

## Executive Summary

Regional plans build a sense of community and capacity, they stimulate partnerships for development and improvements, and put homestead lessees in the “driver’s seat.” The Hawaiian Homes Commission’s approval of 21 Regional Plans across the State means that all homestead communities have the same opportunity. The 21 regional plans provide a platform for beneficiaries to talk as neighbors and ‘ohana about their common issues and concerns. The regional plans empower beneficiaries with a recurring opportunity, to convene as neighbors and friends in order to identify and solve their own problems. Regional plans tap the ingenuity and ensure that homestead lessees are an integral part of the solution. Working with the Department of Hawaiian Home Lands (DHHL) Planning Office staff and consultants, the plan identifies priority projects to respond to issues and areas of concern within existing and planned homestead areas. The plan may focus on a particular homestead community or several homestead communities in the region. At a minimum, the regional plan documents current conditions and trends and identifies a prioritized list of projects important to the community and the department.

**Vision.** The vision provides a unified direction for homesteads, Departmental and Commission actions on Moloka'i and is as follows:

*“Moloka'i beneficiaries are thriving on the land where the way of life and sense of community continue to hold strong. Acknowledging the diversity of each homestead on Moloka'i, we envision a unified community grounded in Hawaiian values and cultural traditions passed to us from our kūpuna. Core values are preserved while embracing modern pathways to a sustainable future.”*

This vision is supported by the following values:

- **Our Cultural Traditions Give Us Knowledge and Strength-** The legacy of our ancestors is honored through our daily practices in order to help us connect with our rights and kuleana. Standing tall on a solid foundation of Hawaiian values and cultural traditions for future generations, we know who we are, we excel in what we do, and we can see far.
- **Water Flow Invigorates Waiwai-** Water is essential to life, and for us to thrive on our 'āina. Water enables us to grow food, provide sustenance for our families, and ensure self-sufficiency. Access to an efficient and reliable water system is critical to preserving our lifestyle.
- **Sense of Community and Lifestyle-** There is a genuine sense of aloha and strong sense of 'ohana on our island. Everyone looks after one another and cares for each other. The rural way of life remains an integral part of our community.

- **We Practice and Teach Aloha ‘Āina and Mālama ‘Āina-** It is our kuleana to care for our ‘āina and kai because they nourish our families, both physically and spiritually. We take pride in stewardship of our subsistence resources to provide for current and future generations, a kuleana passed to us from our kūpuna.

**Planning Area.** DHHL lands on Moloka‘i consist of approximately 25,900 acres and are situated in five geographic areas: Kalama‘ula; Ho‘olehua-Pālā‘au; Kapa‘akea, Kamiloloa, and Makakupa‘ia; Kalaupapa and Pālā‘au; and ‘Ualapu‘e. The Moloka‘i Island Plan (2005) land use designations include: Residential, Supplemental Agricultural, Subsistence Agricultural, Pastoral, General Agriculture, Community Use, Special District, Conservation, Commercial, and Industrial.

Since the adoption of the Moloka‘i Island Plan, changes to the DHHL land inventory have resulted in the following land use designation totals as shown in the table below.

*Moloka‘i Land Use Designations Acreage*

<b>Moloka‘i Land Use Designations</b>	<b>Acres</b>	<b>Percent of total</b>
Residential Homestead	742	2.87
Subsistence Agriculture	2,338	9.04
Supplemental Agriculture	5,862	22.64
Pastoral	1,927	7.45
General Agriculture	6,415	24.80
Special District	7,758	29.99
Community Use	93	0.36
Conservation	655	2.53
Commercial	58	0.22
Industrial	16	0.06
<b>Total Acres</b>	<b>25,864</b>	<b>100</b>

**Planning Process.** This Plan updates the 2010 Moloka‘i Regional Plan. An initial meeting with leaders from the homestead associations was held in September 2018 to gather input on planning process and schedule for this update. Between November 2018 and June 2019, five community meetings were held to understand community issues, concerns, values and vision for their community, to identify potential projects to address issues and concerns, and to select the top five priority projects. The Planning Team then worked with the community to synthesize and compile the priority projects. The ideas were compiled into a draft plan for review by the community at a meeting held in October 2019.

**Priority Projects.** Of the 24 potential projects identified by the community, the top five priority projects are listed below in order of priority. Three of the top five priority projects were listed as potential projects in the 2010 Regional Plan. These priority projects reflect the projects that the community identified as priorities for DHHL and their community. The action steps and required resources in order for these projects to be implemented are also listed below.

Priority Project	Action Steps	Required Resources
<b>'Ualapu'e Kuleana Homestead Project and Cultural Resource Management Plan</b>	<p>Major action steps in the planning phases are:</p> <ul style="list-style-type: none"> <li>• Since this project is a beneficiary-driven initiative, clarify and further refine the project description, including project outcomes, and clarify roles between DHHL and community.</li> <li>• Ahonui Homestead Association to pursue a Limited Right-of-Entry (30-day permit) from DHHL to visit the proposed project area.</li> <li>• Determine if DHHL Land Use designation needs to be amended in the Moloka'i Island Plan.*</li> <li>• Prepare Special Area Plan*, including a Cultural Resource Management Plan.</li> <li>• Prepare "Kuleana Homestead" Settlement Plan* specific to 'Ualapu'e location, including determine lot scenarios, options and configuration.</li> <li>• Prepare State of Hawai'i HRS Chapter 343 Environmental Assessment.*</li> <li>• Prepare a resource development plan/strategy for future phases – Design, Construction, Community Development.</li> </ul>	<ul style="list-style-type: none"> <li>• Technical Assistance</li> <li>• Funding (planning, design, construction)</li> <li>• HHC Approval</li> </ul>
<b>Ho'olehua Hale Improvements</b>	<ul style="list-style-type: none"> <li>• Amend the Moloka'i Island Plan to re-designate the parcel from residential to community use.</li> <li>• Obtain a long-term license for the parcel, which will require Beneficiary Consultation and HHC approval.</li> <li>• Develop a financial plan that outlines resources needed to complete the priority project in phases given funding limitations.</li> <li>• Consult with State and County agencies for necessary permits and approvals.</li> <li>• Hire an Architect to develop preliminary design plans for the hale improvements.</li> <li>• Hire a Contractor to complete hale improvements.</li> </ul>	<ul style="list-style-type: none"> <li>• Technical Assistance</li> <li>• Funding (design and construction)</li> <li>• HHC Approval</li> </ul>

Priority Project	Action Steps	Required Resources
<b>Water Rate Assessment and Legal Analysis of Beneficiary Rights Regarding Water Rate Disparities*</b>	<ul style="list-style-type: none"> <li>• DHHL to proceed with the Cost of Service Analysis and Water Rate Study. Community to provide input and participate in the beneficiary consultation process.</li> <li>• Establish a taskforce of DHHL staff, homesteaders, and interested parties to collaborate on this project.</li> <li>• DHHL to procure a legal firm to conduct analysis of beneficiary rights regarding the water rate disparities.</li> <li>• Develop final report and recommendations for the legal analysis regarding the water rate disparities.</li> <li>• Pending findings, community to initiate discussions with the County to get homestead areas that currently pay County water rates to make appropriate adjustments to align with the rates for the DHHL water system.</li> </ul>	<ul style="list-style-type: none"> <li>• Technical Assistance</li> <li>• Funding</li> <li>• HHC Approval</li> </ul>
<b>Shared Farm Equipment for Agricultural Lessees*</b>	<ul style="list-style-type: none"> <li>• Work with existing lessees and homestead associations to determine level of interest for specific tools and equipment, and to prioritize needs.</li> <li>• Conduct an inventory of existing potential equipment available for equipment sharing program.</li> <li>• Design an equipment sharing program that is applicable to the needs of homesteads.</li> <li>• Develop a financial plan that outlines resources needed to implement and operate the equipment sharing program.</li> <li>• Seek funding including State Grant in Aid to implement the program.</li> </ul>	<ul style="list-style-type: none"> <li>• Funding</li> </ul>
<b>Road Improvements*</b>	<ul style="list-style-type: none"> <li>• Conduct an inventory of roads in the vicinity of homestead areas.</li> <li>• Assess condition of roads.</li> <li>• Identify roads that need improvements.</li> <li>• Identify road ownership.</li> <li>• Develop a prioritization matrix to identify the top priority roads in need of improvements.</li> <li>• Consult with State and/or County agencies to discuss road improvements.</li> <li>• Seek funding.</li> </ul>	<ul style="list-style-type: none"> <li>• Funding</li> </ul>

\*Project identified as a potential project in the 2010 Moloka'i Regional Plan.

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# 1 Introduction

## 1.1 Purpose of a Regional Plan

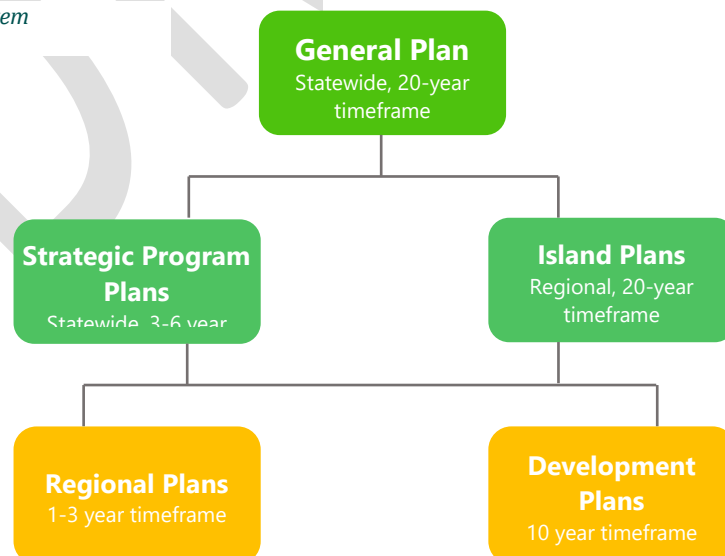
The mission of the Department of Hawaiian Home Lands (DHHL) is to build vibrant homestead communities. Towards this end, DHHL works in partnerships with government agencies, private landowners, non-profit organizations, homestead associations, and other community groups. Regional plans provide the means to work closely with existing lessees and native Hawaiian beneficiaries to clarify visions and build partnerships.

This regional plan is one of 21 regional plans that DHHL is updating statewide. These regional plans assess land use development factors, identify issues and opportunities, and identify the region's top priority projects slated for implementation within the next five years.

## 1.2 Planning System

Regional Plans are part of DHHL's three-tiered Planning System. At tier one is the General Plan which articulates long-range goals and objectives for the Department. At the second tier, there are Program Plans that are statewide in focus, covering specific topic areas such as the Native Hawaiian Housing Plan and a Native Hawaiian Development Program Plan. Also, at this second tier are the Department's Island Plans that identify the Department's land use designations per island which function similar to the counties' land use zones. The Regional Plans are located at the third tier in the Department's Planning System which focuses at the community/regional level.

Figure 1: DHHL's Planning System



The role of the Regional Plans within the planning system includes:

- Apply the goals, policies, and land use designations of the General Plan, program plans, and applicable island plan to specific geographic regions;
- Directly involve the community in planning their region;
- Compile comprehensive information about the region to provide a factual basis to identify needs and opportunities;
- Evaluate changes needed, if any, to the Island Plan as it applies to the region;
- Identify potential resources (e.g., partners, funding sources) to facilitate implementation;
- Identify priority projects that are important to the community and implementation steps to move these projects forward.

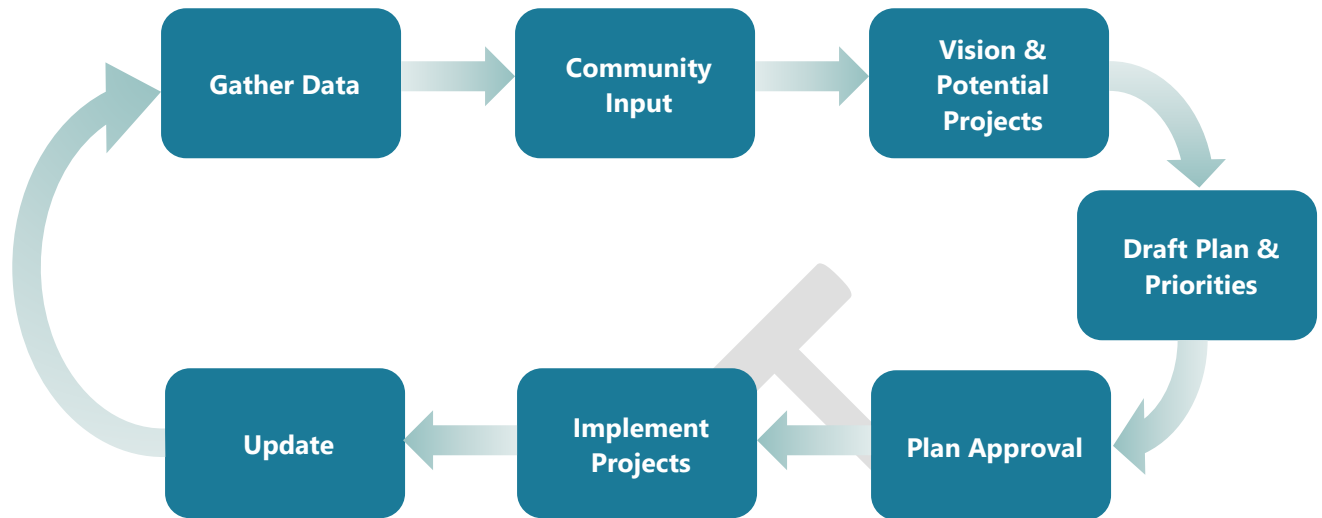
### 1.3 Regional Planning Process

The development of regional plans involves seven steps (see Figure 2):

1. **Gather Data.** Pertinent data to describe existing conditions and trends include history of the homestead, land use, infrastructure, natural features, historic/cultural features, surrounding uses, development trends.
2. **Gather Community Input to Identify Issues and Opportunities.** Existing homesteaders, native Hawaiian beneficiaries, and other stakeholders are invited to a facilitated meeting to discuss issues and opportunities for the region.
3. **Create a Long-Term Vision and Identify Potential Projects.** The input from the community on the issues and opportunities provide the basis to craft a draft vision statement that is reviewed and modified as necessary to the satisfaction of the community. Potential projects consistent with this vision are identified and prioritized by community consensus.
4. **Review a Draft Plan and Priorities.** Project details, budget estimates, and other pertinent project planning information are written up as part of a draft plan for review by the community.
5. **Approve the Plan.** Draft regional plans are then subject to the approval of the Hawaiian Homes Commission, which means that the Commission and Department officially support the priorities identified in the regional plan.
6. **Implement Priority Projects.** Upon approval, the homestead community, the Department, and other development partners can seek necessary funding and pursue the implementation of the Priority Projects.
7. **Update.** Finally, since DHHL knows that regional development is a dynamic process with constantly changing opportunities and emerging issues, regular regional plan updates are built into the planning process.



Figure 2: The Regional Plan Development and Update Process



#### 1.4 Stakeholders and Partners

DHHL is working in partnership with other government agencies, the private sector and community organizations to develop its lands and improve community life. DHHL believes that partnerships are an effective way to leverage resources and capital investments, mitigate undesirable impacts of development, coordinate area growth, reduce risks in large scale community projects, and create broad community benefits.

These partnerships allow for better prioritization and coordination of infrastructure improvements and the development of regional and public residential facilities. This coordination helps individual organizations achieve their goals while bringing long-term benefits to the community and region.

#### 1.5 DHHL Master Planning Process and Community Development Goals

Often times homestead associations are interested in developing capital improvement projects within their communities in order to provide needed social services and enrichment opportunities for their community. The need for these desired projects is often captured in DHHL Regional Plans. While the characteristics of projects proposed in each region are as diverse and unique as the DHHL communities in each region across the state, the overall planning and development process for these projects in most instances is the same.

Successfully implementing any type of land development project requires several basic foundational elements prior to beginning. This includes a strong organization that works well together and has high levels of participation in regular association business, ensuring that projects are selected based upon agreed criteria rather than individual preferences, creating a project plan and building large amounts of social capital within and outside of the community. Figure 3 briefly describes these

## 1 Introduction

elements of organizational capacity and project planning in more detail. The top level represents the steps that the homestead association (project proponent) should complete.

Most organizations go through five main stages of an organization's developmental lifecycle (from "The Five Life Stages of Non-Profit Organizations" by Judith Sharen Simon with J. Terence Donovan):

1. **Stage One: Imagine and Inspire.** The organization is not yet formalized, but individuals are inspired and united by a common vision or idea.
2. **Stage Two: Found and Frame.** The organization becomes formalized. Governing documents have been drafted and adopted by its members. The organization receives its non-profit status.
3. **Stage Three: Ground and Grow.** Organizations in this stage focus on establishing systems of accountability to its members as well as growing its internal capacity to provide more services or a higher quality of service to its members.
4. **Stage Four: Produce and Sustain.** This is the stage in which the organization is at its peak and is primarily concerned with how it can sustain its level of service over time.
5. **Stage Five: Review and Renew.** The organization re-invents itself in order to adapt to new existing conditions. The primary question the organization is concerned with at this stage is: "How can we do it better?" The organization revisits its mission, vision, services, and management structure.

Social capital can be defined as the networks of relationships among people who live and work in a particular society, enabling that society to function effectively. A homestead association from time to time should assess its social capital both internally among its members as well as among external stakeholders and potential partners in order to determine the level of potential support and/or opposition about a proposed land development project. Figure 3 illustrates the various social circles that should be supportive of a land development project. Often times, a development idea starts with a core group of individuals on an association board and gradually that idea should be shared with and incorporate the ideas of others in larger social circles of people in order to grow social capital and build support for a development project.

Lastly, Figure 3 illustrates that the association's assessment of its life cycle and existing social capital should be incorporated into a program plan. A program plan clearly articulates a community vision or need, identifies criteria for selecting programs or projects to fulfill that vision or need, and selects appropriate projects and programs based on that criteria. Programs/projects should be selected based on strong community support for the initiatives and the association's organizational capacity.

Once an association has outreached with its community to identify its vision and goals, established criteria for selecting projects that help them accomplish their vision and goals, and selected project(s) that have strong community support, then the association can begin with the actual physical master planning and development of the project(s). Figure 4 illustrates the process of master planning and land development on Hawaiian Home Lands. This applies to projects that are land-based and for construction.

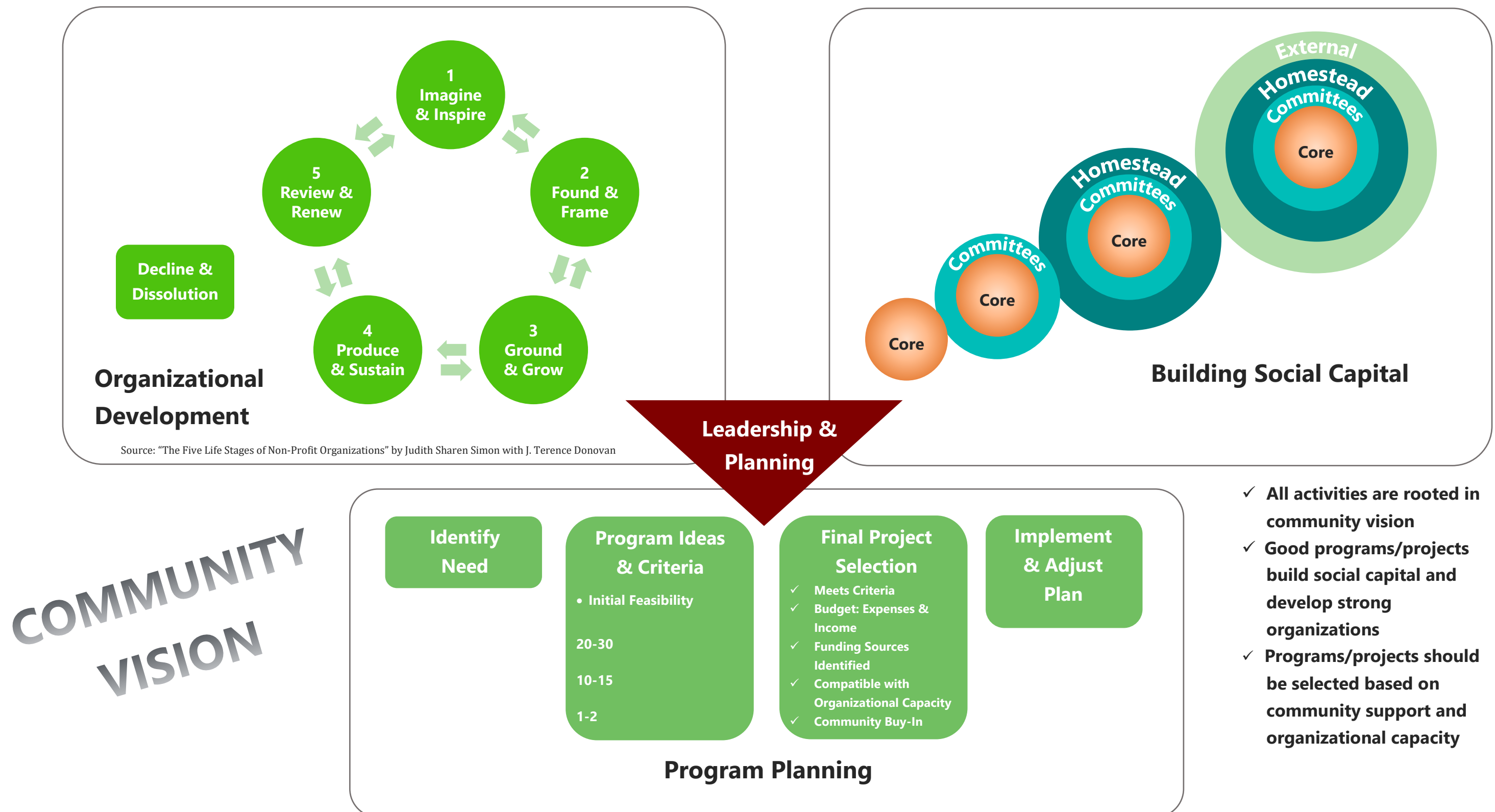
The top level represents the steps that the homestead association (project proponent) should complete.

- The project proponent should focus their time and attention to ensure that the community's **vision and needs** are integrated into the project.
- The project proponent should conduct a site and infrastructure assessment of the location in which they would like to implement the project in order to ensure that the location is appropriate for what they would like to do.
- A master plan should integrate and synthesize the community's vision and needs with the site and infrastructure assessment. A master plan should also include a financial plan that forecasts initial development costs, long-term operational costs, and how those costs will be financed over time.
- An Environmental Assessment (EA) or Environmental Impact Statement (EIS) needs to be prepared in accordance with Hawai'i Revised Statutes (HRS) Chapter 343 on the Master Plan. If federal funds are used for the project, then a federal EA or EIS may need to be completed in accordance with the rules and standards of the federal funding agency.
- Once Chapter 343 and federal environmental regulations are complied with, then the project proponent can proceed with obtaining the necessary permits, approvals, and proceed with construction.

The next two levels below the top level, include various DHHL staff reviews and HHC approvals the Project Proponent will need at each step.

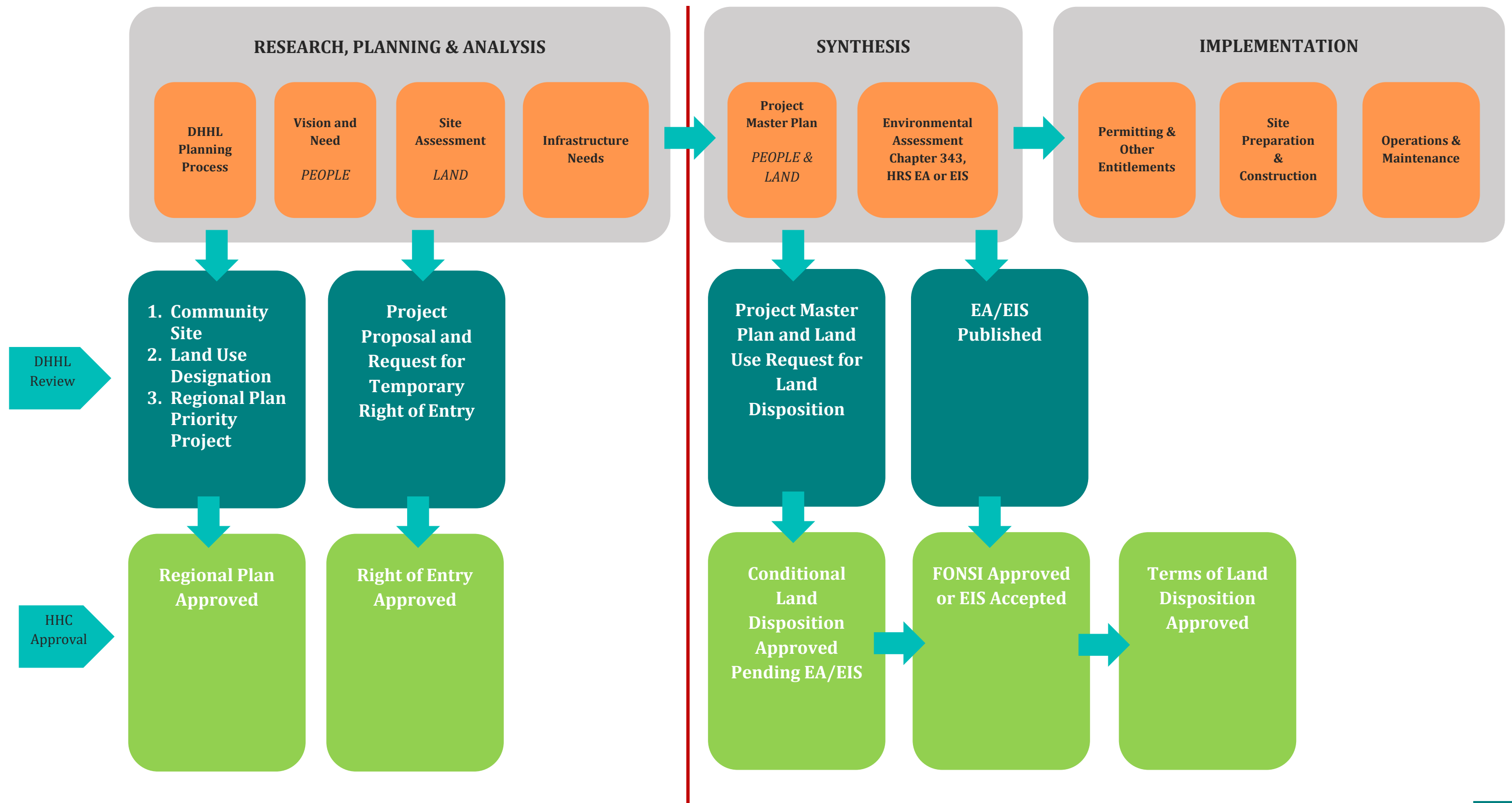
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Figure 3: Community Organization &amp; Development



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Figure 4: Master Planning and Land Development Process on Hawaiian Home Lands



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## 2 Vision and Values

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*“Moloka'i beneficiaries are thriving on the land where the way of life and sense of community continue to hold strong. Acknowledging the diversity of each homestead on Moloka'i, we envision a unified community grounded in Hawaiian values and cultural traditions passed to us from our kūpuna. Core values are preserved while embracing modern pathways to a sustainable future.”*

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This vision statement captures a desired end-state for the beneficiaries on Moloka'i. It articulates beneficiaries' vision of a successful homestead community. This vision provides a unified direction for homestead, Departmental and Commission actions on Moloka'i and provides important context for the Regional Plan Priority Projects that follow.

In addition to the vision statement above, the vision statement from the County's Moloka'i Island Community Plan also articulates beneficiaries' belief in who and what it is that the community would like to become. A copy of this vision statement is included in Appendix A.

### 2.1 Values

The vision statement was developed based on the following values:

- **Our Cultural Traditions Give Us Knowledge and Strength-** The legacy of our ancestors is honored through our daily practices in order to help us connect with our rights and kuleana. Standing tall on a solid foundation of Hawaiian values and cultural traditions for future generations, we know who we are, we excel in what we do, and we can see far.
- **Water Flow Invigorates Waiwai-** Water is essential to life, and for us to thrive on our 'āina. Water enables us to grow food, provide sustenance for our families, and ensure self-sufficiency. Access to an efficient and reliable water system is critical to preserving our lifestyle.
- **Sense of Community and Lifestyle-** There is a genuine sense of aloha and strong sense of 'ohana on our island. Everyone looks after one another and cares for each other. The rural way of life remains an integral part of our community.
- **We Practice and Teach Aloha 'Āina and Mālama 'Āina-** It is our kuleana to care for our 'āina and kai because they nourish our families, both physically and spiritually. We take pride in stewardship of our subsistence resources to provide for current and future generations, a kuleana passed to us from our kūpuna.

## 2 Vision and Values

### 2.2 Previous Planning Efforts

DHHL first developed a regional plan for Moloka'i in 2007 and then updated it in 2010. The 2010 Moloka'i Regional Plan included a list of 32 potential projects, with five of those selected as priority. The status of the top five priority projects from the 2010 Moloka'i Regional Plan are summarized below:

Project Description	Status
Alternative Energy Initiative	A photovoltaic project for the DHHL Ho'olehua drinking water system and Kūlana 'Ōiwi office complex are planned. A photovoltaic system for Lanikeha Center is under construction. Some beneficiaries are pursuing the idea of an electric cooperative or decoupled micro-grid for energy independence.
Conduct Beneficiary Consultation on Large Scale Renewable Energy Development	Beneficiary Consultation completed. Land Use Designation changed to "Special District." Next step is for DHHL to contract a consultant to prepare the Special Area Management Plan for Mo'omomi.
Conduct Water Pressure Testing in Kalama'ula	Completed.
Modify Septic Tank at Kiowea Park	Completed.
Support Moloka'i Sustainment Farming Project, Ho'olehua Homestead Agriculture Association and Kukui Helepō	Homesteaders are growing Kukui, but the biodiesel part needs more work and coordination with DHHL.

Appendix B provides a comprehensive list of projects and work that have been completed, funded, or in progress.

### 2.3 Methods & Approach

The approach for this planning process included broad publicity for community meetings through mail-outs of meeting notices and e-mails to the leadership of the homestead associations, postings on community bulletin boards, sharing of ideas through a series of meetings with beneficiaries, working with community members to develop priority project descriptions and providing adequate time to develop and review the draft plan recommendations.

Below is a summary of the community meetings that contributed to the development of this regional plan.

*What I love about my community...*

**September 5, 2018:** Leadership Meeting. The purpose of this meeting was to introduce the regional plan update project and to get input from the leadership of the homestead associations on the planning process and schedule. Participants were asked to share what they loved about their community. A total of 25 participants signed-in at this meeting.

*"I love the people and the lifestyle."*

*"The feeling of 'ohana."*

*"We are all one."*

**November 1, 2018:** Community Meeting #1. The purpose of this meeting was to explain the purpose of a regional plan, the reason for this update, the planning process and schedule, and to seek input on concerns, opportunities, values and visions. A total of 43 participants signed-in at this meeting.

**December 5, 2018:** Community Meeting #2. The purpose of this meeting was to continue the discussion on issues and concerns and to brainstorm a list of projects on how to address those issues and concerns. An update on the status of the priority projects from the 2010 Regional Plan was shared with meeting participants. As requested by the community during the previous meeting, the Planning Team then reviewed each potential project from the 2010 Regional Plan. Projects initiated since 2010 were also discussed. A total of 29 participants signed-in at this meeting.

**January 30, 2019:** Community Meeting #3. The purpose of this meeting was to continue the discussion on potential projects for the regional plan. In addition to reviewing the list of potential projects from the 2010 Regional Plan, new potential projects were proposed by meeting participants. A total of 47 participants signed-in at this meeting.

**April 11, 2019:** Community Meeting #4. The intent of this meeting was to gather input on the draft vision and values, and to select the top five priority projects through a voting process. However, meeting participants requested more time to review the draft vision and values. Meeting participants also wanted an opportunity to review each of potential projects from the revised list further and to finalize the potential projects list as a group. Project champions were also given the opportunity to explain or share information about their potential projects. Finalizing the draft vision and values and voting of the top five priority projects were deferred to the next community meeting. A total of 84 participants signed-in at this meeting.

## 2 Vision and Values

**June 26, 2019:** Community Meeting #5. The purpose of this meeting was to gather input on the draft vision and values, and to select the top five priority projects through a voting process. Participants were given five sticker dots and asked to select their top priorities from a total of 24 potential projects. Small groups were then formed to work with the Planning Team over the next several months to further refine the priority projects. A total of 70 participants signed-in at this meeting.



*Meeting attendees participate in the voting process to select the top five priority projects for the regional plan.*

## 3 Planning Area

### 3.1 Location

DHHL lands on Moloka'i comprise of approximately 25,900 acres and are situated in five geographic areas that include:

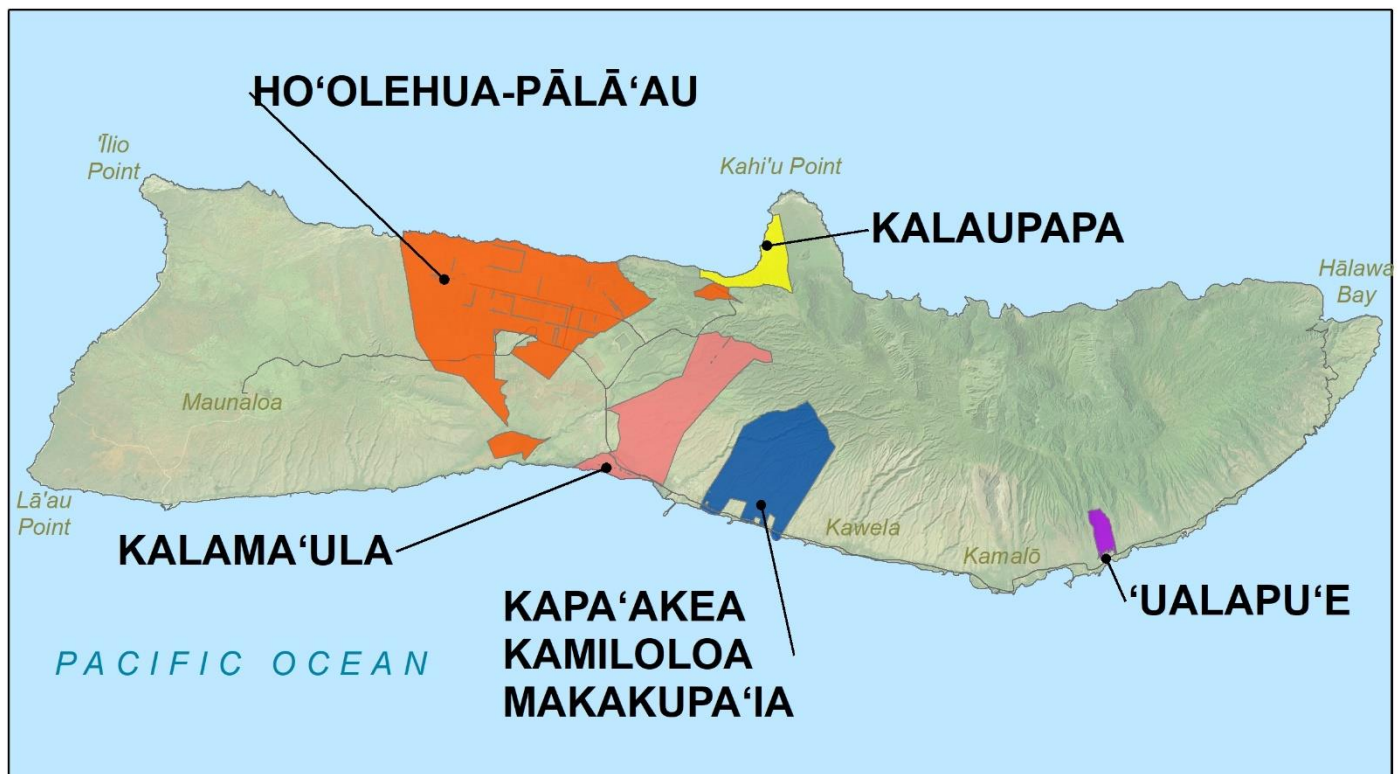
- **Kalama'ula** - Kalama'ula, located west of Kaunakakai, makes up 20 percent of the DHHL lands on Moloka'i. This parcel is mauka of Kamehameha V Highway, gently sloping upland to Pu'u Luahine (372 feet elevation) transected with the declining slopes of Kuhuaawi Gulch and Kaluaohē Gulch. The elevation ranges from sea level to 1,800 feet above sea level. Kalama'ula consists of multiple uses with a residential community in the lowlands and coastal regions, wetlands to the southwestern corridor, pastoral use, Kapuāiwa Grove, Church Row, and Kūlana 'Ōiwi. The first DHHL homestead in the State of Hawai'i was established in Kalama'ula on the island of Moloka'i.
- **Ho'olehua-Pālā'au** - Ho'olehua-Pālā'au, within the northern central plateau and southern coastal corridor of Moloka'i, respectively, make up 53 percent of the DHHL lands on Moloka'i. Ho'olehua is a rural agricultural community fronted by Maunaloa Highway. The lands of Ho'olehua vary in topography, ranging from level plains to rolling hills and sea cliffs at the northern coastal boundary. Kāluape'elua and Mane'opapa Gulches bisect the eastern section of Ho'olehua, and Anahaki Gulch bisects the northwest.
- **Kapa'akea, Kamiloloa, and Makakupa'ia** - Kapa'akea, Kamiloloa, and Makakupa'ia make up 20 percent of the DHHL lands on Moloka'i. These DHHL lands are located along the southern section of Moloka'i, approximately one mile east of Kaunakakai town. Most of these DHHL lands are situated mauka of Kamehameha V Highway, highlighted by variable slope and major drainage channels that help form the wetlands near the shoreline. The elevation ranges from sea level to its mauka boundary at 2,000 feet above sea level. Kapa'akea is a coastal community.
- **Kalaupapa and Pālā'au** - Kalaupapa and Pālā'au, located on the northern plateau and peninsula of the island, make up approximately 6 percent of the DHHL lands on Moloka'i. The area of Pālā'au is mostly ironwood forest under license to the State Parks Division until 2032. Kalaupapa peninsula is separated from the rest of the island by a 1,600-foot cliff. Approximately 1,247 acres of land in Kalaupapa is under license to the National Park Service until 2041.
- **'Ualapu'e** - 'Ualapu'e, located on the eastern end of the island, make up less than two percent of the DHHL lands on Moloka'i. The parcel is mauka of Kamehameha V Highway and is highlighted by its sloped terrain from its mountainous regions interspersed by deep ravines

### 3 Planning Area

of Kahananui Gulch, Ki'inohu Gulch, and Mo'omuku Gulch. The elevation ranges from 25 to 1,000 feet above sea level.

Together, these DHHL lands make up approximately 15 percent of the total land area of Moloka'i (Figure 5).

Figure 5. Planning Area



## DHHL Lands on Moloka'i

DHHL Moloka'i Regional Plan 2019  
Island of Moloka'i

Department of Hawaiian Home Lands  
Prepared by:



July 2019



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The DHHL Moloka'i Island Plan (2005) designated the lands into the following land uses categories (Figure 6 and 7):

- Residential
- Supplemental Agricultural
- Subsistence Agricultural
- Pastoral
- General Agriculture
- Community Use
- Special District
- Conservation
- Commercial
- Industrial

Since the adoption of the Moloka'i Island Plan, changes to the DHHL land inventory have resulted in the following land use designation totals, as shown in Table 1, below:

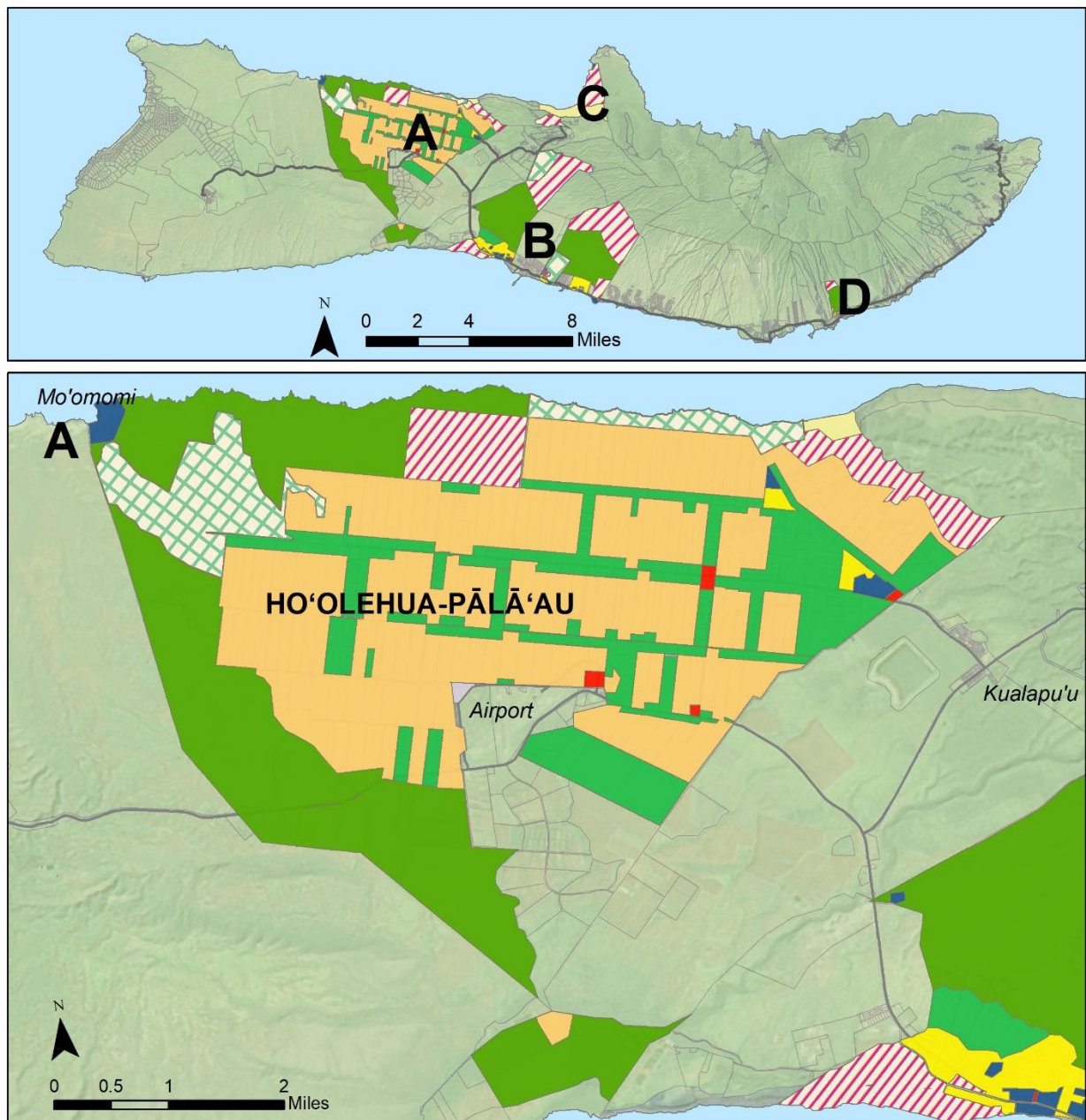
*Table 1. Moloka'i Land Use Designations Acreage*

<b>Moloka'i Land Use Designations</b>	<b>Acres</b>	<b>Percent of total</b>
Residential Homestead	742	2.87
Subsistence Agriculture	2,338	9.04
Supplemental Agriculture	5,862	22.64
Pastoral	1,927	7.45
General Agriculture	6,415	24.80
Special District	7,758	29.99
Community Use	93	0.36
Conservation	655	2.53
Commercial	58	0.22
Industrial	16	0.06
<b>Total Acres</b>	<b>25,864</b>	<b>100</b>



### 3 Planning Area

Figure 6. Moloka'i Island Plan Land Use Designations



#### DHHL Land Use Designations

DHHL Moloka'i Regional Plan 2019  
Island of Moloka'i

Department of Hawaiian Home Lands  
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#### LEGEND

— Roads

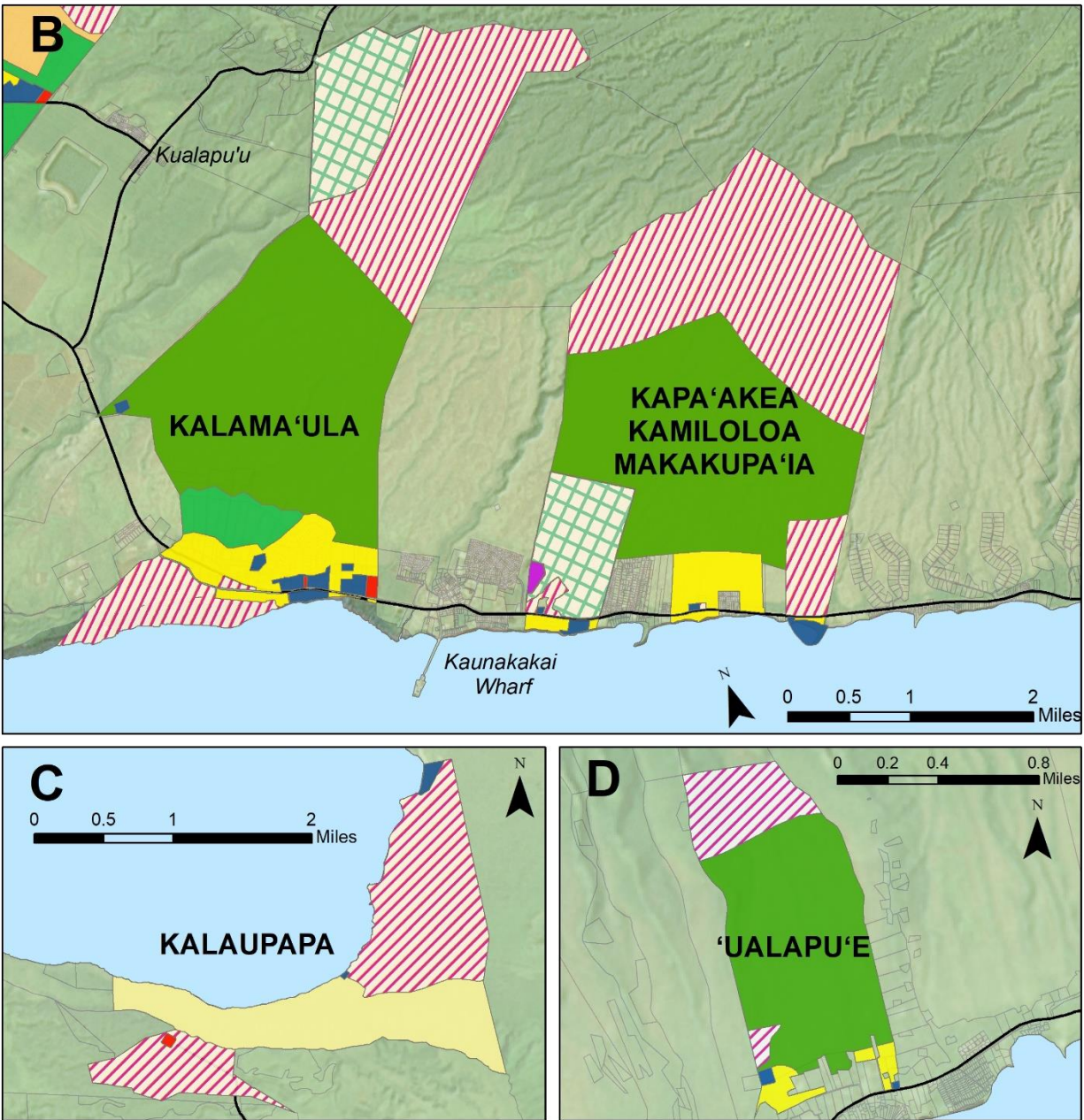
#### DHHL Island Plan Designations

- |   |  |
|---|--|
| <span style="display: inline-block; width: 10px; height: 10px; background-color: red; border: 1px solid black;"></span> Commercial            | <span style="display: inline-block; width: 10px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, yellow 2px, yellow 4px); border: 1px solid black;"></span> Pastoral          |
| <span style="display: inline-block; width: 10px; height: 10px; background-color: blue; border: 1px solid black;"></span> Community Use        | <span style="display: inline-block; width: 10px; height: 10px; background-color: yellow; border: 1px solid black;"></span> Residential   |
| <span style="display: inline-block; width: 10px; height: 10px; background-color: lightyellow; border: 1px solid black;"></span> Conservation  | <span style="display: inline-block; width: 10px; height: 10px; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, yellow 2px, yellow 4px); border: 1px solid black;"></span> Special District |
| <span style="display: inline-block; width: 10px; height: 10px; background-color: green; border: 1px solid black;"></span> General Agriculture | <span style="display: inline-block; width: 10px; height: 10px; background-color: green; border: 1px solid black;"></span> Subsistence Agriculture  |
| <span style="display: inline-block; width: 10px; height: 10px; background-color: purple; border: 1px solid black;"></span> Industrial         | <span style="display: inline-block; width: 10px; height: 10px; background-color: orange; border: 1px solid black;"></span> Supplemental Agriculture  |
|   | <span style="display: inline-block; width: 10px; height: 10px; background-color: lightblue; border: 1px solid black;"></span> To be acquired   |

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Figure 7. Moloka'i Island Plan Land Use Designations (continued)



## DHHL Land Use Designations

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Island of Moloka'i

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## LEGEND

— Roads	Pastoral
DHHL Land Use Designations	Residential
Commercial	Special District
Community Use	Subsistence Agriculture
Conservation	Supplemental Agriculture
General Agriculture	To be acquired
Industrial	

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### 3.2 Regional History

The Island of Molokaʻi has long been known as a place where time’s effects are a little less evident, where the pace is a little slower, and where an abundance of aloha can be found in the faces of the residents of the “Friendly Isle.” The fifth-largest island in the archipelago, Molokaʻi seems to have avoided the impacts of modernization and foreign influences creating an untouched atmosphere highly reminiscent of the “Old Hawaiʻi” of decades ago. It is also traditionally held as the birthplace of hula, the quintessence of Hawaiian Culture.

Predominantly an aqua- and agricultural-based economy, many of the industries continue in the same vein as established by the early kānaka maoli (original people, or Native Hawaiians). The use of fishponds, traditional Hawaiian aquaculture began on the shores of Molokaʻi and spread to the other islands where chiefs requested assistance in developing their own “fish farms.” Many fishponds can still be seen along the southern coast of the island, and some fishponds are still in use today. Ancient sacred sites are plentiful on the island, including Ka-ule-o-Nānāhoa where Hawaiians believed in its powers of fertility.

Prior to western contact, as well as immediately after, Molokaʻi remained relatively free from European foreign disease due to its continued legacy of relative isolation. The island’s remoteness prompted Kamehameha V to banish those with leprosy, otherwise known as Hansen’s disease, to the remote Kalaupapa peninsula in an effort to contain the spread of the disease. The banishment of individuals to Kalaupapa split family units apart, with many never having the opportunity to see their kin again.

The mission of Blessed Father Damien to the sick of Kalaupapa is renowned, such that Pope John Paul II beatified him in 1995. Father Damien was not the first missionary to go to the remote settlement. However, he was the first to stay. In addition to building 300 homes, tending the sick, and burying the dead, Damien brought hope to the residents of the Kalaupapa settlement. Father Damien eventually contracted Hansen’s disease and succumbed to the same disease inflicting those to whom he ministered. On October 11, 2009, Father Damien was canonized and is considered the patron Saint of Hansen’s disease, HIV, Aids and outcasts. Father Damien Day is celebrated statewide on April 15<sup>th</sup>.

In 1921, the United States Congress passed the Hawaiian Homes Commission Act, which set aside 43,000 acres of land for those with at least 50 percent Hawaiian blood. This Act was the direct result of efforts made by Prince Kūhiō Kalanianaʻole who had been concerned with the rapid decline of the Hawaiian population throughout the islands. One year later, the first Hawaiian homesteader moved into the Kalanianaʻole settlement on Molokaʻi. By 1924, the flourishing fields of the settlement had been dubbed the “Molokaʻi Miracle.” The Hawaiian Homestead Project represented the climax in a long controversy of the fate of the Hawaiians. It served as irrefutable evidence that the Hawaiian’s link to the land is both indivisible and essential.

## 4 Existing Land Uses

### 4.1 Homestead Uses

Homesteads on Moloka'i include residential, subsistence agriculture, supplemental agriculture, and pastoral. As of November 2018, DHHL had 841 active leases on Moloka'i: 394 residential, 420 agricultural, and 27 pastoral.

- **Residential Homesteads.** Residential homesteads make up 742 acres of DHHL lands on Moloka'i. Existing residential homesteads are located in Kalama'ula, Kapa'akea, Kamiloloa, and Makakupa'ia. Lands in 'Ualapu'e are planned for residential homesteads. A small area in Ho'olehua-Pālā'au is also designated for residential use.
- **Subsistence Agriculture Homesteads.** Subsistence agriculture homesteads make up 2,338 acres of DHHL lands on Moloka'i. Lands designated for subsistence agriculture are located in either Ho'olehua-Pālā'au or Kalama'ula, with the majority in Ho'olehua-Pālā'au.
- **Supplemental Agriculture Homesteads.** Supplemental agriculture homesteads make up 5,826 acres of the DHHL lands on Moloka'i. Lands designated for supplemental agriculture are located in Ho'olehua-Pālā'au.
- **Pastoral Homesteads.** Pastoral homesteads make up 1,927 acres of the DHHL lands on Moloka'i. Lands designated for pastoral use are located in Ho'olehua-Pālā'au, Kalama'ula, Kapa'akea, Kamiloloa, and Makakupa'ia.
- **Waitlist.** The wait list for a homestead on the island of Moloka'i includes a total of 2,099 applicants: 822 residential, 1,075 agricultural, and 202 pastoral.

### 4.2 General Agriculture

General agriculture lands total 6,415 acres in Ho'olehua-Pālā'au, Kalamaula, Kapa'akea, Kamiloloa, and Makakupa'ia, and 'Ualapu'e.

### 4.3 Special District

Lands designated as Special District consist of 7,758 acres and are located in 'Ualapu'e, Kapa'akea, Kamiloloa, and Makakupa'ia, Kalaupapa, Kalama'ula, and Ho'olehua-Pālā'au. In 2010, 1,000 acres of General Agriculture and 50 acres of Community Use lands in Mo'omomi-Anahaki were re-designated as Special District following beneficiary consultation. In 2011, a total of 4.6 acres at Malama Park were transferred by the Board of Land and Natural Resources to DHHL, and was later designated as Special District after consultation with beneficiaries.

### 4.4 Community Uses

Lands designated for community use consist of 93 acres in ‘Ualapu‘e, Kapa‘akea, Kamiloloa, and Makakupa‘ia, Kalaupapa, Kalama‘ula, Ho‘olehua-Pālā‘au. The Community Use lands in Kalama‘ula include the existing “church row” and the Kulana ‘Ōiwi Multi-Services Center which houses the offices of DHHL, OHA, Queen Liliuokalani Children’s Center, Kamehameha Schools, Alu Like and Na Pu‘uwai, Homelani Cemetery, and Kapuāiwa Grove. In Ho‘olehua-Pālā‘au, these lands include the Lanikeha Community Center and the site of the new Ho‘olehua Veterans and Homestead Residents’ Community Center.

### 4.5 Conservation

Lands designated as conservation are located in Ho‘olehua-Pālā‘au and Kalaupapa. Of the 655 acres of conservation land, the majority is located at Kalaupapa.

### 4.6 Commercial and Industrial

These two designations are utilized primarily to generate revenue in support of DHHL. Approximately 58 acres are designated as commercial lands in Kalama‘ula and Ho‘olehua-Pālā‘au. Sixteen acres of land in the Kapa‘akea, Kamiloloa, and Makakupa‘ia area are designated for industrial use.

### 4.7 State and County Land Use Designations

Generally, the DHHL Moloka‘i Island Plan land use designations are consistent with the State Land Use Districts. Where they may be inconsistent, DHHL may preempt the State Land Use Law and county land use regulations pursuant to the Hawaiian Homes Commission Act section 204.

#### 4.7.1 State Land Use Districts

The State Land Use Law establishes a framework for managing and regulating land in Hawaii through the classification of land into one of four land use districts: Urban, Rural, Agricultural, and Conservation. DHHL lands on Molokai consist of lands in all four land use districts (Figure 8).

Lands classified as State Land Use Urban District encompass DHHL lands in Ho‘olehua-Pālā‘au, Kalaupapa, ‘Ualapu‘e and Kapa‘akea, Kamiloloa, and Makakupa‘ia. Lands classified as the State Land Use Rural District encompass lots designated as Residential or Community Use in the Kalama‘ula homestead area. The State Land Use Agricultural District encompasses DHHL lands designated for Supplemental Agriculture, Subsistence Agriculture, Residential, Special District, Pastoral, Commercial and Community Use. The State Land Use Law requires a minimum lot size of one acre for lands designated in the Agricultural District. Since the Subsistence Agriculture designation allows

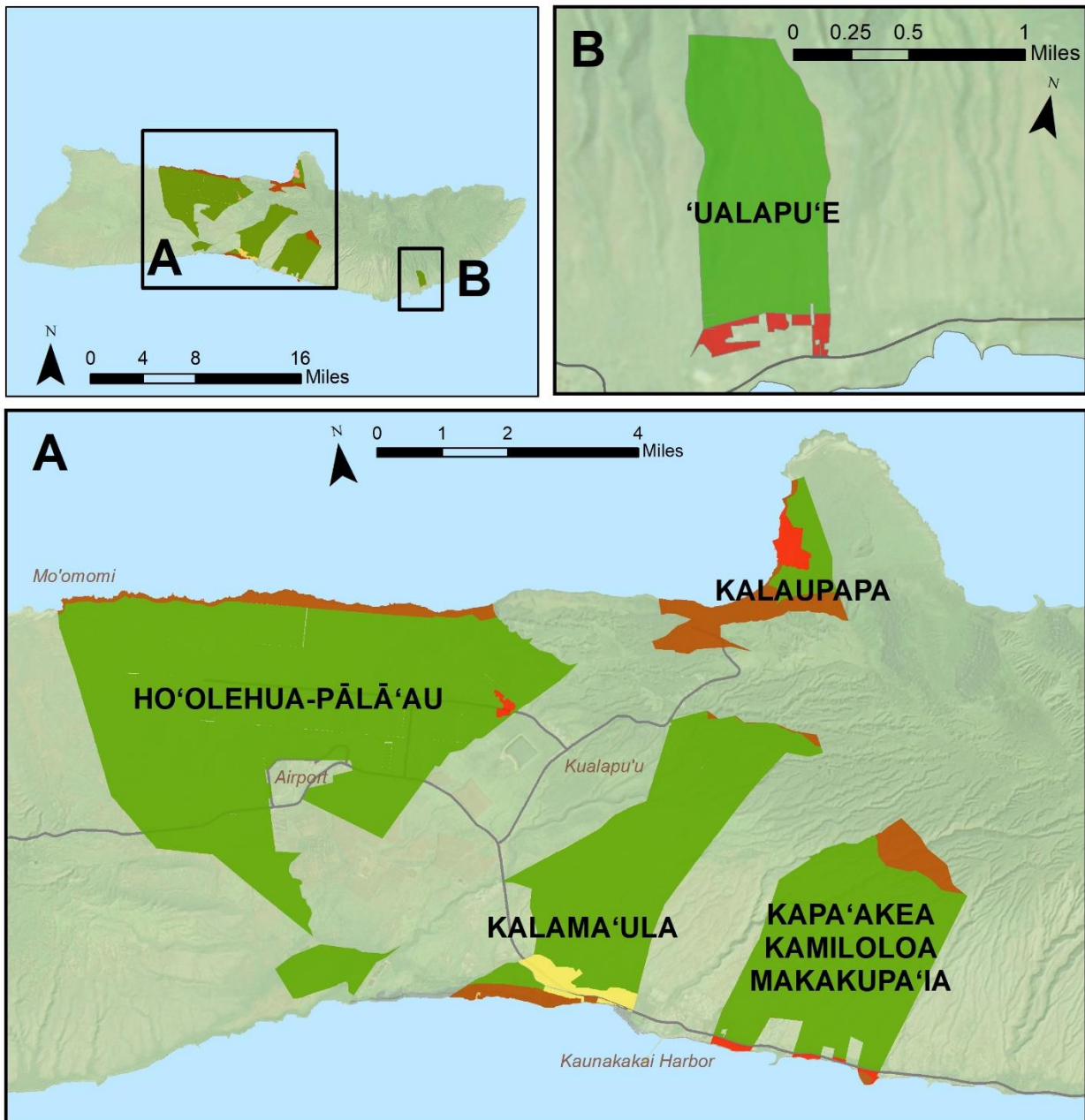
a minimum lot size of one-half acre, DHHL’s preemption applies to the Subsistence Agriculture lots within the State Land Use Agricultural District.

The State Land Use Conservation District encompasses the lands along the coastline in Hoʻolehua-Pālāʻau, Kalamaʻula, Kalaupapa, Kapaʻakea, Kamiloloa, and Makakupaʻia, and forested areas of Kalamaʻula, Kalaupapa, Kapaʻakea, Kamiloloa, and Makakupaʻia. The majority of these lands in the State Land Use Conservation District are also designated as Conservation under the DHHL land use designations. However, some areas are designated as Special District, Community Use, General Agricultural, Pastoral, or Rural.



## 4 Existing Land Uses

Figure 8: State Land Use Districts



### State Land Use Districts

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Island of Moloka'i

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### LEGEND

— Roads

#### State Land Use Districts

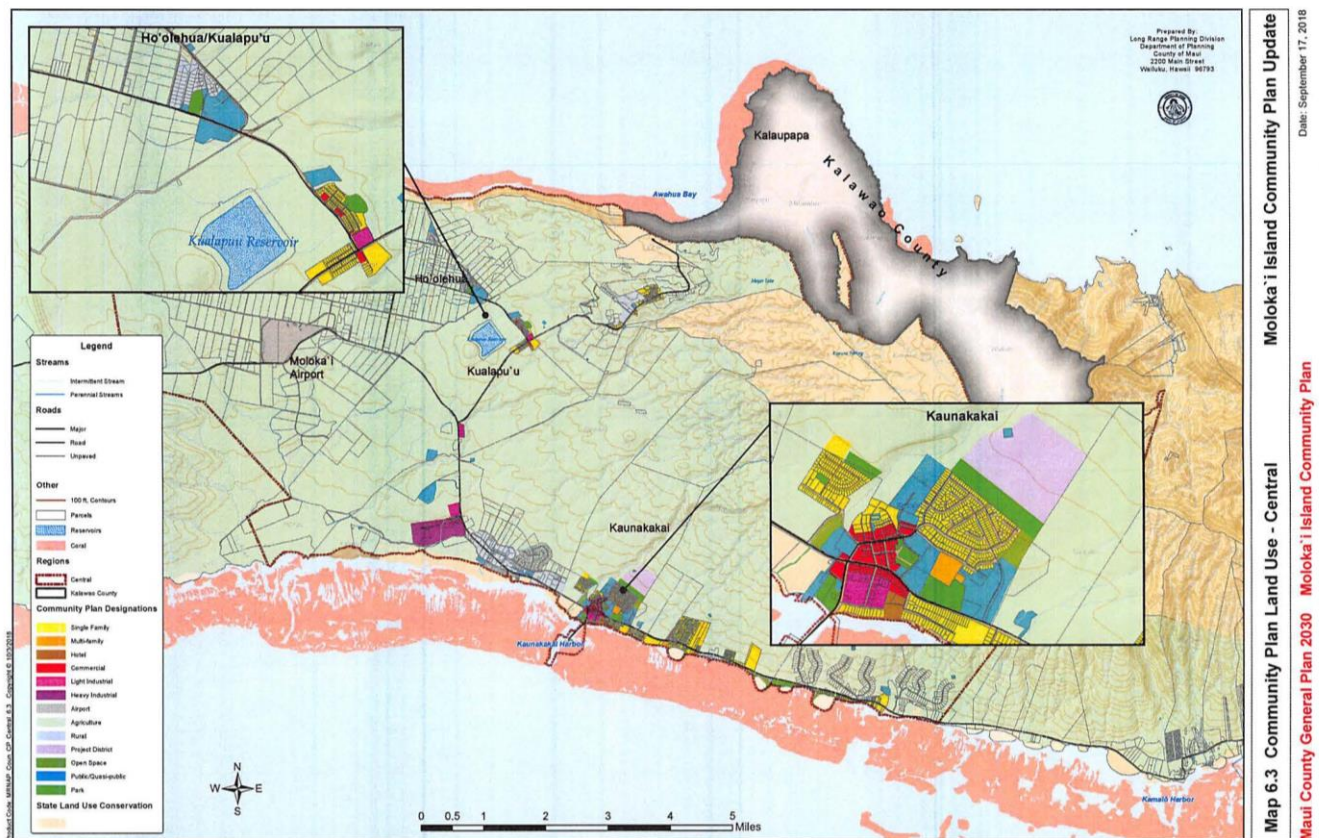
- Agricultural
- Conservation
- Rural
- Urban

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

## 4.7.2 County Land Use Designations

The Moloka'i Island Community Plan (2018) provides the County's land use designations (Figures 9 and 10). All of the DHHL lands are designated as agriculture under the County's land use map, with the exception of small pockets of land designated as public/quasi-public and single-family. While DHHL is not required to comply with the Maui County General Plan, zoning and subdivision regulations, and building permits, DHHL currently require lessees to obtain building permit approval from the County Department of Public Works because DHHL does not have its own building code.

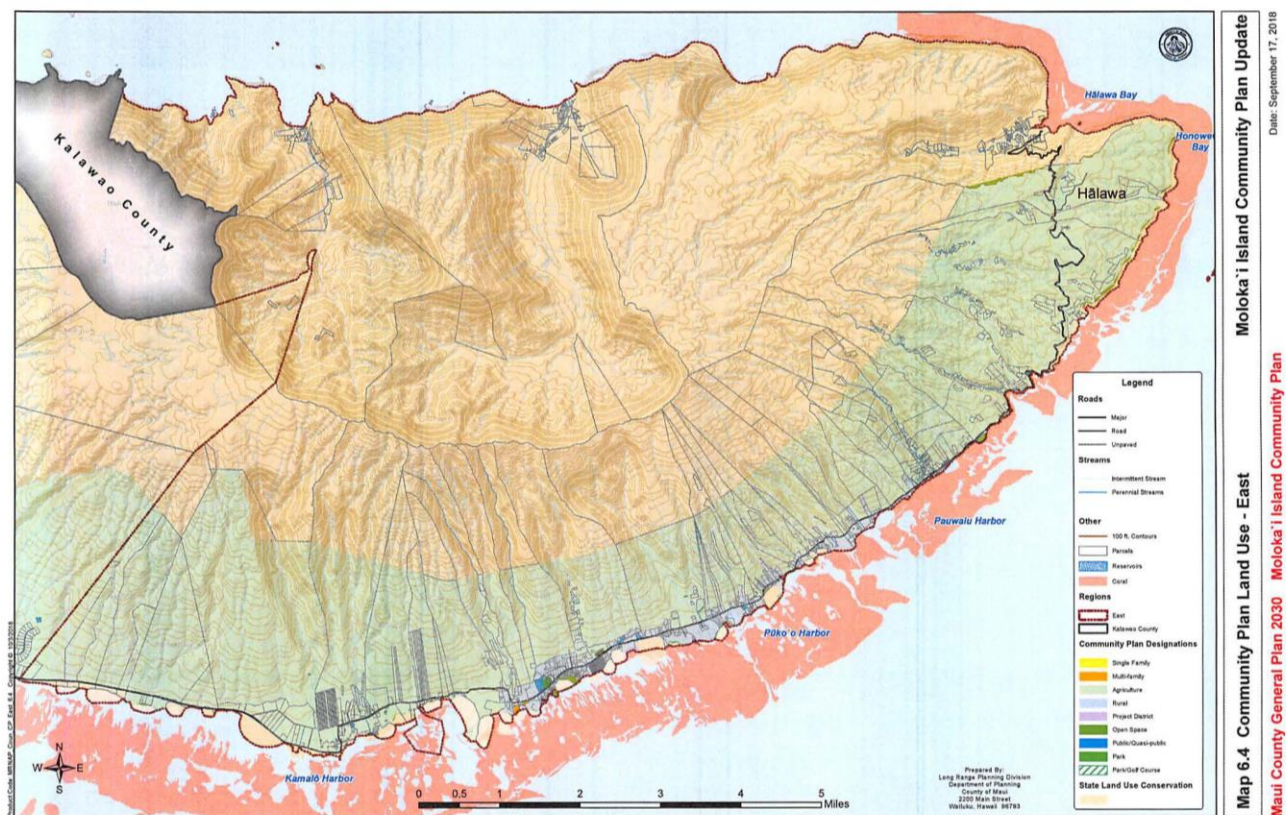
Figure 9: County Land Use Map (Central Area) from the Moloka'i Island Community Plan





## 4 Existing Land Uses

Figure 10: County Land Use Map (East) from the Moloka'i Island Community Plan



### 4.8 Surrounding Land Ownership and Uses

The majority of the land surrounding the DHHL Ho'olehua-Pālā'au area is owned by Moloka'i Ranch (Figure 11). Moloka'i Ranch, the largest landowner on the island, owns approximately 53,798 acres which is more than twice the amount of DHHL lands on the island. Other large landowners adjacent to the Ho'olehua-Pālā'au land area is State-owned lands, including Moloka'i Airport, and Monsanto Company.

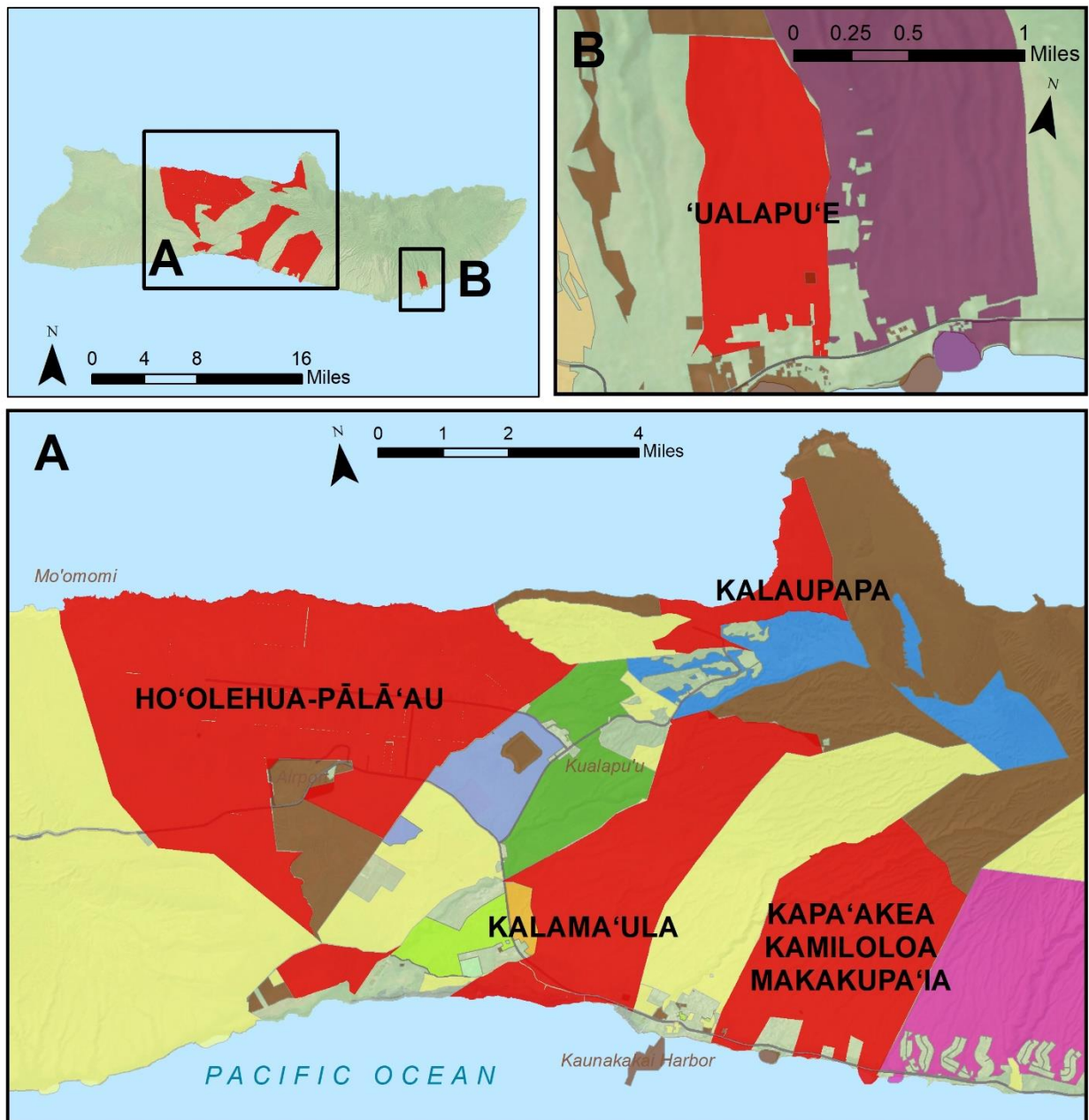
The Kalama'ula land area is surrounded by land owned by Moloka'i Ranch to the east, land owned by Kamehameha Schools and Kualapu'u Ranch to the west and State-owned lands to the north.

The Kapa'akea, Kamiloloa, and Makakupa'ia land area is bordered by Kawela Plantation to the east, Moloka'i Ranch to the west, and State-owned lands to the north.

The 'Ualapu'e land area is bordered to land owned by the D.C. Dunham Trust to the east, State-owned lands to the north and south, and smaller privately-owned lands to the west and some of the east.



Figure 11. Surrounding Large Landowners



## Surrounding Large Landowners

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Island of Moloka'i

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## LEGEND

<span style="color: red;">■</span> DHHL Lands	<span style="color: magenta;">■</span> Private, Kawela Plantation
<span style="color: brown;">■</span> Public, Govt. State	<span style="color: green;">■</span> Private, Kualapuu Ranch
<span style="color: yellow;">■</span> Private, Castle & Cooke	<span style="color: blue;">■</span> Private, Miala Inc.
<span style="color: purple;">■</span> Private, D.C. Dunham Tr.	<span style="color: lightyellow;">■</span> Private, Molokai Ranch
<span style="color: lightgreen;">■</span> Private, Hawaiian Electric Company	<span style="color: lightblue;">■</span> Private, Monsanto Company
<span style="color: orange;">■</span> Private, Kamehameha Schools	<span style="color: black;">—</span> Roads

Source: Office of Planning, Large Landowners (April 2017)

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

### 4.9 Climate Change and Disaster Preparedness

In 2018, the Hawai'i Climate Change Mitigation and Adaptation Commission adopted the *Hawai'i Sea Level Rise Vulnerability and Adaptation Report*<sup>1</sup>, which is the first statewide assessment of Hawai'i's vulnerability to sea level rise. The Report also provides general recommendations to reduce exposure and sensitivity to sea level rise. As a priority to adaptation to sea level rise, the Climate Change Commission passed five recommendations including urging counties to incorporate 3.2 ft of sea level rise exposure area (SLR-XA) into their general and development plans.

With 3.2 feet of sea level rise, approximately 2,590 acres of land on Moloka'i are estimated to be in the SLR-XA. It would also result in approximately 780 structures and more than two miles of major roads flooded. Potential economic losses are estimated at approximately \$280 million from all structures and land, which consists of 65 percent residential structures and land.

Figure 12 presents the 3.2 feet of SLA-XA for DHHL communities that will be impacted with sea level rise, which includes residential homesteads at Kapa'akea and Kamiloloa. Other DHHL lands that will be impacted with 3.2 feet of sea level rise include Kalama'ula, Pālā'au and Kalaupapa. Sections of Kamehameha V Highway (Route 450) and Maunaloa Highway (Route 460) which provide access to homestead communities are also vulnerable to flooding with sea level rise.

Figure 13 shows the special flood hazard areas for DHHL lands on Moloka'i based on the Federal Emergency Management Agency (FEMA) flood insurance rate maps. Flood zones are classified based on varying levels of flood risk. All of the DHHL land areas with the exception of Ho'olehua has high risk flood areas consisting of Zones A, AE, AH or VE. These flood zones are defined by FEMA as areas subject to flooding by the 1-percent annual chance flood event. A 1-percent annual chance flood means that there is a one percent chance that level flood will occur in any given year. A 1-percent annual chance flood could occur two or three years consecutively; this designation does not mean that this level flood only occurs once in every hundred years.

A hazard and vulnerability assessment report (2015) of DHHL communities prepared by the University of Hawai'i at Mānoa Department of Urban and Regional Planning Practicum identified Kapa'akea, Kamiloloa, and Makakupaia as having the largest population potentially affected by hazards, with a total of 72 residential leases. In addition to being in the high-risk flood zone, these DHHL lands are in the tsunami evacuation zone and 3.2 feet sea level rise exposure area.

To increase community preparedness and resiliency to climate change and sea level rise, DHHL is developing a coastal erosion management plan, *South Moloka'i Shoreline Erosion Management Plan*, for the coastal homestead communities of Kapa'akea and Kamiloloa-One Ali'i. A similar erosion management plan for the shoreline areas along the coast in Kalama'ula is also planned.

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<sup>1</sup> The Report adopts modeling by the Intergovernmental Plan on Climate Change Assessment Report 5 (2013) which projected sea level rise by one foot by mid-21st century and 3.2 feet by year 2100.

Figure 12. Sea Level Rise Exposure Area



## Sea Level Rise Exposure Area

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### LEGEND

- 3.2 feet Sea Level Rise Exposure Area (SLR-XA)
- DHHL Lands
- Roads

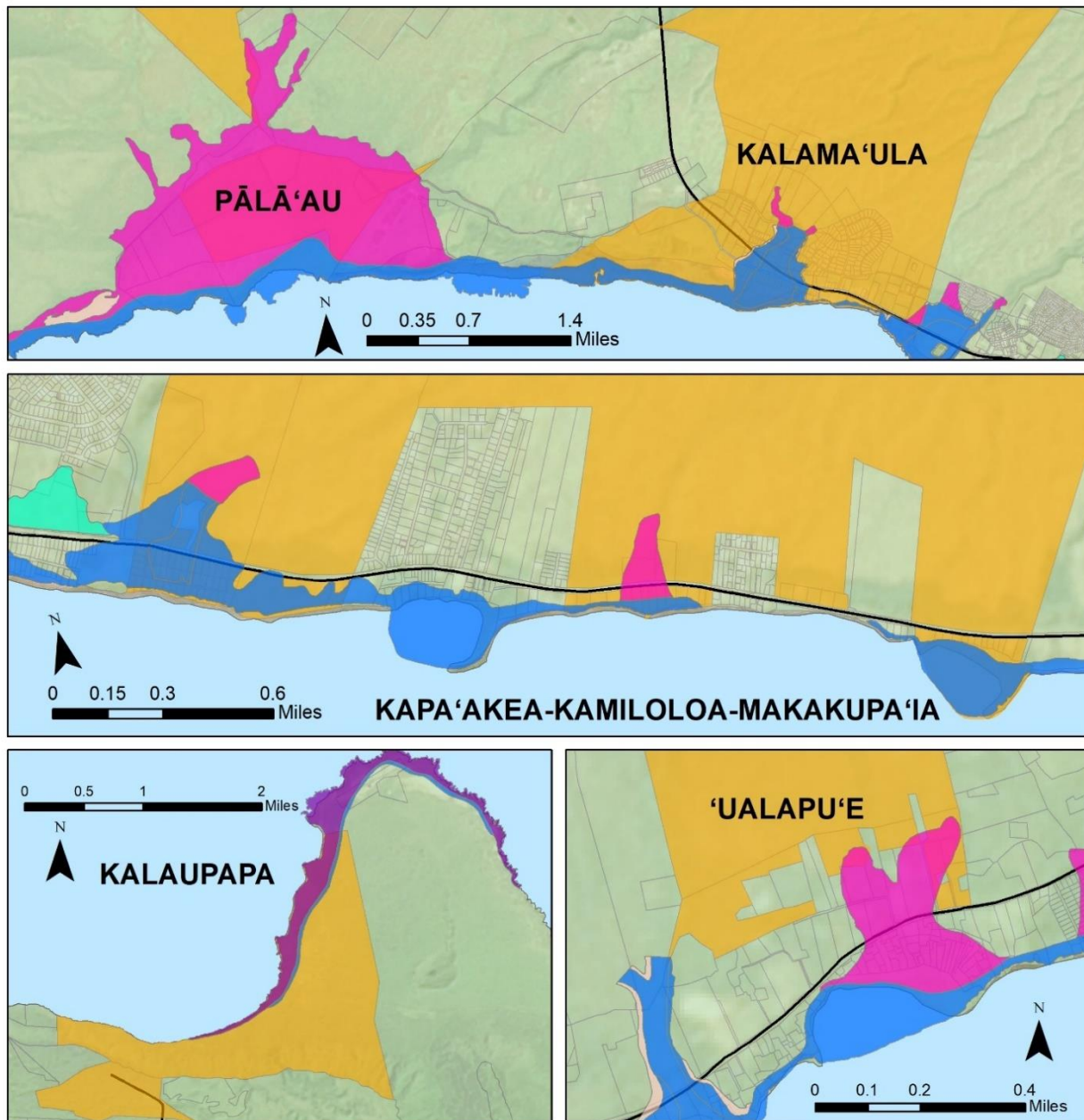
Source: State DBEDT (2017)

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## 4 Existing Land Uses

Figure 13. Flood Hazard Areas



### Flood Hazard Areas

#### DHHL Moloka'i Regional Plan 2019 Island of Moloka'i

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#### LEGEND

##### High Risk Flood Zone Area

- A
- AE
- AH
- VE
- DHHL Lands
- Roads

#### Flood Zone Definitions by FEMA:

- A: 1% annual chance floodplains by approximate methods of analysis (no Base Flood Elevations)
- AE: 1% annual chance floodplains by detailed methods of analysis
- AH: 1% annual chance shallow flooding with a constant water-surface elevation where average depths are between 1 and 3 feet
- VE: 1% annual chance coastal floodplains that have additional hazards associated with storm waves

Source: FEMA (2018)

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

## 5 Infrastructure

### 5.1 Water System

The water systems servicing DHHL lands on Moloka'i consist of the DHHL Ho'olehua Water System, the Maui County Department of Water Supply Water System, and the State Moloka'i Irrigation System. Potable water is provided by both the DHHL and the County's water system while non-potable water is provided by the Moloka'i Irrigation System.

#### 5.1.1 DHHL Ho'olehua Water System

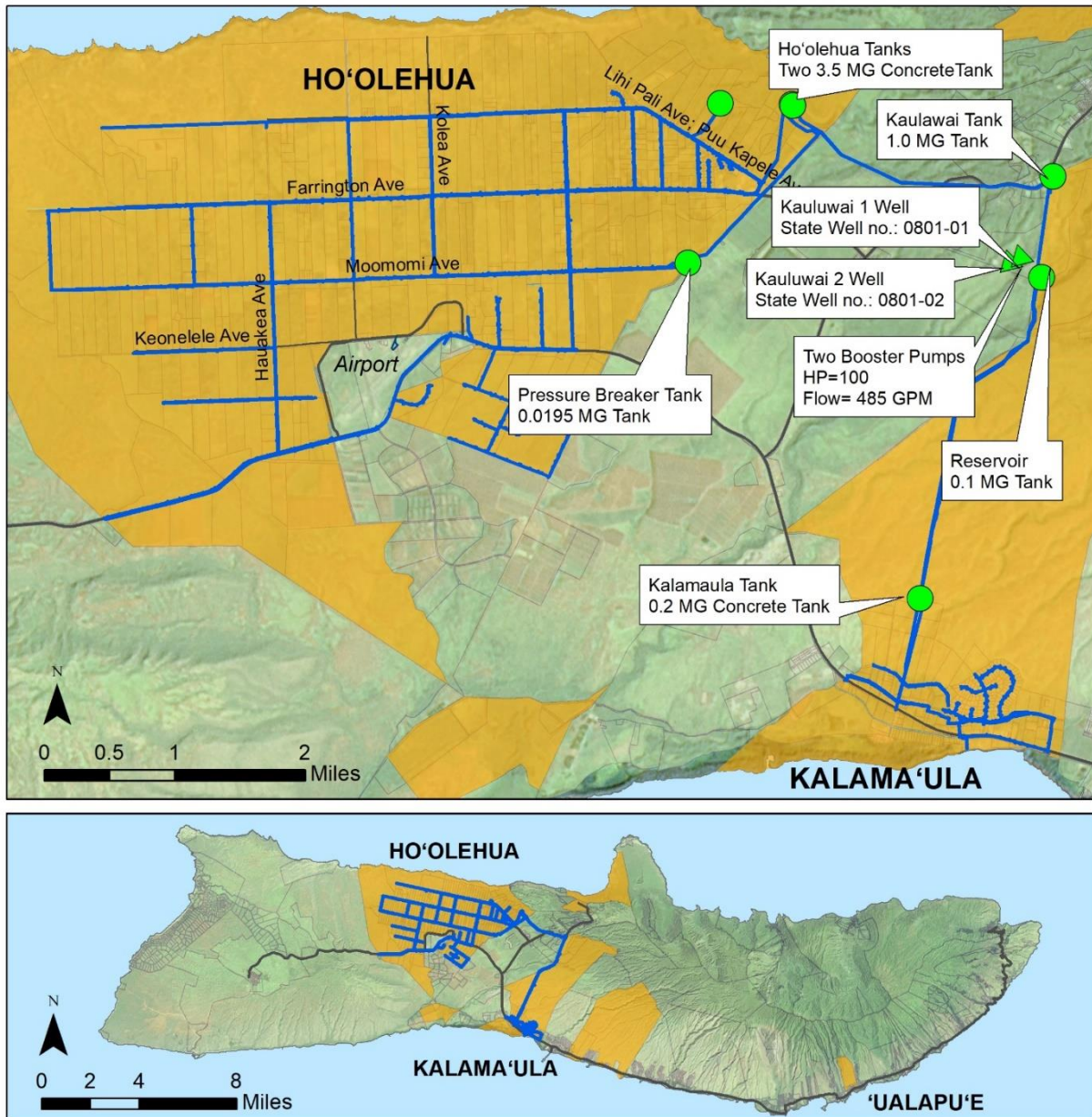
The DHHL Ho'olehua Water System, Public Water System No. 230 (PWS No. 230) is owned and operated by the DHHL, and is more than 80 years old. It provides potable water service to the DHHL agricultural, pastoral, and residential homesteads in Ho'olehua and Kalama'ula. It also provides water service to essential community facilities including the Ho'olehua Airport, U.S. Post Office, schools, churches, and Lanikeha Center. According to the State Department of Health, PWS No. 230 services an area with a population of 2,400. There are approximately 600 meters and 460 fire hydrants connected to the water system. It also serves two public water systems (PWS 229 Kualapu'u and PWS 245 Kipu). The Kualapu'u Aquifer is the sole source for the DHHL's water system. DHHL's current water allocation from the Kualapu'u Aquifer is 0.367 million gallons per day (MGD). DHHL has a 2.905 MGD reservation that has not yet been allocated.

The Ho'olehua Water System consists of two ground water wells (State Well No. 0801-01 and No. 0801-02), a chlorination disinfection system, two booster pumps, five storage tanks with a total storage capacity of 8.3 million gallons (MG), and a 19,500-gallon pressure breaker tank. The water distribution system comprises of 50 miles of pipes ranging from 6-, 8-, and 12-inches.

Water is pumped from the two ground water wells at Kala'e to a 100,000 gallon (0.1MG) well site tank. Water is then pumped to a 1.0 MG Kauluwai reinforced concrete tank at an elevation of 1,432 feet via an 8-inch cast iron main. From the 1.0 MG Kauluwai tank, a 6-inch pipe directs water westward to two 3.5 MG concrete storage tanks in Ho'olehua. Numerous water lines from the storage tanks branch out in a westerly direction towards Ho'olehua to service the Ho'olehua homestead area. In addition to the Ho'olehua homestead area, the water system services the Kalama'ula homestead area. A 12-inch line transports water via gravity from the 100,000 gallon well site tank at Kala'e to a 200,000 gallon (0.2 MG) Kalama'ula concrete tank, which services the Kalama'ula homestead area.

## 5 Infrastructure

Figure 14. DHHL Water Infrastructure



### DHHL Water Infrastructure

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Island of Moloka'i

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### Legend

- ▲ DHHL Existing Wells
- Existing DHHL Reservoirs
- Existing DHHL Waterline
- Roads
- DHHL Lands

Source: State DBEDT, DHHL (2019)

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### 5.1.2 Maui County DWS

The Maui County Department of Water Supply Water (DWS) System provides potable water conveyed from Maui County's Kualapu'u well to the lands at Kapa'akea, Kamiloloa, and Makakupa'ia. The waterline running along Kamehameha V Highway ranges from 6 inches to 12 inches. In the vicinity of the Kapa'akea homesteads, an 8-inch waterline along Kamehameha V Highway connects to an 8-inch waterline running along Kapa'akea Loop. An existing 12-inch water line is located along Kamehameha V Highway in the vicinity of the DHHL lands at 'Ualapu'e.

### 5.1.3 Molokai Irrigation System

The Moloka'i Irrigation System (MIS) has been operated and managed by the State Department of Agriculture (DOA) since 1989. It is the largest state-owned system in Hawai'i. The MIS serves approximately 235 customers on 3,102 acres including Ho'olehua homesteads for agricultural use (State DOA, 2004).

The MIS is supplied by four surface water diversions and five wells in the Waikolu watershed and aquifer system area. Fifty-four percent of the MIS surface water comes from surface water diversion dams in Waikolu Valley, 28% from ground water intercepted by the Waikolu Tunnel and 18% pumped from wells. There are three intakes that divert stream flows at the 1,000 feet elevation into the Moloka'i Tunnel, a five-mile long tunnel. The fourth intake with a pump station at the 800 feet elevation lifts stream flows to the Moloka'i Tunnel inlet portal. Water is conveyed by gravity via a the Moloka'i Tunnel, a concrete flume, and then a 30-inch steel pipeline to the 1,400 MG Kualapu'u Reservoir. From the reservoir, water is distributed via 22 miles of pipeline ranging from 8- to 24-inches in diameter to customers (Figure 15).

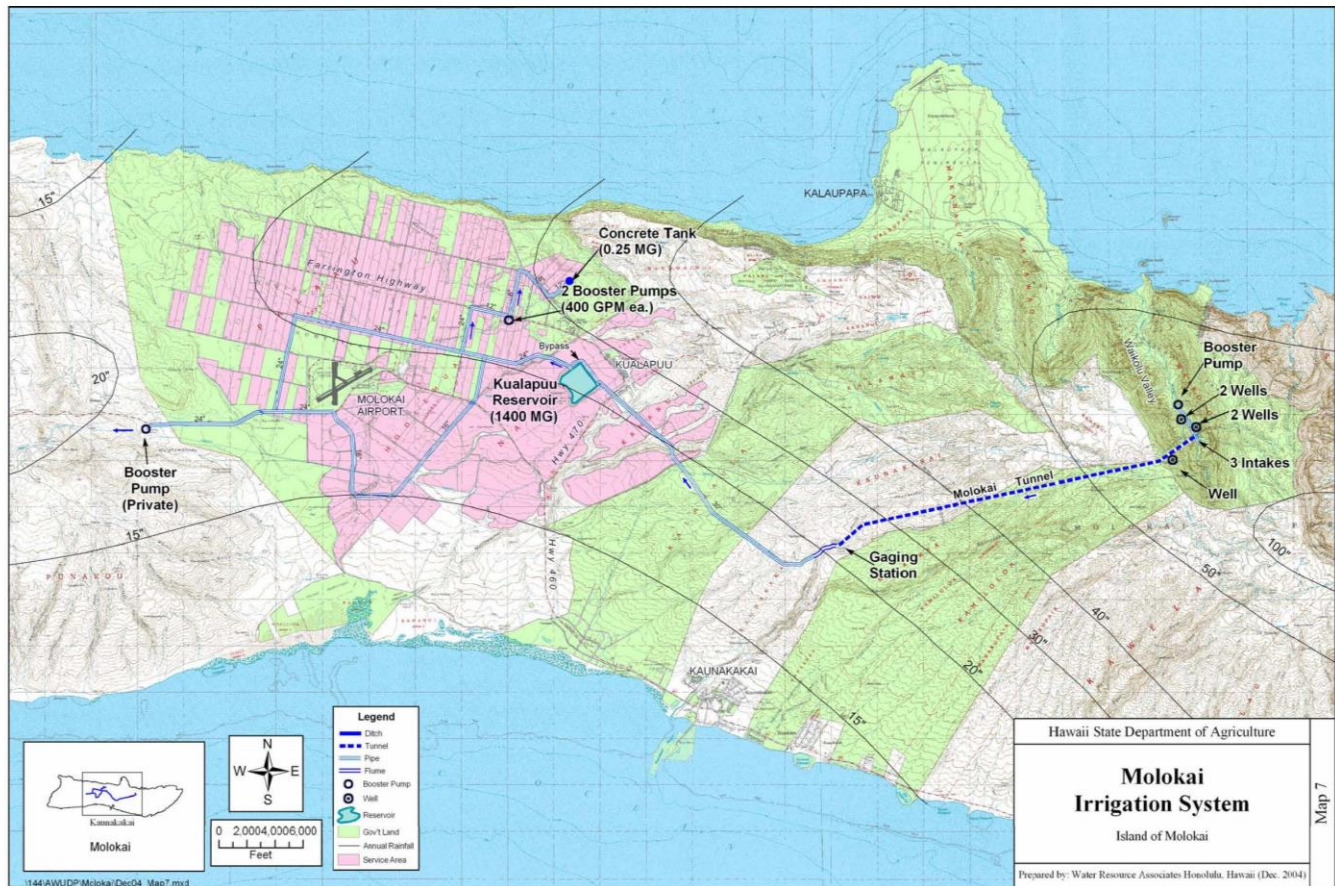
The State Agricultural Water Use and Development Plan (2004) notes that intakes for the MIS system become clogged and require frequent maintenance. Also, electrical power for the pumps, controls, etc. is provided by a high voltage line installed on the tunnel roof. The power line is plagued with outages, shorts, and electrical leaks due to high humidity and dampness. The pumps and motors also experience frequent problems from short circuits and motor failures. The Kualapu'u Reservoir has high evaporation losses, seepage losses, and water quality program related to sediments, algae, animals and organic matter. In recent years, average rainfall totals in Waikolu Valley have diminished substantially thus making it difficult to sustain water user demands during extended dry periods<sup>2</sup>. If

<sup>2</sup> §168-4 states "to the extent that the same may be necessary from time to time for the satisfaction of their water needs, domestic and agricultural, the Hawaiian homes commission and lessees of the Hawaiian homes commission shall at all times, upon actual need therefor being shown to the board of agriculture, have a prior right to two-thirds of the water developed for the Molokai irrigation and water utilization project by the tunnel development extending to Waikolu valley and ground water developed west of Waikolu valley, which was planned by the board of land and natural resources as the first stage of the Molokai irrigation project."

## 5 Infrastructure

HDOA determines that a need for conservation exists, conservation measures as outlined in §4-157-7 (HAR) will be implemented.

Figure 15. Moloka'i Irrigation System



### 5.2 Wastewater

Wastewater on Moloka'i is managed using public and private wastewater systems, individual septic systems and cesspools. The County of Maui Department of Environmental Management, Wastewater Divisions, provides wastewater service in Kaunakakai and the Kualapu'u subdivision. Wastewater collected from the Kaunakakai system is conveyed to the County's Kaunakakai Wastewater Reclamation Facility. Wastewater collected from the Kualapu'u system is conveyed to a private wastewater treatment facility owned and operated by Moloka'i Properties Limited.

The majority of DHHL homesteads on Moloka'i are serviced by individual cesspools on-site with the exception of several parcels where the effluent is subjected to soil treatment. Cesspools are considered substandard systems because they do not treat wastewater, but merely dispose of it in



the ground. Of the 1,442 cesspools on Moloka'i, approximately 31 percent are located on DHHL lands (Figure 16). Some of these cesspools are also located within the coastal zone and may be at risk of failure due to ground water table rise from sea level rise and flooding.

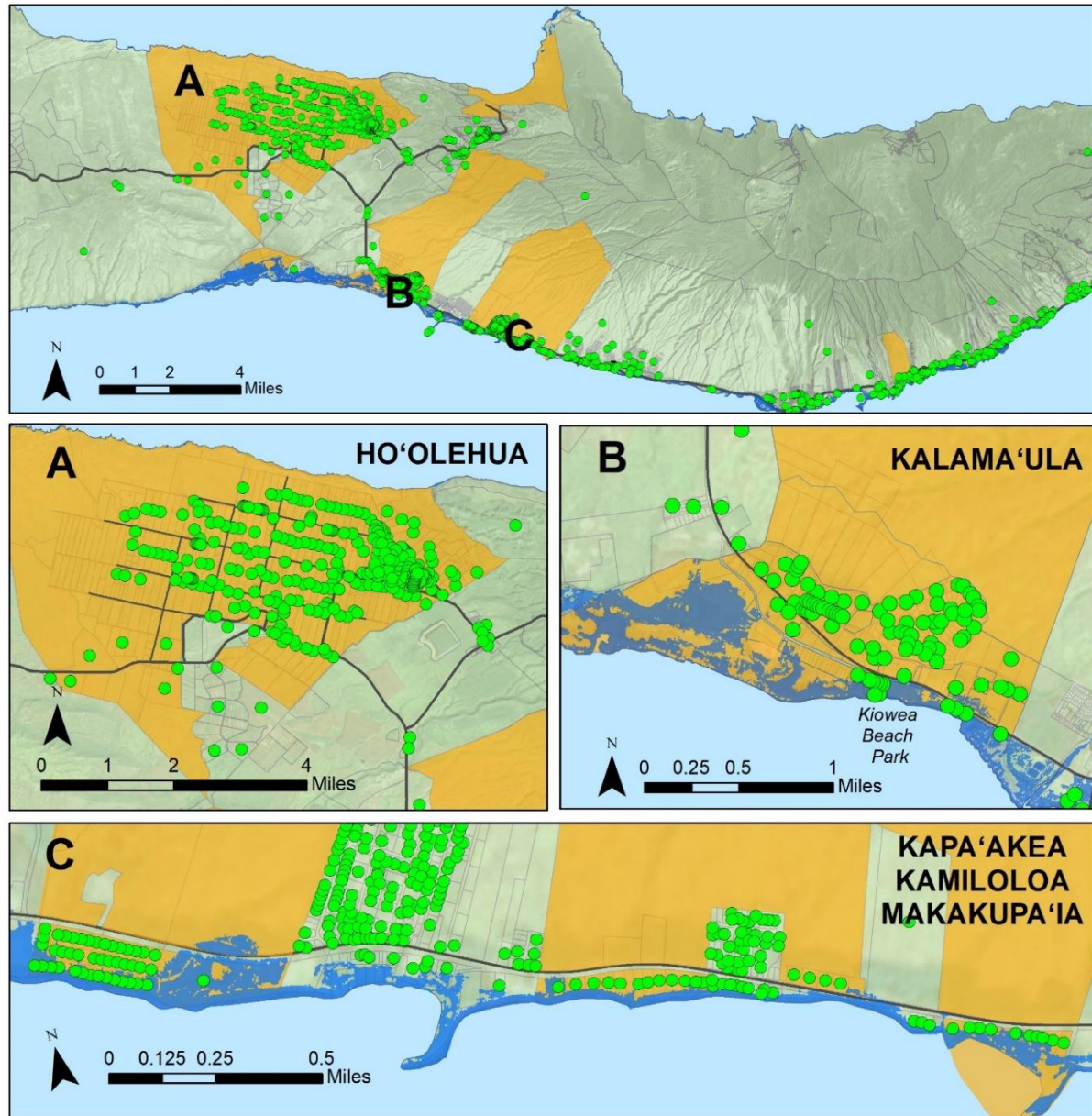
In 2016, Act 125 was passed into law which prohibits the creation of new cesspools and states that "prior to January 1, 2050, every cesspool in the State, excluding cesspools granted exemptions by the director of health, shall be: (1) upgraded or converted to a septic system or aerobic treatment unit system; or (2) connected to a sewage system."

### 5.3 Roads

Several State highways provide access to the Moloka'i homesteads. These roads include Kamehameha V Highway (Route 450), Maunaloa Highway (Route 460), and Kala'e Highway (Route 470). Kamehameha V Highway provides access to 'Ualapu'e, Kapa'akea, Kamiloloa, and Makakupa'ia. Maunaloa Highway provides access to the homesteads at Kalama'ula and Ho'olehua. Kala'e Highway provides access to Kalaupapa and Pālā'au.

## 5 Infrastructure

Figure 16. Wastewater Infrastructure



### Wastewater Infrastructure

DHHL Moloka'i Regional Plan 2019  
Island of Moloka'i

Department of Hawaiian Home Lands  
Prepared by:



July 2019

### Legend

- Cesspools
- 3.2 feet Sea Level Rise Exposure Area (SLR-XA)
- DHHL Lands
- Roads

Source: State Department of Health (2017)

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

## 5.4 Planned and Proposed Infrastructure Facilities

Significant improvements are planned for the 80+ year old DHHL Ho'olehua Water System. DHHL was awarded approximately \$20 million in federal funds for improvements. These improvements will address fire protection, improve system reliability, security, health and sanitation and decrease long-term energy costs associated with operating the water system. Improvements will include:

- Installation of an additional 0.2 MG tank located at the 1,010-foot elevation near the existing 0.1 MG tank to ensure uninterrupted supply of water to Kalama'ula residents
- Installation of an all-weather roadway to improve accessibility to the existing 0.2 MG Kalama'ula tank for health officials and water system operators
- Installation of an above-ground fuel storage tank to provide extended power to increase operational time of the emergency generator during emergency situations
- Redesign of some of the distribution piping for the 1.0 MG Kauluwai tank to eliminate the potential for stagnant water as the existing pipe is four to eight feet higher than the floor of the tank
- Storage of critical components to provide operators with immediate access to materials and equipment needed to maintain the system to local regulations and to minimize system down times
- Construction of fencing around the two 3.5 MG tanks in Ho'olehua and the new one-megawatt photovoltaic energy production farm and water storage components to secure the facilities from unauthorized access
- Replacement of approximately 19,000 linear feet of decaying pipeline to mitigate asbestos contamination, reduce water losses associated with aging infrastructure, and to provide adequate water pressure for fire protection
- Replacement of valves, ladders and other appurtenant structures for two 3.5 MG Ho'olehua storage tanks
- Connection of water system to the Supervisory Control and Data Acquisition (SCADA) system to improve overall site security and operation by providing remote monitoring and automation of system components

## 6 Priority Projects

Beneficiaries that attended the Regional Planning meetings discussed regional issues and opportunities with DHHL. The various issues and opportunities identified by beneficiaries were consolidated into a list of potential projects. A total of 24 potential projects were identified and grouped into the following categories: Resources Management, Community, Water/Infrastructure, Agriculture, Housing, and Government/Other.

Appendix C includes a list of all of the potential projects and identifies those elevated to priority projects by community consensus. It also describes the methodology used to select the priority projects. The details of the five priority projects presented on the following pages were evaluated and expanded upon by the Planning Team in consultation with beneficiaries. Of the five priority projects selected, three were previously identified as potential projects in the 2010 Moloka'i Regional Plan.

The five priority projects selected by the community shown in order of priority are:

**Priority Project #1: 'Ualapu'e Kuleana Homestead Project and Cultural Resources Management Plan**

**Priority Project #2: Ho'olehua Hale Improvements**

**Priority Project #3: Water Rate Assessment and Legal Analysis of Beneficiary Rights regarding Water Rate Disparities**

**Priority Project #4: Shared Farm Equipment for Agricultural Lessees**

**Priority Project #5: Road Improvements**

Note that two other projects that also received high priority included:

- Supplies and Material for Cross-Fencing and Deer Fencing
- Deer Management Plan

While these two projects were not distinguished as the top five priority projects for this regional plan, this does not mean that these projects cannot happen. These projects along with other potential projects not elevated as the top five priority projects may be championed by any member of the community at any time. Identification of the priority projects is intended to help DHHL to recognize which projects to focus their time and effort in the near future pending available funding and resources.

## 6.1 Priority Project #1 - 'Ualapu'e Kuleana Homestead Project and Cultural Resources Management Plan

### Background Information

DHHL owns approximately 412 acres in 'Ualapu'e, which is an undeveloped area nestled along the southeastern end of the island approximately fifteen miles east of Kaunakakai town. The parcel lies mauka of Kamehameha V Highway and is highlighted by its sloped terrain (11-20%) from its mountainous regions interspersed by the deep ravines of Kahananui Gulch, Ki'inohu Gulch, and Mo'omuku Gulch. The steep isolated plateaus and valleys that predominate 'Ualapu'e make development challenging and increase costs. However, there is limited area of the parcel between the 20- to 80-foot elevation (just mauka of Kamehameha Highway) with a gentle slope that could be appropriate for residential development.

Land use designations in the DHHL 2005 Moloka'i Island Plan for 'Ualapu'e parcel consist of 25 acres for residential homesteads and approximately 3 acres for community uses in the lower mauka area, 85 acres of the upper mauka areas as Special District, and approximately 300 acres in the middle mauka areas as General Agriculture.

The 2005 Moloka'i Island Plan proposed development of the residential homesteads in two phases, consisting a total of seventy-four 10,000-square foot lots on 25 acres. Development of residential homesteads has not occurred because it is pending an increase in water allocation from the County of Maui by the State Commission of Water Resources Management.

As of November 2018, the wait list for a homestead on the island of Moloka'i includes a total of 2,099 applicants: 822 residential, 1,075 agricultural, and 202 pastoral.

Since 2019, the beneficiaries have moved from the concept of traditional homestead developments and have expressed interest in the development of kuleana homesteads for 'Ualapu'e to provide beneficiaries access to the land immediately. Through the Kuleana Homestead Program, beneficiaries are given a chance to lease unimproved, off-grid homesteads. Unlike a standard residential community concept, the Kuleana Homestead Program places responsibility for development of infrastructure in the hands of beneficiaries in return for availability and early access to unimproved land (refer to Appendix D for the Hawai'i Administrative Rules relating to kuleana homestead leases). In February 2019, Ahonui Homestead Association proposed the kuleana homestead project for 'Ualapu'e, including seeking minimum (roads and water spigots) infrastructure from DHHL, to the Hawaiian Homes Commission.

## 6 Priority Projects

### Past Actions

- **1994.** ‘Ualapu’e was awarded to DHHL as part of a 1994 settlement that awarded DHHL approximately 16,500 acres statewide.
- **1995.** DHHL initiated its pilot Kuleana Homestead program at Kahikinui on Maui.
- **1999.** A total of 75 Maui Pastoral Waitlist Applicants were awarded lots at Kahikinui. About 13 families currently reside on the property full time living entirely off-grid and 20 or so homes have been constructed.
- **1999.** Land transfer of ‘Ualapu’e lands to DHHL completed.
- **2005.** DHHL in consultation with its beneficiaries identified ‘Ualapu’e as a first priority area for residential development in the Moloka’i Island Plan. The Plan identified developing 74 residential homestead lots on 25 acres. Project has been on hold until the County of Maui water allocation from the State Commission on Water Resources Management is increased and/or additional water source identified and developed.
- **2018.** DHHL started to explore the Kuleana Homestead program for Pu’u ‘Opae and Anahola, Kauai and is in the Planning Phase. No kuleana homestead lots have been awarded to date.
- **2019.** Ahonui Homestead Association established on February 8<sup>th</sup> and registered as a State nonprofit organization. The Hawaiian word “Ahonui” means waiting patiently in line. The Association proposed the project to the Commission in February 2019 and since then have been holding meetings to discuss the proposed kuleana homestead project for ‘Ualapu’e.

### Project Description

Ahonui Homestead Association envisions two-acre kuleana homesteads at ‘Ualapu’e to be awarded to 175 beneficiaries; however, actual acreages and number of lots would be subject to technical studies to be completed for the area. The Association envisions a cultural resource management plan to be explored for the cultural sites within the DHHL boundaries of ‘Ualapu’e. They would like DHHL to preserve and protect these cultural sites via fencing or other protective barrier methods. The community would help to mālama the identified sites. The Association would also like to secure minimum infrastructure such as roads and water spigots for the project area. They are interested in exploring Subsistence and Sustainable ‘Ohana Halau startup kits for future kuleana homestead lessees and for community use. Actual infrastructure would also be subject to technical studies to be completed for the area.

In order to generate community interest for the proposed project, Ahonui Homestead Association has held numerous community meetings to discuss issues relating to the proposed kuleana homestead project for ‘Ualapu’e. Ahonui Homestead Association reached out to beneficiaries on the DHHL “Wait-list” via radio station, local newspaper, online media, and postings on bulletin boards throughout the community. Refer to Appendix E for additional information prepared by the Ahonui Homestead Association which includes a list of meetings held, some preliminary concerns expressed by the meeting participants, project objectives and action steps.



The DHHL 'Ualapu'e lands consist of seven tax map keys (TMKs). Ahonui Homestead Association is proposing that kuleana homesteads be considered for at least two of the TMKs: a 376.562-acre parcel (TMK 56006017) and a 13.560-acre parcel (TMK 56002026). The 376+ acre parcel is zoned as Agriculture by the County and is designated as General Agriculture, Special District, and Community Use by DHHL. The 13+ acre parcel is zoned as Residential by the County and is designated as Residential and General Agriculture use by DHHL.

## Community Champions and Partners

Anonui Homestead Association (see Appendix E for a description of the Association)

## Project Objectives

The objectives for this project include:

- **Long-term Kuleana Homestead Leases.** Restore and rehabilitate native Hawaiian beneficiaries to their land and expedite awarding of homestead leases on unimproved land through the Kuleana Homestead Program.
- **Cultural Resource Management Plan.** Ahonui will collaborate with DHHL and the 'Ualapu'e/Mana'e community to develop a cultural resource management plan within the perimeter of DHHL boundary in order to protect and preserve resources for future generations.

## Implementation Action Steps

The action steps to accomplish the above objectives are organized in the following four phases: planning, design, construction, and community development.

### 1) Planning

- Timeframe: 5-year estimate
- Budget: DHHL and community to work together to raise the funds and secure other resources for the Planning Phase.
- DHHL roles:
  - Seek various approvals from the Hawaiian Homes Commission
  - Prepare budget request and obtain HHC approval for planning funds
  - Procure and contract for planning services
  - Facilitate planning processes
  - Maintain communication with community
- Community roles:
  - Participate and comment throughout Planning Phase and as reports and studies are available for comment
  - Participate in community meetings and beneficiary consultations
  - Provide testimony and attend HHC meetings

## 6 Priority Projects

- Provide testimony and support DHHL CIP funding proposals to State Legislature
  - Support community capacity to engage/participate in the Planning process
- Major **action items** in the planning phase are:
  - Since this project is a beneficiary-driven initiative, clarify and further refine the project description, including project outcomes, and clarify roles between DHHL and community.
  - Ahonui Homestead Association to pursue a Limited Right-of-Entry (30-day permit) from DHHL to visit the proposed project area.
  - Determine if DHHL Land Use designation needs to be amended in the Moloka'i Island Plan.\*
  - Prepare Special Area Plan\*, including a Cultural Resource Management Plan.
  - Prepare "Kuleana Homestead" Settlement Plan\* specific to 'Ualapu'e location, including determine lot scenarios, options and configuration.
  - Prepare State of Hawai'i HRS Chapter 343 Environmental Assessment.\*
  - Prepare a resource development plan/strategy for future phases – Design, Construction, Community Development.

*Items with an "\*" indicate approval required by the Hawaiian Homes Commission.*

### 2) Design

- Timeframe: TBD. It is too early in the process to estimate Design costs.
- Budget: Communication between DHHL and community will be necessary to work together to raise the funds and secure other resources for the Design Phase.
- Major **action item** in the design phase is to:
  - Prepare preliminary engineering report, including options and cost estimates for each option.

### 3) Construction

- Timeframe: Depends on level of infrastructure mutually agreed upon by applicants and DHHL in Planning Phase. And, until all approvals (state, county, other) and funding are secured, then construction may be scheduled.
- Budget: TBD. It is too early in the process to estimate Construction costs.
- Action items in the Construction phase are to be determined.

### 4) Community Development

- Timeframe: Ongoing.
- Budget: DHHL and community to work together to raise the funds and secure other resources for community development.
- DHHL roles:
  - Prepare budget request and seek HHC approval for community development phase funds.
  - Prepare educational materials and conduct outreach to applicants (e.g., Kuleana Homestead Program FAQs, Lease Award Process, Is "living off-grid" for you?).

- Train on-island beneficiaries to help conduct outreach.
- Community roles:
  - Participate and comment throughout all Phases and as reports and studies are completed.
- Major **action items** in the Community Development phase are:
  - Build homestead community organization capacity to plan , develop, implement and evaluate this proposed kuleana homestead project.
  - Develop the Kuleana Homestead Vision specific to 'Ualapu'e, including building, health and safety codes, permit process, community governing rules, guiding principles, management of common areas, cultural & natural resources, etc.
  - Prepare applicants with information including:
    - Kuleana Homestead 101 — Is this for you? Your role and responsibilities in this alternative lifestyle, off-grid living
    - Preparing yourself and your 'ohana financially
    - What is "The Lease Award process" and what you need to do to prepare yourself and your 'ohana
    - Follow up with lessees at post-move in
  - Seek and obtain various approvals from HHC.
  - Community to secure a licensed architect and other professional services, as needed (i.e., legal, accounting, planner, engineer).

## 6.2 Priority Project #2 - Ho'olehua Hale Improvements

### Background Information

Ahupua'a o Moloka'i (AOM), a 501c (3) nonprofit organization made up of Board members representing six Hawaiian Homestead Associations, has a Right of Entry for use of an 0.489-acre parcel as a homestead community organization office and meeting room. The parcel is located in the Ho'olehua area near the Ho'olehua Fire Station and the Lanikeha Community Center. The structure was originally constructed in 1935 and used as a preschool. In addition to serving as the AOM's office, it also serves as the Native Hawaiian library, Sustainable Moloka'i Office, and 'Ohana Learning Academy Home School Program. AOM is in negotiations with DHHL to license the property for up to 65 years.

### Past Actions

- **2003.** Hawaiian Homes Commission (HHC) approved issuance of a revocable permit to Ahupua'a o Moloka'i (AOM), a 501c(3) nonprofit, for use of 0.489 acre of Hawaiian Home lands (TMK 2-5-2-030: 007) for a homestead community organization office and meeting room.
- **2013.** HHC issued month-to-month Right of Entry (No. 507) to AOM for same parcel.

## 6 Priority Projects

- **2017.** Received \$33,310 DHHL Trust grant for capacity building, including strategic planning for AOM itself and homestead associations.
- **2018.** AOM applied for \$1 million Grant-in-Aid (GIA) from the State Legislature to renovate the building. Funding from the GIA request was not awarded to AOM.
- **2019.** AOM applied for \$500,000 but received \$100,000 GIA from the State Legislature to renovate the hale.

### Project Description

The structure is in disrepair and needs to be upgraded. The walkway and building are impacted by termites and need to be upgraded.

The priority project consists of two phases:

- Phase 1
  - Upgrade bathrooms
  - Install new windows
  - Upgrade electrical system
  - Install a handicap accessible ramp, steps, and railings
- Phase 2
  - Install new walls and floors
  - Install new roof
  - Install a septic system
  - Install alternative energy technology

A Project Manager will be needed to oversee the planning, design, and construction of this project. An assistant to the Project Manager will also be needed; however, this position may be on a volunteer basis until additional funds are secured.



*Existing Ho'olehua hale*

### Community Champions and Partners

Ahupua'a o Moloka'i

### Project Objective

The objective of this project is to facilitate the space for homesteaders to perpetuate cultural traditions through education and practice. This project will provide a venue for homesteaders to enhance their social, cultural, economic, and educational needs, and to build a strong sense of community.

## Implementation Action Steps

The action steps to accomplish the above objective include:

- 1) **Amend the Moloka'i Island Plan.** The hale is located on TMK parcel 2-5-2-030: 007, which is designated as residential use in the 2005 Moloka'i Island Plan. HHC will need to amend the Moloka'i Island Plan to re-designate the parcel as community use.
- 2) **Long-Term License.** AOM to obtain a long-term license for TMK parcel 2-5-2-030: 007. Beneficiary Consultation and HHC approval will be required before issuance of the long-term license to AOM.
- 3) **Financial Plan.** Develop a financial plan that outlines resources needed to complete the priority project in phases given funding limitations.
- 4) **Planning and Permitting.** AOM to consult with State and County agencies for necessary permits and approvals including consultation with the Department of Land and Natural Resources State Historic Preservation Division. DHHL will need to determine if an Environmental Assessment is required for the project. HHC approval is required for either an EA exemption or a full EA.
- 5) **Preliminary Design Plans.** AOM to hire an Architect to develop preliminary design plans for the hale improvements. AOM and Architect will need to work with State and County agencies to make sure that improvements meet State and County regulations.
- 6) **Secure Contractor.** AOM to hire a Contractor to complete hale improvements.

## 6.3 Priority Project #3 - Water Rate Assessment and Legal Analysis of Beneficiary Rights regarding Water Rate Disparities

### Background Information

Potable drinking water for the homesteads on Moloka'i is provided by the DHHL Ho'olehua Water System (PWS 230) and the Maui County Department of Water Supply.

The DHHL Ho'olehua Water System is owned and operated by DHHL. The Water System services Kalama'ula, Ho'olehua, Nā 'iwa, and Pālā 'au homesteads. There are also 38 community facilities and businesses that are connected to the system including the Ho'olehua Airport, U.S. Post Office, schools, churches, and Lanikeha Center. The Ho'olehua Water System serves approximately 2,400 customers, which includes both beneficiaries and non-beneficiaries. The Water System also provides drinking water to two public water systems (Maui County PWS 235 Kalae and Molokai Ranch PWS 245) Kipu).

While Kalama'ula, Ho'olehua, Nā 'iwa, and Pālā 'au homesteads are serviced by DHHL's Water System, Kapa'akea, Kamiloloa, and One Al'ii homesteads are serviced by the County's Water System. Water users on the DHHL's Water System have been paying DHHL's water rates, while users on the County's Water System have been paying the County's water rate. While the County rates have increased over

## 6 Priority Projects

time, DHHL rates have not. Before 2018, DHHL's last water rate increase for the Ho'olehua Water System was in 2004.

As a result, the Ho'olehua Water System has been operating at a significant loss. The total operating costs for the Ho'olehua Water System for Fiscal Year (FY) 2016 was approximately \$800,000 which did not include any amount for "reserves." There was a deficit of about \$400,000 and losses have been paid out of Trust funds. In order to balance the budget, DHHL has been working on decreasing costs through improving operational system efficiencies. DHHL has completed a cost of service analysis that reviewed the water system budget, expenses and revenues. New water rates for the Ho'olehua Water System were approved and became effective on July 1, 2018.

However, beneficiaries served by the County's Water System continue to pay a higher rate than those on the DHHL's Water System. For example, for FY 2020, the County's service fee for a 5/8-inch meter is \$19.80 per month with the following water rates:

Gallons	Dollars per 1,000 gallons
0 – 5,000	\$2.05
5,001 – 15,000	\$3.90
15,001 – 35,000	\$5.85
Over 35,000	\$6.55

On the other hand, the DHHL's service fee for a 5/8-inch meter is \$6.82 (bi-monthly) with the following water rates:

Gallons	Dollars per 1,000 gallons
0 – 10,000	\$1.65
10,001 – 25,000	\$2.22
Over 25,000	\$2.61

### Past Actions

- DHHL HAR, Section 10-3-76(i) states that "water from department systems shall be sold at rates established by the commission. The department shall establish the frequency of billing and may determine a minimum monthly charge."
- **2004.** Water rate increase for the Ho'olehua Water System
- **2012.** HHC approved Enterprise Accounting Policy. DHHL will budget for the Water System utilizing an enterprise account accounting structure
- **2014.** HHC approved Water Policy Plan which identifies mission, priority policies, and goals. Goal #17 is to "secure revenue and reduce operation costs so DHHL water systems break even financially over the long term."
- **August 2016.** Received notice of a funding award of \$15.9 million in federal grant funds from the U.S. Department of Agriculture Rural Development for major capital improvements to the DHHL drinking water systems. \$10 million was allocated to the Ho'olehua Water System. DHHL contributes over \$12 million to the Ho'olehua Water System.



- **June 2017.** Cost of Service Analysis completed. The purpose of the study was to identify the nature and amount of the costs of operating the four DHHL's water systems.
- **March 2018.** Interim Water Rate Study completed. The purpose of the study was to establish interim water rates for each of the DHHL four water systems.
- **March 2018.** Beneficiary Consultation of Proposed Increase in Water Rates for DHHL Ho'olehua Water System.
- **July 2018.** New water rates for the Ho'olehua Water System become effective.

### Project Description

This project consists of the following:

- 1) Establish a task force of DHHL Staff, Moloka'i Commissioner, and Moloka'i homesteaders to collaborate on this project.
- 2) Continue to proceed with the DHHL Cost of Service Analysis and DHHL Water Rate Study to:
  - Gather data on current users of the DHHL's water system, monthly water usage and cost (including rates paid by non-homesteaders)
  - Analyze DHHL cost for water system and operations
  - Reassess current DHHL water fees and adjust according to HHCA keeping our homesteaders in mind first to provide affordable water rates and non-homesteaders to pick up the bulk of overage
- 3) Conduct a legal analysis of beneficiary rights regarding water rate disparities experienced by homesteaders residing in different homestead areas and serviced by different water systems.
- 4) Pending findings from the legal analysis of beneficiary rights regarding water right disparities, work with the County to get homestead areas that currently pay County water rates to make appropriate adjustments to align with the rates for the DHHL water system.

### Project Champions and Partners

To be determined.

### Project Objective

The objective of this project is to examine and assess the legal analysis of beneficiary rights regarding the water rate disparities between homestead areas serviced by the County's Water System and DHHL's Water System.

### Implementation Action Steps

The action steps to accomplish the above objective include:

- 1) DHHL to proceed with the Cost of Service Analysis and Water Rate Study. Community to provide input and participate in the beneficiary consultation process.
- 2) Establish a taskforce of DHHL staff, homesteaders, and interested parties to collaborate on this project.
- 3) DHHL to procure a legal firm to conduct analysis of beneficiary rights regarding the water rate disparities.
- 4) Develop final report and recommendations for the legal analysis regarding the water rate disparities.
- 5) Pending findings, community to initiate discussions with the County to get homestead areas that currently pay County water rates to make appropriate adjustments to align with the rates for the DHHL water system.

## 6.4 Priority Project #4 - Shared Farm Equipment for Agricultural Lessees

### Background Information

As of November 2018, DHHL had 420 agricultural homestead leases on Moloka'i, which makes up approximately 50 percent of the active homestead leases on the island. Farm equipment such as tractors with implements (tiller, ripper, mat layer, seeder, etc.) are needed to support agricultural lessees. However, farm equipment often requires a capital investment that may be cost prohibitive for farmers, particularly for farmers who are just starting out, or those who are farming on a smaller scale that may only require the use of equipment once or twice a year.

A farm equipment sharing program was offered more than 10 years ago that provided shared use of a tractor. The program was under the Ho'olehua Homestead Association purview. Funding to purchase the equipment came from the Moloka'i Community Service Council (MCSC). However, equipment purchased for the program had numerous problems. Costs to repair were too large for the association to maintain. Some implements may be still at the DHHL Molokai base yard. Since then, Ho'olehua Homestead Association has purchased a new tractor with implements that is available to homestead farmers in the area at fair rates.

Makakuoha Cooperative also has a backhoe/loader that is currently being rented out to members at a discounted rate and non-members at regular rates. It was purchased in 2014/2015. Currently there are 20 members who have access to this equipment on a regular basis and it is also available to non-members.

### Past Actions

- **(year)**. A tractor sharing program was offered by the Ho'olehua Homestead Association. Equipment was purchased from funding from the Molokai Community Service Council
- **2014**. Makakuoha Cooperative purchased a backhoe/loader that is available to members at a discounted rate.

### Project Description

This project would develop an equipment sharing program that would be feasible to implement for homesteaders on Moloka'i. The equipment sharing program would provide agricultural lessees with the opportunity to utilize farm equipment in order to reduce capital investment. The project would include researching other comparable existing programs, types of equipment sharing models, documenting best practices and lessons learned; determining the community interest level for specific tools and equipment; identifying possible storage location of tools and equipment; developing budget for the equipment sharing program; developing a fee structure; and setting up the equipment sharing program. An inventory of existing available farm equipment for homesteaders to use on Moloka'i will be conducted. The farm sharing program could consist of (1) utilizing existing

## 6 Priority Projects

equipment that farmers may be willing to lease to others and (2) fundraising and purchasing equipment specifically for this equipment sharing program. This project will require a collaborative effort from all homestead associations who have equipment or have farmers that need equipment.

### Community Champions and Partners

Ahupua'a o Moloka'i

### Project Objective

The objective of this project is to support agricultural lessees by providing options to reduce capital investment through the shared use of farm equipment.

### Implementation Action Steps

The action steps to accomplish the above objective include:

- 1) **Design Equipment Sharing Program.** Design an equipment sharing program that is appropriate for the needs of homesteads. The program should include:
  - a. Researching other comparable existing programs
  - b. Documenting best practices and lessons learned
  - c. Comparing equipment sharing models
  - d. Identifying possible storage location of tools and equipment
  - e. Identifying the local entity that will be responsible for managing this program, including storing of the equipment, reservation process, implementing fee structure, fundraising, repairs/maintenance of equipment, etc.
- 2) **Consult with Lessees.** Work with existing lessees to determine level of interest for specific tools and equipment, and to prioritize needs.
- 3) **Financial Feasibility and Planning.** Develop a financial plan that outlines resources need to implement and operate the equipment sharing program. The financial plan should include a fee structure that is acceptable and affordable to homesteaders while adequately covering anticipated costs
- 4) **Budget Development.** Seek funding including State Grant in Aid to implement the program.

## 6.5 Priority Project #5 - Road Improvements

### Background Information

Several State highways provide access to the Moloka'i homesteads. These roads include Kamehameha V Highway (Route 450), Maunaloa Highway (Route 460), and Kala'e Highway (Route 470). Kamehameha V Highway provides access to 'Ualapu'e, Kapa'akea, Kamiloloa, and Makakupa'ia. Maunaloa Highway provides access to the homesteads at Kalama'ula and Ho'olehua. Kala'e Highway provides access to Kalaupapa and Pālā'au. These roads are under the jurisdiction of the State Department of Transportation Highways Division.

### Past Actions

None taken.

### Project Description

This project consists of conducting an inventory of all roads in the vicinity of homestead areas and assessing the condition of the roads. Roads would then be prioritized based on a number of factors including level of service, current condition, and improvements needed.

### Community Project Champions and Partners

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### Project Objective

The objective of this project is to improve roadway capacity and safety, and to improve vehicular mobility into and throughout the homestead areas.

### Implementation Action Steps

The action steps to accomplish the above objective include:

- 1) Background Research
  - a. Conduct an inventory of roads in the vicinity of homestead areas
  - b. Assess condition of roads
  - c. Identify roads that need improvements
  - d. Identify road ownership
- 2) Develop a prioritization matrix to identify the top priority roads in need of improvements.
- 3) Consult with State and/or County agencies to discuss road improvements.
- 4) Seek funding.

## Appendix **A**

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### Vision Statement from the County's Moloka'i Island Community Plan



## 2.1 MOLOKA`I'S VISION STATEMENT

### **Vision Statement**

Moloka`i is the last Hawaiian Island. We who live here choose not to be strangers in our own land. The values of aloha `āina and malama `āina (love and care for the land) guide our stewardship of Moloka`i's natural resources, which nourish our families both physically and spiritually. We live by our kūpuna's (elders) historic legacy of pule o`o (powerful prayer).

We honor our island's Hawaiian cultural heritage, no matter what our ethnicity, and that culture is practiced in our everyday lives. Our true wealth is measured by the extent of our generosity. We envision strong `ohana (families) who steadfastly preserve, protect, and perpetuate these core Hawaiian values. We are a wise and caring community that takes pride in its resourcefulness, self-sufficiency and resiliency, and is firmly in charge of Moloka`i's resources and destiny.

We envision a Moloka`i that leaves for its children a visible legacy: an island momona (abundant) with natural and cultural resources, people who kokua (help) and look after one another, and a community that strives to build an even better future on the pa`a (firm) foundation left to us by those whose iwi (bones) guard our land.

## Appendix **B**

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### List of Projects Completed, Funded, or In Progress

**March 27, 2019**

## **For Reference Only**

***ALOHA!***

In our work on the new 2019 Moloka'i Regional Plan, we sorted the earlier Project List to show what projects were completed or are in progress now. This document is a good reference because it gives you a comprehensive list of projects and work that affect Moloka'i homestead communities. The projects are listed as follows:

- I. Projects that are completed and accomplishments since the 2010 Regional Plan;
- II. DHHL Projects that are funded and are in progress now; and
- III. Community Projects that are funded and are in progress now.

### **I. COMPLETED PROJECTS SINCE THE 2010 MOLOKA'I REGIONAL PLAN**

- In 2018, the Hawai'i State Supreme Court upheld the State Commission on Water Resources Management (CWRM) decision to dismiss the Kukui Moloka'i contested case hearing. This means that Moloka'i Ranch must file a new water use permit application, in-line with current law and standards. The court decision also allows for the opportunity for CWRM to consider the results of USGS water model when making water allocation decisions.
- Water pressure testing in upper Kalama'ula was completed. This information was utilized to design redundancy for upper Kalama'ula by looping the piping network. This effort will be part of a major improvements project to portions of DHHL's Public Water System No. 230.
- Beneficiary consultation on large-scale renewable energy development was conducted. The result was that the Hawaiian Homes Commission amended the DHHL Moloka'i Island Plan to designate lands at Anahaki-Mo'omomi as "Special District." DHHL has contracted a planning firm to work with the community/beneficiaries to develop a Special Area Management Plan for Anahaki-Mo'omomi.
- Beneficiary consultation for the land use designation for Mālama Park was completed. Mālama Park is now designated as "Special District." The next step is the development of a Special Area Management Plan for Mālama Park.
- DHHL continued the partnership with the University of Hawai'i College of Tropical Agriculture Human Resources (CTAHR) to provide for a full-time agriculture extension agent on Moloka'i to provide technical assistance and training for DHHL agriculture lessees.
- DHHL established a community-based Agricultural Advisory Committee, made up of beneficiaries, to advise the CTAHR extension agent on curriculum and other activities, and to receive reports from the agent.
- The septic tank modification at Kiowea Park was completed.
- DHHL was awarded \$20 million in federal funds for major improvements to the DHHL-owned Ho'olehua Public Water System No. 230.

## **MOLOKA'I HAWAIIAN HOME LANDS PROJECTS COMPLETED OR IN PROGRESS**

**March 27, 2019**

- A new 20-year license was executed between DHHL and DLNR for Pālā'au Park.
- DHHL sponsored community leadership programs and a Water Law Training workshop.

Various grants were administered to Moloka'i beneficiary organizations. Projects ranged from community facility new construction and renovations; organizational capacity building; strategic planning; board training; kupuna financial management training; and agriculture peer-to-peer mentoring.

### **II. DHHL PROJECTS THAT ARE FUNDED AND IN PROGRESS**

<b>DHHL Project Title</b>	<b>Issue/Opportunity</b>	<b>DHHL Contact</b>
1. Alternative energy initiatives	Develop photovoltaic system for the Kūlana 'Ōiwi office complex in Kaunakakai.	Land Management Division – Allen Yanos
2. Support the modification of lease/permit options available to native Hawaiians	Land dispositions currently available do not provide the flexibility some beneficiaries desire. Month-to-month revocable permits (RP) limit the capability of permit holders to acquire loans/grants.  DHHL started to reform the RP. An informational briefing was presented to the Hawaiian Homes Commission in November 2018.	Land Management – Kahana Albinio
3. Support the creation of a new division to address energy issues within DHHL	Energy issues brought to the attention of the department often go unanswered due to the lack of a point of contact for energy.	Land Management Division – Allen Yanos
4. Assess and repair leaks in potable water delivery and storage system	The homestead communities on Moloka'i were the first to be established. As the infrastructure ages, repairs are necessary to ensure system integrity is maintained. DHHL obtained \$20 million in federal funds for major improvements to the DHHL-owned Ho'olehua Public Water System No. 230, including a photovoltaic system to reduce electricity costs to operate the water system.	Land Development Division – Jeffrey Fujimoto
5. Ho'olehua scattered agriculture lots	Plan and design to convert 5 agriculture lots into at least 20 lots.	Land Development Division – Mitchell Kawamura
6. Nā'iwa agriculture subdivision	Plan, design, survey and subdivide lots. Specific infrastructure improvements still to be determined.	Land Development Division – Mitchell Kawamura
7. Kapa'akea and Kamiloloa-One Ali'i flood mitigation	Prepare a shoreline erosion management plan for the Kapa'akea and Kamiloloa-One Ali'i areas.	Planning Office – Nancy McPherson

**MOLOKA'I HAWAIIAN HOME LANDS PROJECTS COMPLETED OR IN PROGRESS****March 27, 2019**

8. Kapuāiwa Coconut Grove Cleanup	DHHL is conducting ongoing maintenance at Kapuāiwa grove. Moloka'i District Office has been collecting sprouting coconuts for regrowth projects and to clean the site.	Land Management – Shelly Carreira
9. 'Ohi'apilo Wetland and Bird Sanctuary Mitigation	The Management Plan for 'Ohi'apilo wetlands was completed. DHHL still needs to review the short- and long-term strategies and determine how best to proceed.	Land Management – Shelly Carreira
10. Mālama Park Special District	Now that Mālama Park is designated as a Special District, the next step is to develop a Special Area Management Plan for Mālama Park.	Planning Office contact to be determined
11. Anahaki-Mo'omomi Special District	Now that Anahaki-Mo'omomi is designated as a Special District, the next step is to develop a Special Area Management Plan	Planning Office contact to be determined
12. Master Plan Kalaupapa	DHHL submitted comments on the revised draft General Management Plan. Comment deadline was extended to March 7, 2019.	Planning Office – Nancy McPherson
13. Moloka'i Veterans and Homestead Center	This project is to design and construct a new facility near the Lanikeha Center in Ho'olehua.	Land Development Division – Jeffrey Fujimoto

**III. HOMESTEAD COMMUNITY PROJECTS THAT ARE FUNDED AND IN PROGRESS**

<b>Homestead Community Project Title</b>	<b>Description</b>	<b>Project Lead</b>
1. Support production of crops with local markets	Production of crops that can be utilized on-island can reduce over-head costs and improve profitability of farming. Development of an open market would provide a local venue for homesteaders to sell food products within the homestead community.  Local market is currently being implemented at Lanikeha Center	Moloka'i Homestead Farmers Alliance
2. Multi-pronged agriculture training program	Ahupua'a o Moloka'i is assisting homesteaders to: get certifications in farming, food production, food safety and marketing so they can mentor other farmers; start a seed saving training program; provide training in raising potted plants; and advise farmers ready to move from subsistence gardens to production farming.	Ahupua'a o Moloka'i

**MOLOKA'I HAWAIIAN HOME LANDS PROJECTS COMPLETED OR IN PROGRESS**

**March 27, 2019**

3. Natural Farming Systems	Makakuoha Cooperative is conducting natural farming systems training and demonstration projects on agricultural homestead lots in Ho'olehua and Kalama'ula.	Makakuoha Cooperative
4. Training to develop ag lots into commercial farm businesses	Sons of Ho'olehua Cooperative is currently conducting this training.	Sons of Ho'olehua Cooperative
5. Alternative energy initiatives	A photovoltaic system for the Lanikeha Center is currently planned, with construction expected to be completed in 2019.	Moloka'i Homestead Farmers Alliance
6. Lanikeha Center improvements	Comprehensive improvements almost complete at the Lanikeha Center, including roof repair, new flooring, and kitchen equipment,	Moloka'i Homestead Farmers Alliance
7. Improvements to Kiowea Park	A new facility is under construction at Kiowea Park, including banquet hall and kitchen.	Kalama'ula Homesteaders Association



## Appendix **C**

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### Summary of Priority Project Selection

DRAFT

Below is the list of potential projects identified by the community. Brief descriptions of the potential project are provided on the following pages. The list of potential projects and brief descriptions were included in the mail-out to beneficiaries to attend Community Meeting #5 on June 26, 2019 where the top five priority projects will be selected. The same information was provided to all meeting attendees. Projects that were identified as potential projects in the 2010 Moloka'i Regional Plan are marked with an asterisk (\*).

#### **RESOURCES MANAGEMENT**

- 1 Supplies and Materials for Cross-Fencing and Deer Fencing
- 2 Deer Management Plan
- 3 Kalama'ula Shoreline Erosion Management Plan
- 4 Climate Change Preparedness and Resiliency

#### **COMMUNITY**

- 5 Community Hālau\*
- 6 Recreational Facilities at Lanikeha Center\*
- 7 Kalama'ula Mauka Passive Park
- 8 Ho'olehua Hale Improvements

#### **INFRASTRUCTURE/WATER**

- 9 Non-potable Water Sources for Agriculture and Other Uses
- 10 Road Improvements\*
- 11 Water Rate Assessment and Legal Analysis of Beneficiary Rights Regarding Water Rate Disparities
- 12 Action Plan to Convert Cesspools to Septic Tanks or Connect to Sewer System

#### **AGRICULTURE**

- 13 'Ualapu'e Cultural Resources Management Plan and Kuleana Settlement Plan
- 14 Community Garden Plots\*
- 15 Soil Testing for Contaminants
- 16 Shared Farm Equipment for Agricultural Lessees

#### **HOUSING**

- 17 Tiny Homes
- 18 Emergency Shelter for Lessees Impacted by Flooding
- 19 Resources to Renovate Kūpuna Homes in the Flood Zone

#### **GOVERNMENT/OTHER**

- 20 Self-Governance Task Force
- 21 Green Trades Training Program\*
- 22 Land for Homesteaders to Pursue Light Industrial Activities\*
- 23 Coordinated and Comprehensive Hawaiian Trust Services
- 24 Moloka'i as its Own County

## RESOURCES MANAGEMENT

1. Supplies and Materials for Cross-Fencing and Deer Fencing. Design and construct fencing for the area under license by the Moloka'i Homestead Livestock Association.
2. Deer Management Plan. Develop a Deer Management Plan to control the deer population on Hawaiian Home Lands. The Plan should identify data on the deer population and assess the feasibility of different management alternatives and funding strategies.
3. Kalama'ula Shoreline Erosion Management Plan. Develop an erosion management plan for shoreline areas along the coast in Kalama'ula. This project would be the second phase of the current South Moloka'i Shoreline Erosion Management Plan being developed for Kapa'akea, Kamiloloa and One Ali'i, and would increase community preparedness and resiliency to climate change and sea level rise.
4. Climate Change Preparedness and Resiliency. Assemble a committee or hold 'talk-story' sessions to focus attention on what Moloka'i should do to prepare for and address climate change.

## COMMUNITY

5. Community Hālau. This project could provide a possible alternative to the high cost for lodging on Moloka'i particularly for community and school groups.
6. Recreational Facilities at Lanikeha Center. There is a need for recreational facilities at Lanikeha to service the existing community and the 80+ families that will reside in the new residential lots. The community originally proposed recreational facilities for the area that will now be used to construct the new Moloka'i Veterans and Homestead Center.
7. Kalama'ula Mauka Passive Park. The purpose of the park is to promote healthy lifestyles and to provide space for people to exercise. The long-term vision for the park includes a wide range of amenities designed to encourage people to be active, engage in community gatherings and learn ways to incorporate healthy choices and fitness into everyday life. It is envisioned that the park would include stationary weights, a walking path, and landscaped areas with native plants that would be useful for medicinal purposes and Hawaiian arts and crafts.
8. Ho'olehua Hale Improvements. Renovate the structure currently being used by the Ahupua'a o Moloka'i as a homestead community organization office and meeting room. Consultations with the State Historic Preservation Division may be needed to determine if the structure is considered an historic building.

## INFRASTRUCTURE/WATER

9. Non-potable Water Sources for Agriculture and Other Uses. Explore potential use of non-potable water sources such as: water from the regular flushing of fire hydrants and recycled wastewater.
10. Road Improvements. Repair roads.
11. Water Rate Assessment and Legal Analysis of Beneficiary Rights Regarding Water Rate Disparities. Homestead lots that are connected to the County water system pay higher water

rates than the homestead lots connected to DHHL's water system. The Water Rate Assessment would document differences in water rates for lessees and include a legal analysis of beneficiary rights regarding water rate disparities.

12. Action Plan to Convert Cesspools to Septic Tanks or Connect to Sewer System. The State Department of Health Administrative Rules require all cesspools in Hawai'i to be converted to septic tanks or connected to a sewer system by the year 2050. DHHL and beneficiaries would work together to develop an action plan and raise funds for this undertaking.

## **AGRICULTURE**

13. 'Ualapu'e Cultural Resources Management Plan and Kuleana Settlement Plan. Work with the Mana'e community and the Ma'ana nonprofit organization to develop a cultural resources management plan. Develop a Kuleana Settlement Plan for the 'Ualapu'e lands. Expedite award of 175 homestead leases through the Kuleana Homestead Program and promote settlement on the 376-acre parcel at 'Ualapu'e.
14. Community Garden Plots. Develop community garden plots near residential homesteads in order to encourage lessees to grow food for their families.
15. Soil Testing for Contaminants. Assist homesteaders to obtain assistance from UH CTAHR or Department of Agriculture for soil testing on former pineapple production lands.
16. Shared Farm Equipment for Agricultural Lessees. Explore options for the shared use of farm equipment among agricultural lessees.

## **HOUSING**

17. Tiny Homes. Develop a pilot demonstration project that features "tiny homes" as an alternate housing option.
18. Emergency Shelter for Lessees Impacted by Flooding. Construct an emergency shelter to assist lessees that may be impacted by flooding during rain events and/or coastal inundation. This project would increase community preparedness, mitigation, and resiliency to climate change and sea level rise.
19. Resources to Renovate Kūpuna Homes in the Flood Zone. Identify and secure resources to renovate kūpuna homes that are located in the flood zone.

## **GOVERNMENT/OTHER**

20. Self-Governance Task Force. Establish a community-based self-governance task force that promotes the intent of the original Hawaiian Homes Commission Act.
21. Green Trades Training Program. Green Trades support sustainability, renewable energy, and environmental industries. The development of an on-island training program in green-trades would address one facet of sustainability.
22. Land for Homesteaders to Pursue Light Industrial Activities. Unencumbered lands suitable for industrial uses in Ho'olehua should be identified and the Island Plan amended to accommodate proposed industrial uses by homesteaders. An alternative would be to pursue

a land transfer with DLNR for lands near the airport where industrial uses would be more appropriate.

23. Coordinated and Comprehensive Hawaiian Trust Services. Bring all the Hawaiian trust agencies back to Moloka'i to work together to improve services to Native Hawaiians. Encourage Ali'i trusts to become partners.

24. Moloka'i as its Own County. Conduct a feasibility study to explore the pros and cons, and legal means for Moloka'i to be its own county.

Meeting attendees were given five sticker dots to represent their selection for top priority projects. Participants were given fifteen minutes to vote by placing the sticker dots on the projects they would like to see as priority projects (e.g., all dots on one project, one dot on five different projects, etc.). Below is a summary of the votes for all the projects. The top five priority projects are highlighted in yellow.

RESOURCES MANAGEMENT		
1	Supplies and Materials for Cross-Fencing and Deer Fencing	18
2	Deer Management Plan	21
3	Kalama'ula Shoreline Erosion Management Plan <i>Note: The project was announced at the 6/26/19 meeting that it will be removed from voting because HHC recently approved the budget for this Plan at the June 2019 HHC meeting.</i>	--
4	Climate Change Preparedness and Resiliency	12
COMMUNITY		
5	Community Hālau*	0
6	Recreational Facilities at Lanikeha Center*	6
7	Kalama'ula Mauka Passive Park	14
8	Ho'olehua Hale Improvements	33
INFRASTRUCTURE/WATER		
9	Non-potable Water Sources for Agriculture and Other Uses	11
10	Road Improvements*	25
11	Water Rate Assessment and Legal Analysis of Beneficiary Rights Regarding Water Rate Disparities	30
12	Action Plan to Convert Cesspools to Septic Tanks or Connect to Sewer System	5
AGRICULTURE		
13	'Ualapu'e Cultural Resources Management Plan and Kuleana Settlement Plan	66
14	Community Garden Plots*	1
15	Soil Testing for Contaminants	6
16	Shared Farm Equipment for Agricultural Lessees	26
HOUSING		
17	Tiny Homes	7
18	Emergency Shelter for Lessees Impacted by Flooding	8
19	Resources to Renovate Kūpuna Homes in the Flood Zone	17
GOVERNMENT/OTHER		
20	Self-Governance Task Force	0
21	Green Trades Training Program*	0
22	Land for Homesteaders to Pursue Light Industrial Activities*	10
23	Coordinated and Comprehensive Hawaiian Trust Services	1
24	Moloka'i as its Own County	6



## Appendix **D**

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### Hawai 'i Administrative Rules on Kuleana Homesteads

(b) No lease shall be cancelled without first affording the lessee the right to a hearing as prescribed in chapter 5. [Eff 7/30/81; comp 10/26/98] (Auth: HHC Act §222) (Imp: HHC Act §§210, 216)

§10-3-29 Repealed. [Eff 7/30/98; R ]

**§10-3-30 Kuleana homestead leases.** (a) The commission may establish a homestead program for settlement on unimproved available Hawaiian home lands to be known as the kuleana homestead program.

(b) The commission may set aside a tract or tracts of unimproved "available lands" as defined in section 203 of the Act, for award under the kuleana homestead program. All lots awarded under this program shall be known as kuleana homestead lots.

(c) In determining whether a tract should be set aside for award as kuleana homestead lots, the commission shall consider the following:

- (1) Physical and environmental characteristics of the land;
- (2) Excessive cost to develop the tract for any reason including: the physical characteristics of the land, the distance of the land from existing electrical, water, waste water disposal, communications, and other utility systems;
- (3) Department land management plans and programs;
- (4) Applicant interest or proposals identifying tracts of land; and
- (5) Suitability for use by lessees who wish immediate access to the land for subsistence uses and who are willing to live on the land and accept an unimproved lot.

(d) The commission shall determine which homestead waiting list, or combinations thereof, may be

used to make the awards and what list, or combinations thereof, may be used if the original list used to make the awards is exhausted.

(e) The department, together with interested applicants, shall develop a plan for settlement and development of the designated tract. All settlement plans shall be subject to approval by the commission. The plan shall include, but not be limited to the following:

- (1) Location and description of the tract of land;
- (2) Approximate size and number of lots to be awarded;
- (3) Approximate location of community center and common areas;
- (4) Preliminary conceptual proposals for community management and economic development of adjacent department lands, if applicable;
- (5) Plan for the identification, protection and preservation of all significant historical, archaeological, and biological sites; and
- (6) Settlement timetable to commence after the award of the lots.

(f) The department shall provide the following for the kuleana homestead lots:

- (1) Metes and bounds descriptions of lots; and
- (2) An unpaved right-of-way to the awarded lots.

(g) A lessee of a kuleana homestead lot shall be subject to all applicable state codes, county ordinances, and departmental rules and policies governing land use, building, health, and safety unless and until the kuleana homestead association's building, health, and safety codes and permitting process become effective for that particular tract. The kuleana homestead association for that particular tract, in consultation with a licensed architect, registered in the State, may develop, adopt, and enforce its own zoning, building, and permitting process on the condition that standards contained in state health codes and health and safety sections and provisions contained in the Uniform Building Code are met and that a licensed architect, registered in the State, is

willing to certify all building plans as part of the community developed permitting process. No kuleana homestead association developed zoning, building, health and safety codes and permitting processes shall be effective unless and until they are approved by the commission.

(h) All leases awarded by the department pursuant to the kuleana homestead program shall comply with this subchapter and subchapter 3 unless otherwise superseded by the settlement plan approved by the commission for a particular tract. In addition, all lessees shall comply with the following conditions:

- (1) Lessee agrees to participate as an active member in the kuleana homestead association for that particular tract and to comply with rules developed and agreements entered into by the kuleana homestead association;
- (2) Lessee agrees to accept the lot in its "as is" condition with no expectation of additional improvements beyond those specified in subsection (f); and
- (3) Lessee agrees to participate in the maintenance of the right-of-way to the kuleana homestead tract and lots. [Eff and comp 10/26/98] (Auth: HHC Act §§ 207, 219.1, 222) (Imp: HHC Act §§ 207, 219.7)

### SUBCHAPTER 3 CONDITIONS IN LEASES

**§10-3-31 Additional conditions, generally.** In addition to the conditions in leases set forth in section 208 of the act, and in the lease document, all lessees shall be subject to the restrictions set forth in this subchapter. [Eff 7/30/81; comp 10/26/98] (Auth: HHC Act §222) (Imp: HHC Act §208)

## Appendix **E**

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Additional Information provided by the Ahonui Homestead  
Association



## **Description of Ahonui Homestead Association**

The Ahonui Homestead Association was established in February 2019 to address the frustration with the history and false promises made by DHHL in the development of 'Ualapu'e. The Ahonui Homestead Association members include supporters of successors and lessees and DHHL agriculture applicants that have been placed on a long wait list for a homestead as of 1950. This Association will use the Kuleana Homestead Program for 'Ualapu'e as a homesteading alternative for immediate access to unimproved land (i.e., minimal infrastructure to include roads, etc.).

Our Vision is to have the beneficiaries return to their lands and to prevent homelessness and hardship due to the high cost of rent; to build and strengthen Native Hawaiian beneficiaries/skills in the areas of budgeting, fishing, farming, repairs, maintenance, trading, bartering, gathering rights, accountability and responsibility as stewards of the land from mauka (mountain) to makai (ocean); and to increase beneficiaries self-determination through self-governance by participating in discussions on issues, concerns and resolutions as indicated by Prince Jonah Kuhio, Hawaiian Homes Commission Act, 1920 (Section 213 as amended) and Hawaii Organic Act.

The Association seek to further serve, protect and preserve the interest of Native Hawaiian beneficiaries of the Hawaiian Home Lands Trust and address the community's needs in health, education, housing, social services, kupuna care, keiki care, business, employment, and culture.

## **Ahonui Homestead Association Meetings**

Ahonui initiated and hosted community meetings at the Office of Hawaiian Affairs (OHA) Conference room and Kilohana Recreational Center. Notice of Meetings were advertised in newspaper, radio station, community bulletin boards. The Association solicited applicants' interest in the 'Ualapu'e Project. The Association also introduced the project at the DHHL beneficiaries meeting at Kulana Oihi. The following meetings were held:

- February 13, 2019 & February 23, 2019 Community Meeting by Ahonui at OHA Office: Discussion on the 'Ualapu'e Project and to generate interest
- March 4, 2019 Community Meeting by Ahonui at OHA Office: Discussion on the 'Ualapu'e Project and to generate interest
- March 29, 2019 Ahonui/Community Meeting at OHA: Discussions on DHHL's 27 potential projects for the regional plan, 'Ualapu'e project
- April 9, 2019 Ahonui/ Community Meeting at OHA; Discussion on 'Ualapu'e Project
- February 13 through July 30, 2019 Ahonui Homestead Association (AHA) Solicited Community Interest regarding DHHL agriculture waitlisted applicants for 'Ualapu'e Project

- May 14, 2019 Mana'e Community Meeting by Ahonui held at Kilohana Recreation Center, Maui County: Discussion on Project and Concerns
- May 25, 2019 Ahonui/Community Homestead Association meeting; Review 'Ualapu'e Concerns & Project
- June 10, 2019 Mana'e Community Follow-up Meeting by Ahonui at Kilohana Recreation Center, Maui County: Review project, Concerns, and Interest
- July 13, 2019 Ahonui/Community Meeting; Initiated Working Committees
- February to September 30, 2019, by 6pm Ahonui Homestead Association, Solicitation Deadline Advertised.
- August 5, 2019 Ahonui/Community Meeting; Self-Determination/Governance; Introduction on 2 Day Workshop on August 19-20, 2019.

## **Summary of Discussion from Ahonui Homestead Association Meetings**

### *Community Concerns*

Upon the introduction of the 'Ualapu'e Kuleana Homestead Project by Ahonui Homestead Association, the community and the beneficiaries (DHHL waitlisted) were frustrated by the past and false promises made by DHHL in the development of 'Ualapu'e.

Some of the concerns shared at meetings held by the Association included:

- When significant sites are identified; to be fenced and maintained
- Only specific animals
- Run-off
- Keep the Mauka to Makai healthy for future generation
- Work with the Mana'e community to develop cultural and resource management plan
- Allowances should be made for subsistence hunting in the upland regions
- Malama the cemetery
- Explore alternative (spigot) water source for 'Ualapu'e
- Control number of vehicles

The 2005 Moloka'i Island Plan also documented concerns for 'Ualapu'e. Concerns listed in the 2005 Island Plan included:

- The east end of Moloka'i is becoming highly visible as a potential area for high-end development. If development were to occur in 'Ualapu'e, assurances need to be made that the land is not sold to non-Hawaiians.
- This area has many cultural sites of great importance.
- The mauka areas of the DHHL parcel in 'Ualapu'e and its flora, fauna, and historical/cultural resources need to preserve for future generations.
- Allowances should be made for subsistence hunting in the upland regions.
- The area needs an additional park or recreational space.

- No commercial use is desired.
- Lands should be reserved for a cemetery.
- First choice for awards should go to the East Moloka'i people on the DHHL waiting list

### *Project Objectives*

The objectives for this project include:

1. To secure long-term Kuleana Homestead Leases. Restore and rehabilitate native Hawaiian beneficiaries to their land and expedite awarding of 175 or as confirmed by engineers for homestead on unimproved land through the Kuleana Homestead Program.
2. Project; generate interest and (DHHL) applicant recruitment
3. Secure minimum infra-structure for roads and water spigot. Obtaining the (land imagery) blue print/mapping of lots etc.
4. Cultural Resource Management Plan. Work with the 'Ualapu'e/Mana'e community in developing a cultural resource management plan for 'Ualapu'e in order to protect and preserve resources for future generations.
5. Exploring Sustainable Ohana Halau startup kits for lessees (applicants) and community park/halau.

### *Implementation Action Steps*

#### **Phase 1: Planning: Time frame estimated to be 1-3 years**

The following outlines the Implementation Action Steps based on the objectives stated above for Ahonui Homestead Association:

1. Secure and obtain long-term agriculture TMK#556006017 and TMK#56002026 parcels.
  - a. Conducted research with DHHL staff, Cindy confirmed the zoning and availability of the above tract (above TMK parcels)
  - b. Ahonui Homestead Association submitted Project proposal to DHHL identifying available parcels.
  - c. 'Ualapu'e Project was elected as number 1 priority
  - d. DHHL provide consultation via drafts
2. Project: generate interest and (DHHL) applicant recruitment
  - a. Announced via radio station, in local newspaper, online media, on bulletin boards and posting throughout the communities.
  - b. Held scheduled Community meetings; generated Project interest, shared concerns, and applicant recruitment.
  - c. On-going: Project introduction, Q&A's, on-going meetings, and applicant recruitment.

- d. Notice and recruitment, deadlines, and on-going community meetings
  - e. Increase knowledge and awareness on self-governance and self-determination through two-day workshop with the Department of Interior, Hawaiian Relations
  - f. Ahonui Homestead Association to utilized DHHL Applicant waiting list dated June 30, 2016 and December 30, 2017 (Agriculture) to solicit and recruit applicants interested in the 'Ualapu'e project and a projection of 175 applicants through a voluntary participation selective process.
3. Secure minimum infra-structure for roads and water spit-kits
- a. Department's responsibilities:
    - i. Seek various approvals from the Hawaiian Homes Commission for long-term lease for the 'Ualapu'e Project, agriculture TMK#556006017 and TMK#56002026 parcels.
    - ii. Provide EIS (environmental impact study; roads and water spigots for beneficiaries from nearest water source)
    - iii. Prepare budget request and obtain HHC approval for planning funds
    - iv. Contract for planning services
    - v. Facilitate planning processes
    - vi. Maintain communication with community
    - vii. Obtain the (land imagery) blue print/mapping of lots
4. Cultural Resource Management Plan.
- i. Work with the 'Ualapu'e /Mana'e-community
  - ii. Develop a cultural resource management plan for 'Ualapu'e in order to protect and preserve resources for future generations.
  - iii. Identify plants that are grown at the different elevation
  - iv. Conduct research on native plants and vegetation
  - v. Crops for sustainability
  - vi. Establish a nursery to collect plants
  - vii. Planting; upon obtaining rights of entry
  - viii. Identify cultural sites:
    - 1. EIS by DHHL (roads)
    - 2. DHHL will preserve and protect the cultural site by fencing
    - 3. Malama the identified sites and cemetery by Community
  - ix. Identify Community Educator and Partnership

1. UH Extension
2. Invasive Species
3. The Nature Conservancy
4. Molokai Land Trust
5. Maunaloa Garden
6. Ma'ana
7. Hui Na'auao
8. Department of Interior, Hawaiian Relation (DOI)
9. Hawaiian Studies and Language Kumu
- x. Increase beneficiaries' knowledge on invasive plants, wind breakers, what plants could be used to hold erosion, farming techniques, landscaping, fishpond restoration and preservation, self-determination and self-governance, and Hawaiian language.
5. Explore Sustainable Ohana Halau startup kits and community parks/halau
  - a. Committees research
  - b. Collaboration with community

## **Phase 2**

To discuss and establish DHHL role:

- Seek various approvals from the Hawaiian Homes Commission
- Prepare budget request and obtain HHC approval for planning funds
- Contract for planning services
- Facilitate planning processes
- Maintain communication with community

Ahonui/Community roles:

- Participate and comment throughout Planning process and as reports and studies are available for comment
- Participate in community meetings and beneficiary consultations
- Provide testimony and attend HHC meetings
- Provide testimony and support DHHL CIP funding proposals to State Legislature
- Support community capacity to engage/participate in the Planning process

Ahonui will schedule on-going meetings with committees during the development of the project and process.



- a. Committees to collaborate and develop a list; networks of individuals
- b. Initiate and engage on a Kuleana Community Plan
- c. Identify /suggestions operational logistics
- d. Identify/suggestions emergencies pathways
- e. Identify an action plan
- f. Develop a draft for a Community Plan
- g. Plan approval & Implement plan

in