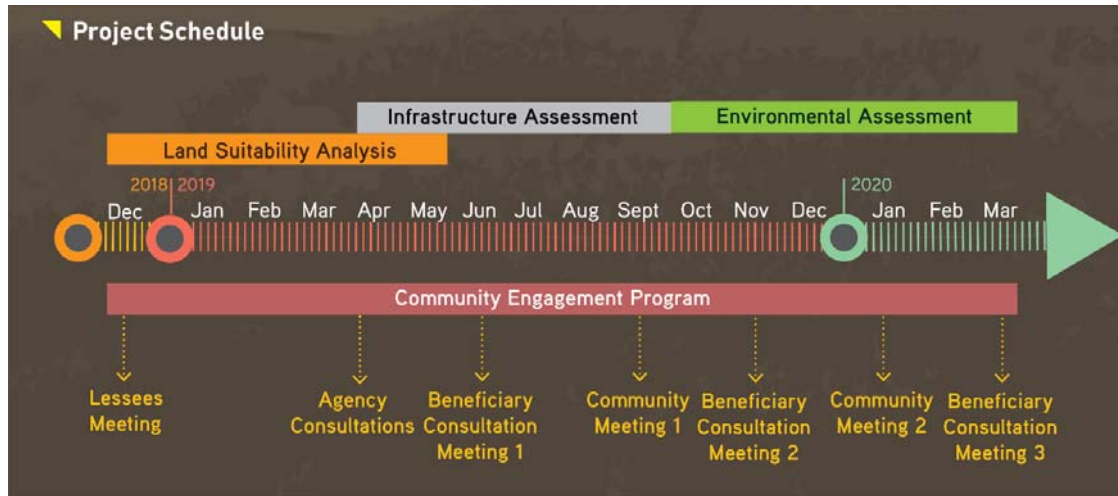
- Topo survey
- On & off-site infrastructure
- Subdivision
- Design
- Construction Plans

Beneficiary Consultation & Stakeholder Engagement

What is the history of the site?
What do people know and value about it?
What issues and opportunities exist?
What are the needs and desires of beneficiaries?
How does the site and homestead community relate to Hanapēpē, the West Side, and Kaua'i?

- Agency Consultations
- Kauai waitlist Beneficiary Survey
- Hanapēpē Lessees Meeting (tonight)
- Beneficiary Consultation Meetings
- Meetings with larger Hanapēpē community

PROJECT SCHEDULE



- Design and engineering for the next phase of homes is expected to begin in 2020 after the Environmental Assessment is completed.
- Construction and awards of homesteads for the next phase is anticipated within the next 5 to 8 years. However, the timeframe for the start of construction for the next phase is dependent upon DHHL receiving sufficient funding.
- Full buildout of the site could occur over the next 20 years. Again, the timeframe for development
- of DHHL's Hanapepe lands is dependent upon DHHL receiving sufficient funding.

13

3 STAKEHOLDER ENGAGEMENT

- Engagement process
- Opportunities for participation
- Types of input sought



14

PRINCIPLES OF STAKEHOLDER ENGAGEMENT



Honor **CULTURE**
 Respect **PLACE**
 Build **TRUST**
 Be **INCLUSIVE**
 Maintain **BALANCE**
 Be **RESPONSIVE**
 Stay **FLEXIBLE**

15

STAKEHOLDERS

COMMUNITY ORGANIZATIONS & ASSOCIATIONS

HO'OLA LAHUI HAWAI'I
 KAUA'I CHAMBER OF COMMERCE
 KAUA'I HABITAT FOR HUMANITY
 KAUA'I MEDICAL CLINIC
 HANAPĒPĒ SALT PONDS BOARD
 KAUA'I WESTSIDE WATERSHED COUNCIL
 UH SEA GRANT EXTENSION PROGRAM
 HAWAII COMMUNITY FOUNDATION
 HANAPĒPĒ-'ELE'ELE COMMUNITY ASSOCIATION
 NATIONAL TROPICAL BOTANICAL GARDEN
 LAND USE RESEARCH FOUNDATION
 WEST KAUA'I BUSINESS & PROFESSIONAL ASSOC
 HAWAII VISITORS AND CONVENTION BUREAU
 PI'ILANI MAI KE KAI COMMUNITY ASSOCIATION

DHHL ASSOCIATIONS & BENEFICIARIES

WAITLIST BENEFICIARIES
 WEST KAUAI HAWAIIAN HOMESTEAD
 ASSOCIATION
 KAMALOMALO'O HAWAIIAN HOME LANDS
 ASSOCIATION
 ANAHOLA HAWAIIAN HOMES ASSOCIATION
 KEKAHA HAWAIIAN HOMESTEAD ASSOCIATION

GOVERNMENT AGENCIES

FEDERAL
 PACIFIC MISSILE RANGE FACILITY
 (PMRF)
STATE
 DEPARTMENT OF AGRICULTURE
 DEPARTMENT OF EDUCATION
 DEPARTMENT OF TRANSPORTATION
 DEPT. OF LAND AND NATURAL
 RESOURCES
 COMMISSION ON WATER RESOURCE
 MANAGEMENT
KAUA'I COUNTY
 ECONOMIC DEVELOPMENT
 HOUSING
 PLANNING
 PUBLIC WORKS
 TRANSPORTATION AGENCY
 TRANSIT AGENCY
 DEPT OF WATER
 EMERGENCY MANAGEMENT AGENCY

ELECTED OFFICIALS

SENATOR
 RON KOUCHI
REPRESENTATIVE
 DEE MORIKAWA
MAYOR
 DEREK KAWAKAMI
COUNTY COUNCIL
 MASON CHOCK
 ARRYL KANESHIRO
 LUKE EVSLIN
 ROSS KAGAWA
 KIPUKAI KUALII
 ARTHUR BRUN
 FELICIA COWDEN

OTHERS: Residents,
 landowners, cultural
 practitioners, community
 leaders, schools,
 businesses, utilities, etc.

SPREADING THE WORD

Reaching Beneficiaries

All of the below, PLUS...

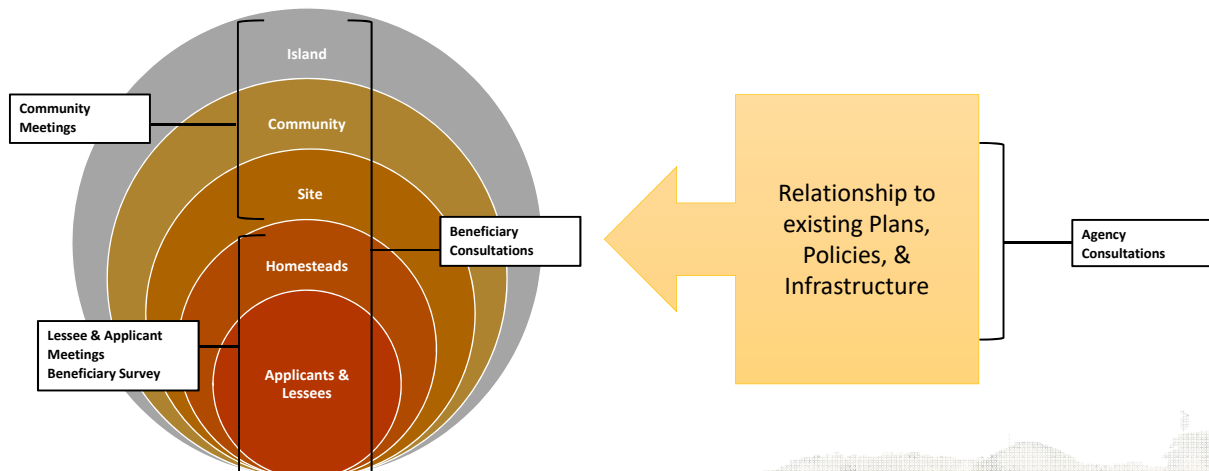
- DHHL Mailing List (lessees/wait list)
- Beneficiary Organizations and Homestead Associations

Reaching the Public

- DHHL Website
- Social Media (DHHL, West Side organizations)
- E-mail List
- Presence at Community Events
- Media Releases
- Public Notices for EA

17

ACTIVITIES TO GATHER INPUT



18

NEXT ACTIVITIES

Site Research & Studies

- Team Site Visit (12/14)
- Environmental Studies
- Topographic Survey
- Site History Research

Stakeholder Engagement

- Beneficiary Waitlist Survey
- Agency Consultations
- Cultural Resource Interviews
- Beneficiary Consultation Meeting 1 (Summer 2019)

19

Questions?

20

4 TALK STORY

- The Homesteads
- The Site
- The Community
- The Island

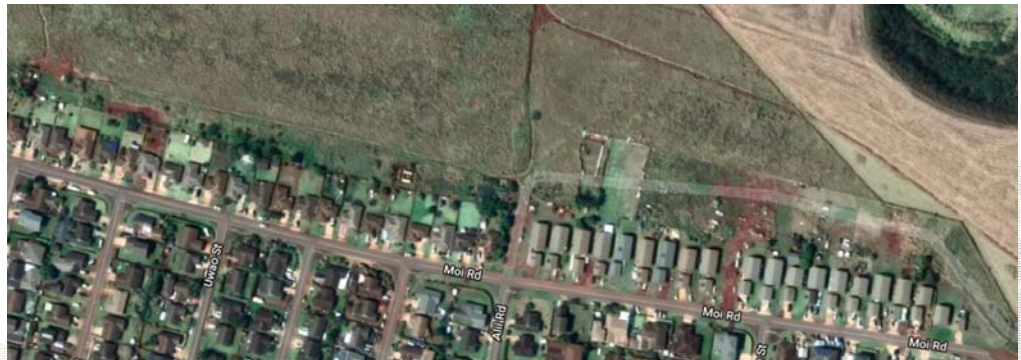
21

THE HOMESTEADS

What should we know about the existing homesteads?

What can you share about your experience as a Homestead resident?

What issue and opportunities exist?



22

THE SITE

What should we know about the project site?

Are there stories or qualities that are special to you?

Are there things that need protecting?

Are there things that need fixing?

How does the community use the site?



23

THE COMMUNITY

What should we know about the Hanapēpē community?

How do you get downtown?

Where do you go in Hanapēpē?

How does the site and homesteads relate to the community of Hanapēpē?



24

5 WRAP-UP

- De-brief
- Stay in Touch



De-Brief: What We Heard



STAY IN TOUCH

DHHL Planning Office
Contact:

Andrew Choy
Andrew.h.choy@hawaii.gov
(808) 620-9279

Project Team Contact:

Melissa White
mwhite@ssfm.com
(808) 628-5861

Thank you for your time and mana'o.

MAHALO !

