



HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION • DEPARTMENT OF HAWAIIAN HOME LANDS

Community Information Meeting

Maui Homestead

Community

October 18, 2021



Agenda

- Welcome
- Planning Office Update
- Construction Status Updates
- Homestead Associations



Meeting Kuleana

- 1) Be respectful of the person talking – please do not interrupt the person that is talking;
- 2) Wait for the facilitator to call on you or type your question into the chat box
- 3) When addressing other participants (verbally or in the chat box), be respectful, show aloha, treat others how you would like to be treated;
- 4) Agree to disagree — accept that others may have different perspectives and opinions.
- 5) Have an open mind — take home new ideas or new information.



HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION • DEPARTMENT OF HAWAIIAN HOME LANDS

PLANNING OFFICE UPDATE

Working with Beneficiaries to Develop Plans for their Trust Lands

October 16, 2021

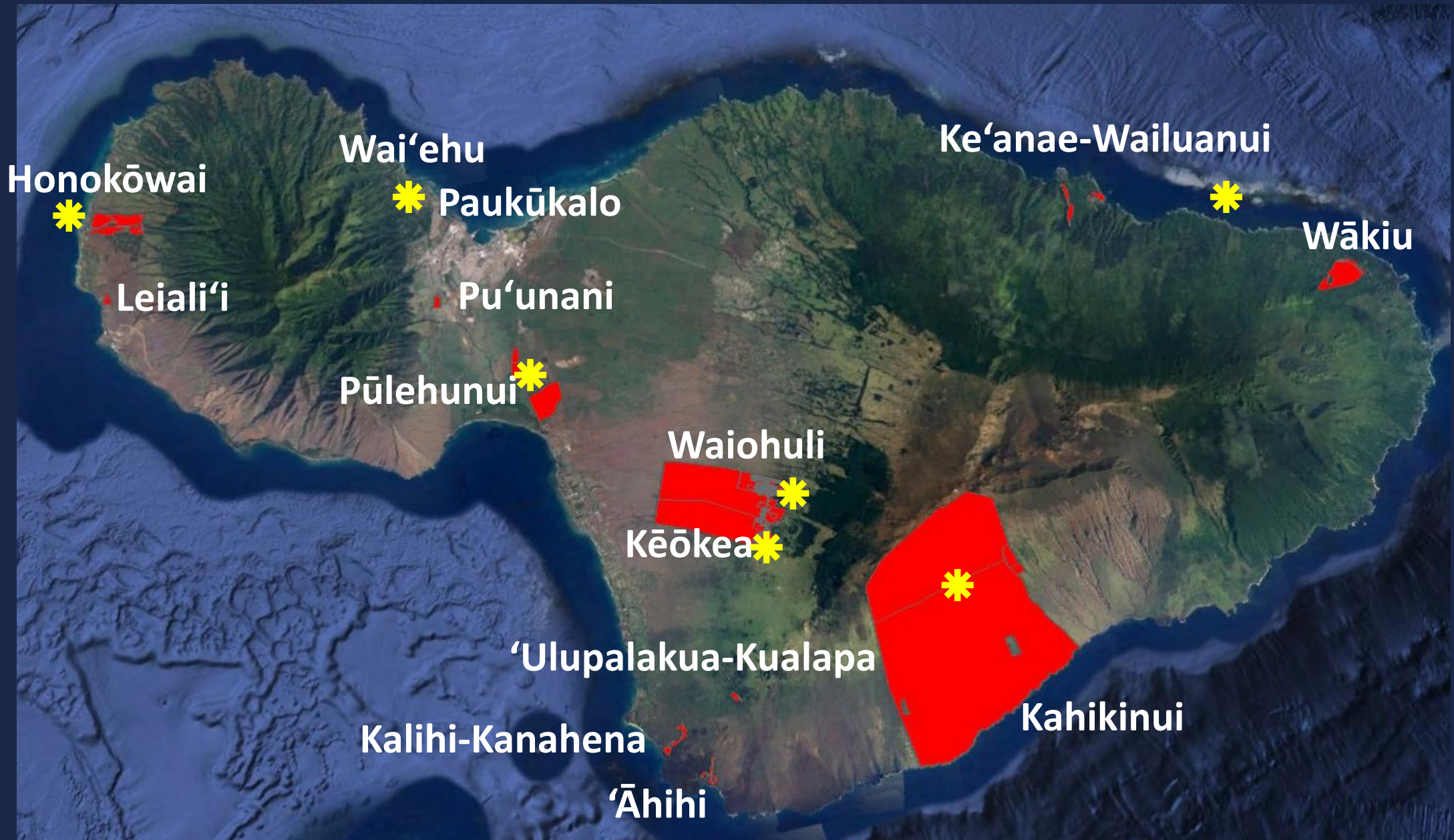


Maui Island Plan Land Use Designations

MAUI LAND USE DESIGNATIONS	ACRES	PERCENT
Homestead Land Use Designations:		
General Agriculture	5,384	16.8%
Residential	1,578	4.9%
Subsistence Agriculture	686	2.1%
Pastoral	675	2.1%
Supplemental Agriculture	233	0.7%
Non-Homestead Land Use Designations:		
Special District	15,525	48.4%
Conservation	7,483	23.3%
Commercial	190	0.6%
Community Use	187	0.6%
Industrial	113	0.4%
MAUI ISLAND TOTAL:	32,054	100%



HOMESTEADS BY PLANNING REGION	MAUI ISLAND PLAN 2004		NEW LANDS ACQUIRED	2021 LAND INVENTORY	
	ISLAND PLAN ACRES	% OF DHHL MAUI LAND		ACRES BY HOMESTEAD AND PLANNING REGION	% OF DHHL MAUI LAND
Kahikinui	22,861			22,861	
Kalihi/Kanahena	100			100	
‘Āhihi	75			75	
1. SOUTH MAUI	23,036	72.37%		23,036	72%
Kēōkea/Waiohuli	6,112			6,112	
Kualapa	41			41	
‘Ulupalakua	2			2	
2. UPCOUNTRY	6,155	19.34%		6,155	19%
Wākiu	743			743	
Ke‘anae	151			151	
Wailuanui	91			91	
3. EAST MAUI	985	3.10%		985	3%
Pūlehunui	726		104	830	
Wai‘ehu	91			91	
Paukūkalo	61			61	
Wailuku	0.20			0.20	
Waikapū (Pu‘unani)	-		47	47	
4. CENTRAL MAUI	878	2.76%	151	1,030	3%
Honokōwai	777			777	
Leali‘i	-		72	72	
5. WEST MAUI	777	2.44%	72	849	3%
TOTAL	31,831	100%	223	32,055	100%





Honokōwai Beneficiary Community Master Plan

Draft EA-published in July 2021
Final EA/FONSI—HHC Approval Dec 2021



Table No. 2: Land Use and Unit Allocations

Proposed Land Uses	Maximum Number of Homes per Acre	Acres	Lots/Homes
Homestead Sub-Ag: 1 to 2 acre lots	1	337	250
Homestead Residential: Single-Family (7,500 Sq. Ft. Lots)	6	70	335
Homestead Residential: Multi-Family	15	35	543
Homestead Supplemental Agriculture		14	
Community Use: Agriculture		16	
Community Use: Parks		28	
Community Use: Commercial		24	
Conservation: Gulches & Buffers		146	
Industrial		16	
Roads*		73	
County Facilities		18	
Total Subsistence Agriculture Homesteads			250
Total Residential Homesteads			878
TOTAL ACRES AND LOTS		777	1,128



Honokōwai Beneficiary Consultation Meeting #4

**To present the final Master Plan and EA
(before HHC approval in December)**

Monday, November 8, 2021

6:00 p.m. to 8:00 p.m.

Postcards will go out soon



Priority Project: Homestead Roads - Improve & Develop Roadway Network

Potential Partners

Again, the logical main partner is DHHL. Also, DHHL has allocated \$100 thousand a year in funding for road repair and this could be used to begin the first phases of the priority project as soon as costs are established, design drawings are completed and construction phases identified. As noted in the previous priority project, contractors and construction material supplies are also logical potential partners in both getting the material economically and in the actual construction of the improvements. Other potential partners include the Leeward Haleakalā Watershed Restoration Partnership, DLNR (reforestation projects), County of Maui Fire Department and Civil Defense (to improve emergency logistics), and Department of the Interior and Department of Agriculture for conservation efforts and rural development.

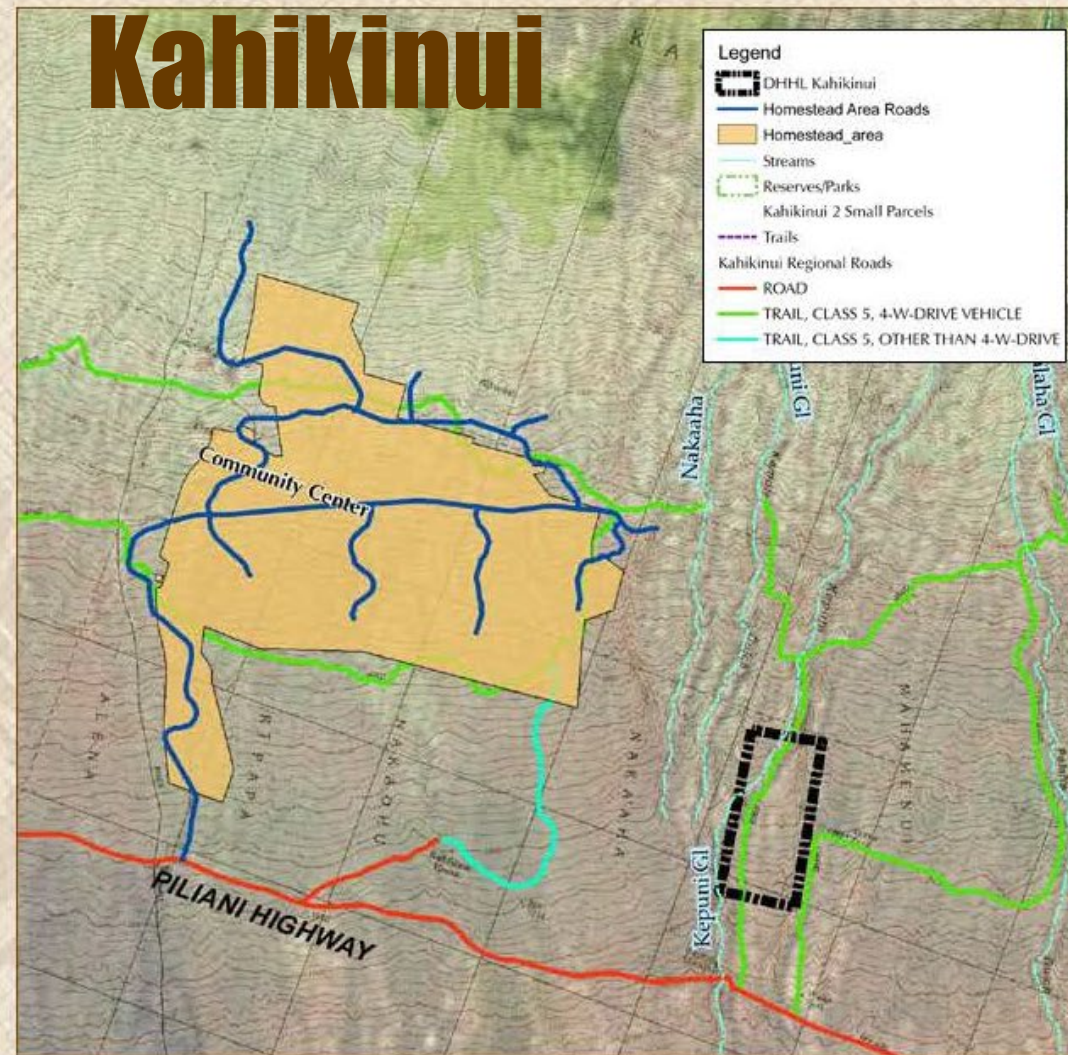
Next Steps:

The following next steps are suggested:

- Work with DHHL to access the available funding.
- Inventory the roadway network to identify critical segments of Road A to the Comm. Center.
- Develop detailed cost estimates for the improvements and obtain construction cost estimates.
- Identify the desired approach to construction and develop a business plan.
- Link Loop road to resource management plans. Find development partners.
- Finalize a roadway improvement phasing plan that links the new makai road to fire protection.
- Look for additional funding sources and lobby for additional funding.
- Obtain partners and additional funding. Be creative in this search and include sources related to fire safety and natural and cultural resource protection.
- Obtain cost estimates for the remainder of Road A, B and the makai access/firebreak road.
- Start improvements to secondary phase roads
- Obtain remaining funding. Implement as funding is obtained.
- Plan for the remainder of the mauka network. Begin consideration for makai system.

Timeline

2011	2012	2013
<ul style="list-style-type: none">• Year one, complete Phase 1 plan and coordinate with DHHL.• Start main road improvements.	<ul style="list-style-type: none">• Year two, complete roadway plan.• Obtain additional funding.	<ul style="list-style-type: none">• Year three, begin work on Phase 2 roads.



Subdivision Road Map

Priority Project: Pūnāwai Project & Water Infrastructure Improvements

Description

The availability of water is a constant constraint in Kahikinui. Homesteaders rely on hauling water, almost daily, to store in water catchment systems. Test mist capture structures were developed during the early days of Kahikinui. The system captured water and the technology has been shown to work. One lesson learned was the need to protect the fog screens from feral ungulates. The other is the importance of the designs for collection and retention facilities of the system along with transmission.

Community System

The proposed project calls for the development of one or more tanks/reservoirs to retain the water collected by a mist capture system e.g. fog screens. The initial capture area should be a 5-10 acre site fenced for protection from people and animals. Reservoirs should be lined to the top of the bank. Reservoirs also need to be protected from contamination by fencing or other means primarily from feral animals and possible human activity. A house/shed should be built next to the reservoirs to accommodate the presence of a waterman/guard, if needed, to maintain and protect the equipment and the water and to house maintenance equipment for the system. These fog screens and reservoirs should be located above the homestead areas in the Dry Montane Forest zone between 975 to 1,980 meters above sea level. Water tanks should be installed in the lots toward Pu'u Pane. A large reservoir should also be developed below the Comm. Center.

A pipeline system (tentatively estimated at 2 inch diameters) is needed to bring the water from the reservoirs to two 100,000 gallon storage tanks. These tanks should be developed makai of the reservoirs but mauka of most of the homestead lots. From the reservoirs there needs to be a system that follows the main roads down to the lowest users. The lessees will be responsible for bringing the line from the main road to their individual lots and houses.

Individual Homesteads

DHHL should consider setting up a program to subsidize each homestead lot with a 15,000 gallon tank. This is a relatively small site development cost when compared to normal site development subsidies provided by the Department for a normal housing project. While the original concept for Kahikinui did call for off grid independence and general self-sufficiency from DHHL support, Kahikinui remains a pilot in progress and one of the lessons learned is the importance of having a water tank of sufficient size to support domestic use. For the majority of the year, water from roof catchment fills the tank and supplies most of the domestic needs of the homesteading family. It provides a good economically reasonable kick start to the individual lot development process. The cost is estimated to run between \$10,000 and \$20,000 per homestead. Helping the homesteader at this level of subsidy will help put more people on the land more quickly. Appropriate placement of the tank on each lot is important from a water pressure standpoint.

Potential Partners

This is a partnership program between DHHL and Homestead beneficiaries. It would be a way to accelerate the full build out. It is also a novel concept for a water delivery system and it might be possible to obtain support and/or funding from other potential interested parties such as the County Department of Water Supply, DLNR or the U.S. Department of Agriculture. Other more peripheral but possible interested parties may be organizations like the Nature Conservancy or the Natural Resource Conservation Service.



Fog capture system

Next Steps

Pūnāwai Project

- The fog capture system should be revisited for efficiency and cost.
- A concept idea should be evaluated from an engineering perspective.
- After cost estimates are developed a grant requested or some other form of funding should be sought to conduct final engineering design, permitting and construction. Because of the novel nature of this project, non-traditional funding sources should be investigated along with conventional sources.
- Bid and select a general contractor for the project.
- The plan should include funding to pay people for time spent guarding the facilities. A system of rotating security responsibility among homesteaders should be considered.
- A maintenance plan should be developed which includes an operational funding plan.

Water Tank Subsidy

- Draft a proposal requesting the Hawaiian Homes Commission to institute a subsidy to provide a 15,000 gallon tank for each lessee who could use one to kick start his/her settlement activity.
- Submit and lobby for approval

Timeline

2011	2012	2013
• Year one, finalize plans for system.	• Year two, obtain funding and obtain entitlements.	• Year three, start construction of Phase 1.

Priority Project: Resource Management

Phasing and Cost

The existing project is a federally funded through a partnership between the Leeward Haleakalā Watershed Restoration Partnership and LIFE. Funding for Phase 1 include the following:

- Fencing - (\$200,000 Leeward Partnerships) (\$500,000 – LIFE)
- \$1.3 million is the estimated cost for the whole enclosure.

Other measures to consider include:

- Relocation of pipi or cows & other species to the homestead area for ranching and animal husbandry. Only animals that have the potential to be controlled would be gathered for this purpose.
- Homestead area fencing for corrals and enclosures are needed to implement this plan. This plan should be designed so the pasture/grazing areas can double as fire break areas to protect the homestead.
- The gap in the 'Ulupalakua Ranch Fence (approximately 2 miles) should be closed to prevent the unregulated movement of cattle from 'Ulupalakua Ranch to the Kahikinui lands. The current situation leads to interbreeding of ranch and feral cattle that causes problems on both lands. This project is currently underway with resources coming from the Ranch and the Wind Project.
- The gorse problem is currently at a manageable level. This window of opportunity will not last long and the problem should be attacked immediately. While DHHHL has a program to eradicate gorse, the effort has been slow in moving forward. The homestead community should be engaged to assist with this program. They are, after all, the maka 'āina's literal eyes on the ground.



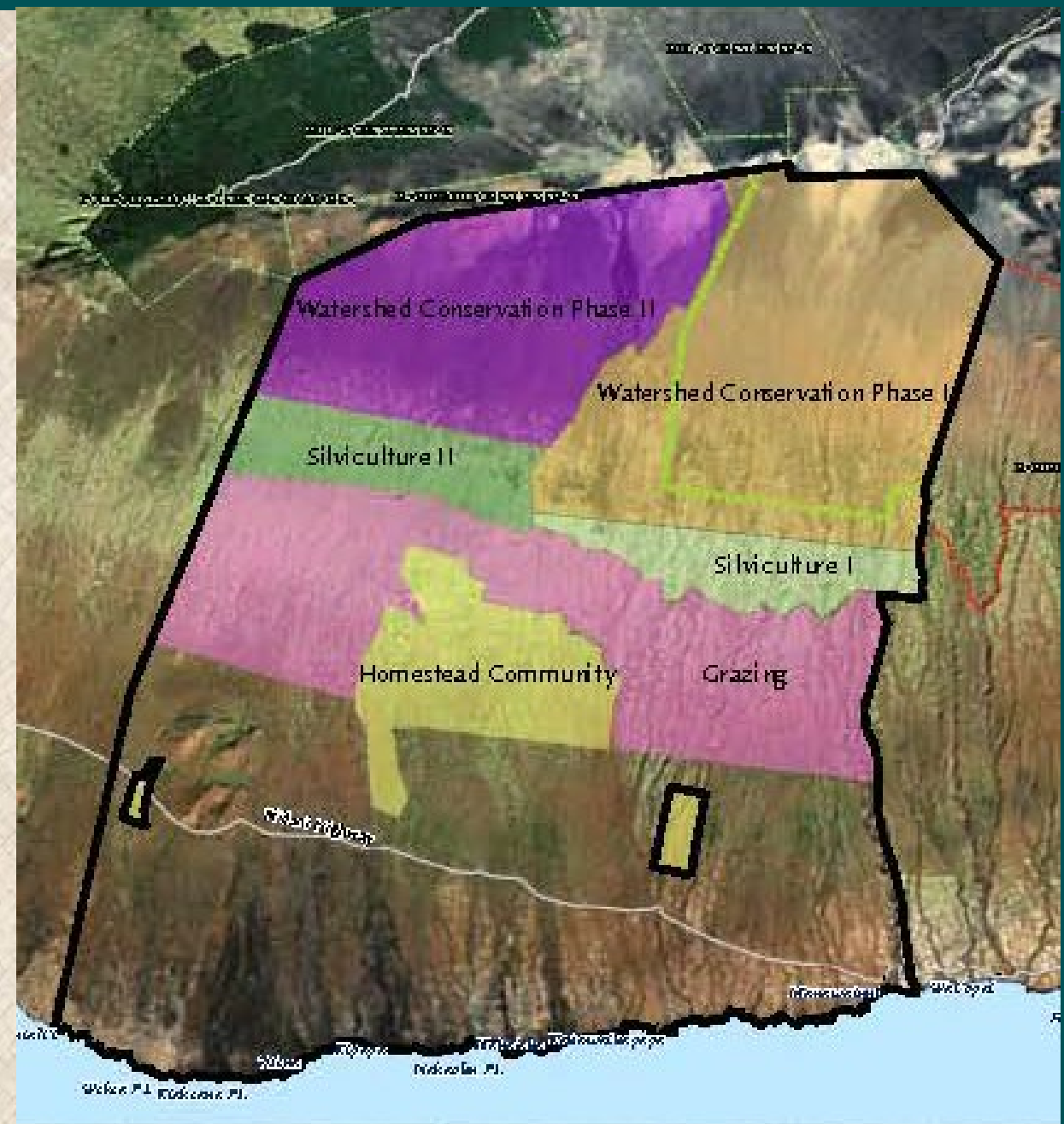
Koa tree



Sandalwood tree



Grazing cattle





Kēōkea Community Center Master Plan and EA





Kēōkea Community Center

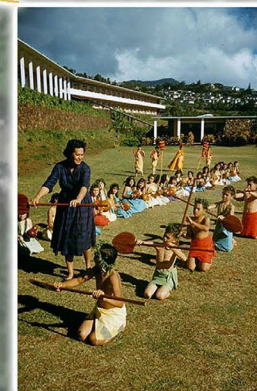
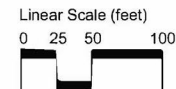


Legend

	Project Boundary		Police Sub-Station ~100 sf		Malalani Garden of Heaven ~1.1 acres, 50,000 sf		Multi-Purpose Hale ~3,400 sf
	K-6 Immersion ~18,000 sf		Healing Center (Full Build-Out) ~10,000 sf		Potential Garden / Paths ~1.8 acres, 80,000 sf		Multi-Purpose Hale - Outdoor Area ~1,600 sf
	Preschool Immersion ~4,450 sf		Healing Center (Phase I) ~3,000 sf		Potential Vendor / Stand Area ~.25 acres, 10,000 sf		
	Kūpuna Day Care ~3,500 sf		Parking (~147 Stalls) ~21,000 sf		Amphitheater (~200 Seats) ~5,000 sf		

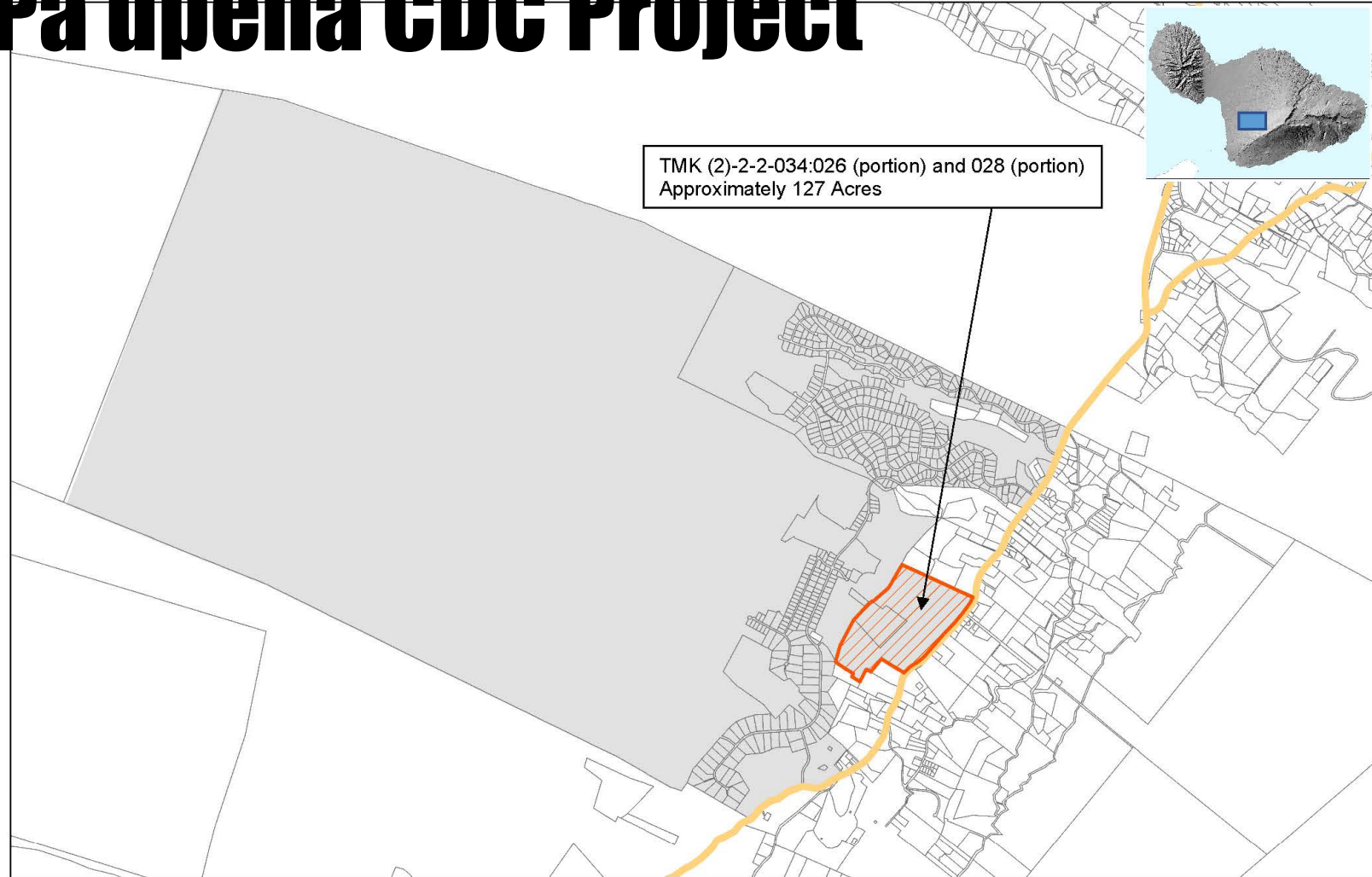
DHHL Kēōkea Site Analysis

Draft Conceptual Master Plan





Pa'upena CDC Project



Legend

-  Paupena ROE Boundary
-  DHHL Land
-  State Highway

EXHIBIT A

0 0.25 0.5 1 Miles





Pūlehunui

Google Earth

Image © 2021 Maxar Technologies
Data SOEST/UHM
Data USGS

6 mi



Pūlehunui

PŪLEHUNUI REGIONAL INFRASTRUCTURE MASTER PLAN

FINAL ENVIRONMENTAL IMPACT STATEMENT

VOLUME I OF II

Pūlehunui Ahupua'a, Kula Moku, Maui

PROPOSING AGENCY:



Department of Hawaiian Home Lands

PREPARED FOR:

Department of Hawaiian Home Lands
Department of Land and Natural Resources
Department of Accounting and General Services
Department of Public Safety

ACCEPTING AUTHORITY:

Governor, State of Hawai'i

PREPARED BY:



PBR HAWAII
& ASSOCIATES, INC.

Prepared pursuant to Chapter 343, Hawai'i Revised Statutes,
and Chapter 11-200, Hawai'i Administrative Rules

JUNE 2019



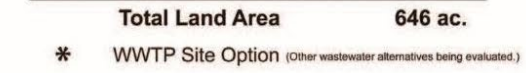
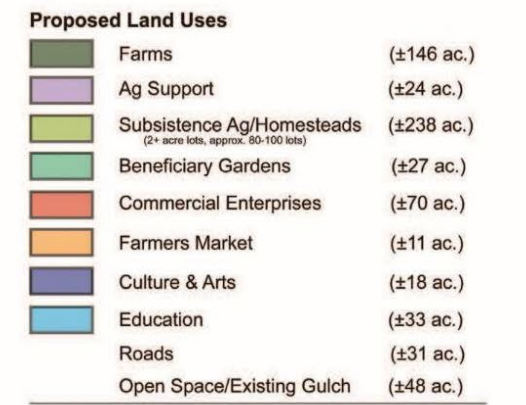
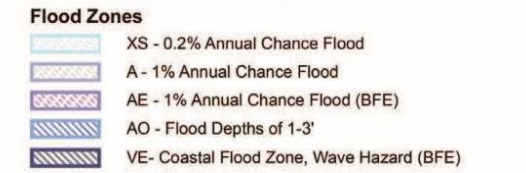
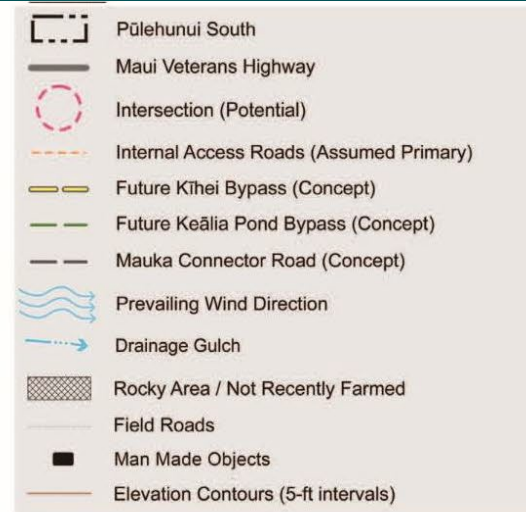
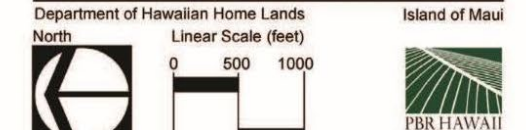


Figure 3-3: Pūlehunui South Conceptual Plan
PŪLEHUNUI REGIONAL
INFRASTRUCTURE MASTER PLAN





East Maui Regional Plan



Google Earth

Image © 2021 Maxar Technologies



Figure 2 Boys & Girls Clubs of Maui Paukūkalo Clubhouse
Property Location Map





Planning for Lands and Communities

1 BENEFICIARY CONSULTATION 2

**PROPOSED PROJECT
or ISSUE**
Comment on Proposal

- 3rd Party Project on HHLs—Wind Energy Project at Kahikinui
- Issue-Specific—Deer On Molokai; Water Rate Increases
- One-Meeting
 - Held once or several times
- Input Presented in a Beneficiary Consultation Report to HHC
- HHC Decision to Approve or Not

****DEVELOP A PLAN**
Engage in a Planning Process

- DHHL Project
- Topic/Program Area: Ag. Program Plan, Regional Plan
- Series of Different Meetings
- Input incorporated in a Draft Plan presented to Beneficiaries and the HHC
- HHC Decision to Approve or Not
- Subject to Environment Review

ENVIRONMENTAL REVIEW, CHAPTER 343, HRS

1

BENEFICIARY CONSULTATION

2

PROPOSED PROJECT
or SOLUTION

DHHL
DEVELOPMENT PLAN

Triggers an
Environmental
Assessment (EA)

INVOLVES HAWAIIAN
HOME LANDS?

USES STATE FUNDS?

Environmental
Assessment is
Required

- ✳ Identifies Impacts
 - ✳ Ways to Lessen the Impacts
- HHC Approves Final EA

✳ **Challenge:** to develop projects that create positive environmental, social, economic, cultural impacts.



Leaders who Create Positive Impacts

Mahalo!





Construction Updates

July 19, 2021



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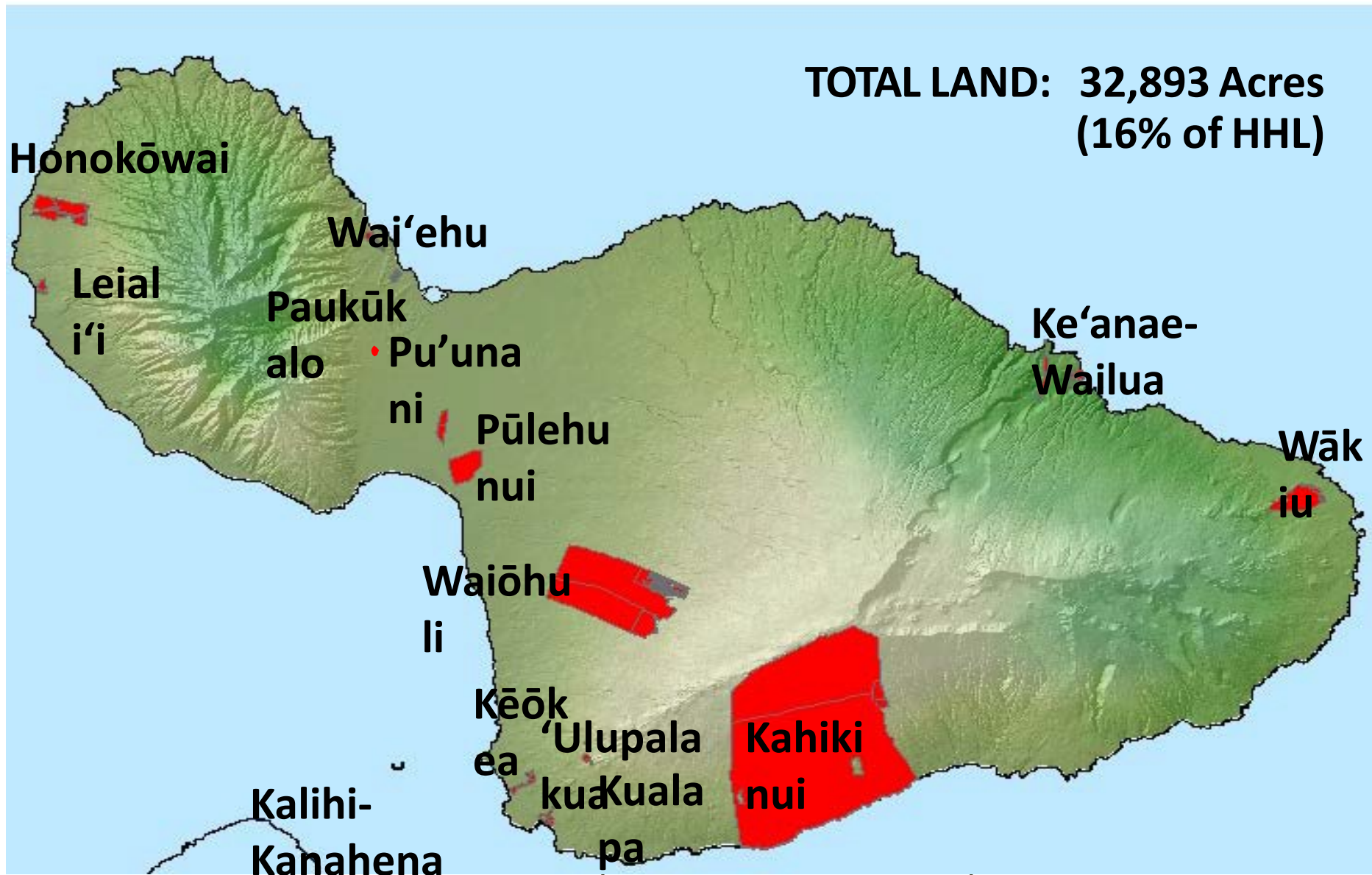
Maui Project Updates

LAND DEVELOPMENT DIVISION

October 2021

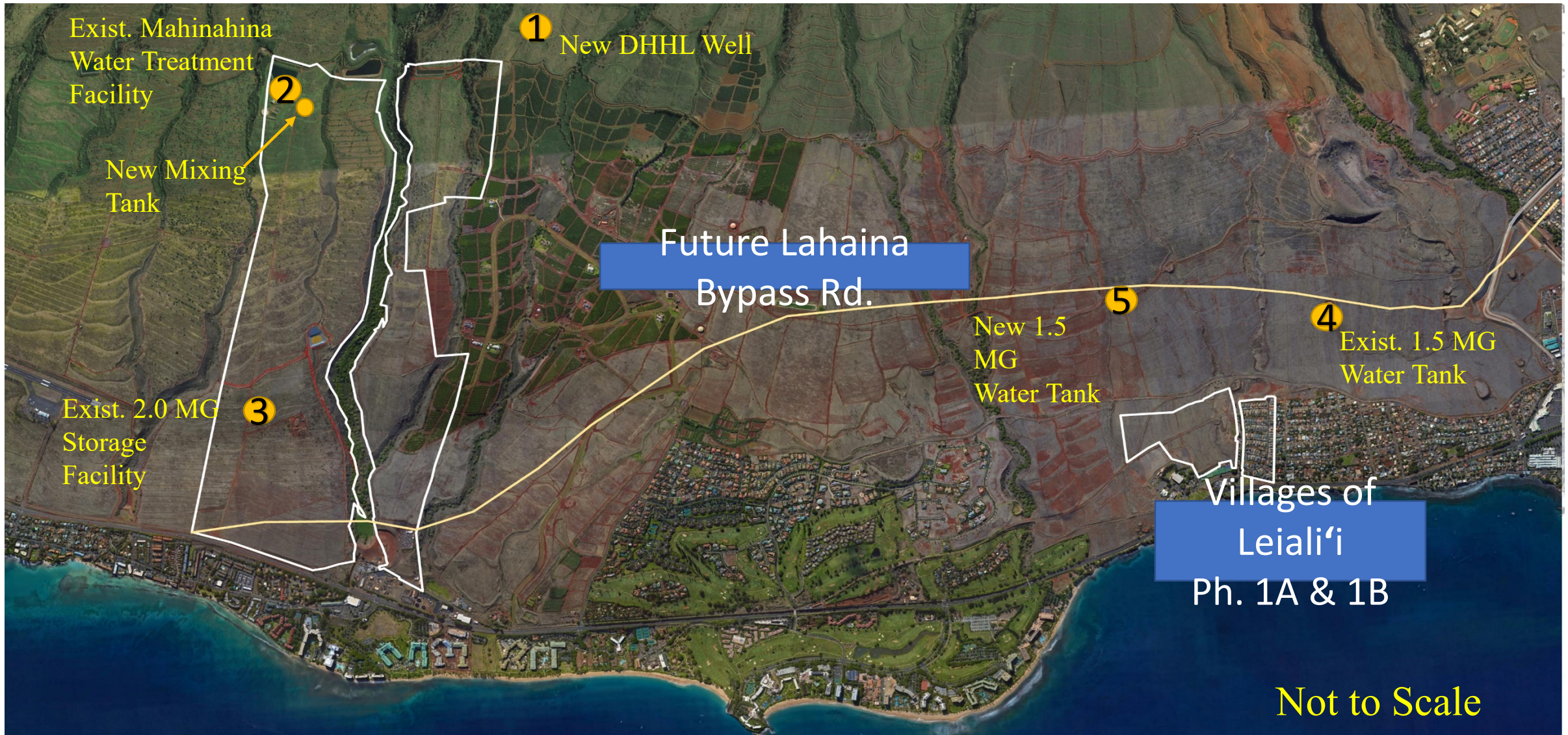


Island of Maui





Honokōwai – Villages of Leiali'i



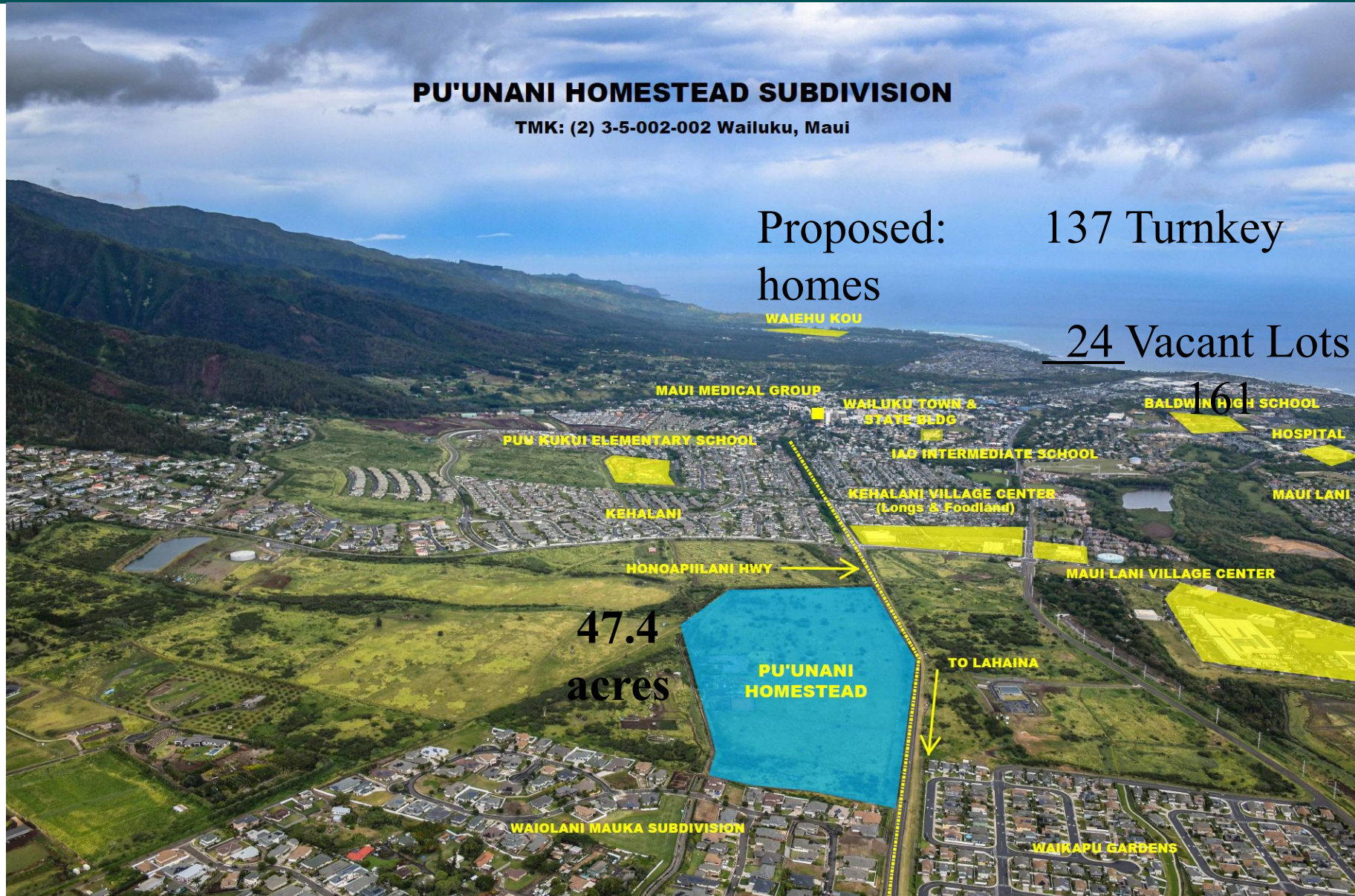


Villages of Leiali'i Development



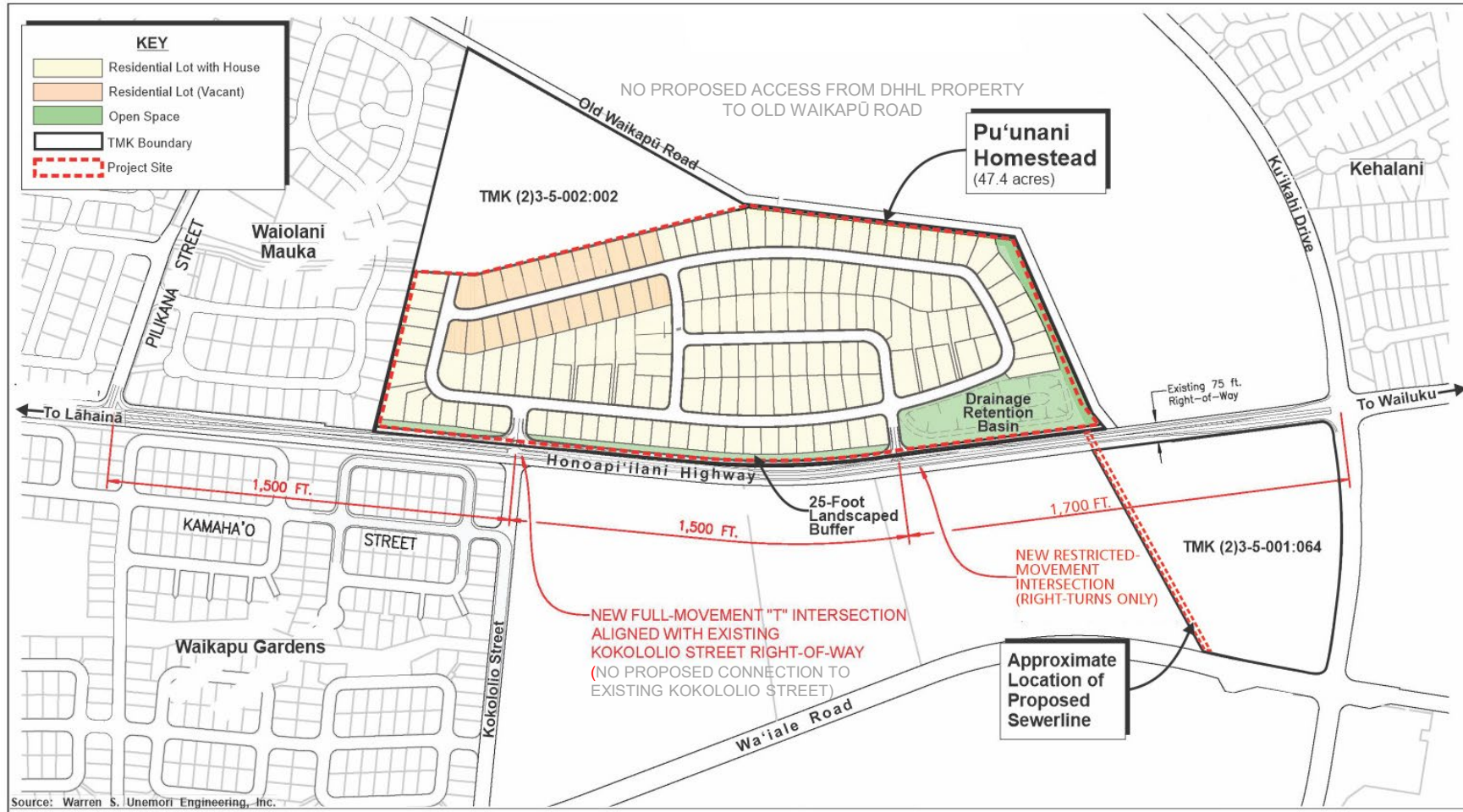


Pu'unani Homestead Subdivision





Pu'unani Site Plan



- Environmental Assessment Complete – Fall 2020
- Negotiating water source and storage
- Begin Sitework Construction – Summer 2022
- Begin Home Construction – Spring 2023
- Project Completion – Winter 2024



PŪLEHUNUI REGIONAL INFRASTRUCTURE MASTER PLAN



DESIGN AND CONSTRUCTION OF WASTEWATER SYSTEM

PRIOR LEGISLATIVE CIP:

\$ 4,000,000 FOR PLANNING AND DESIGN
\$17,500,000 FOR CONSTRUCTION

NEW APPROPRIATION:

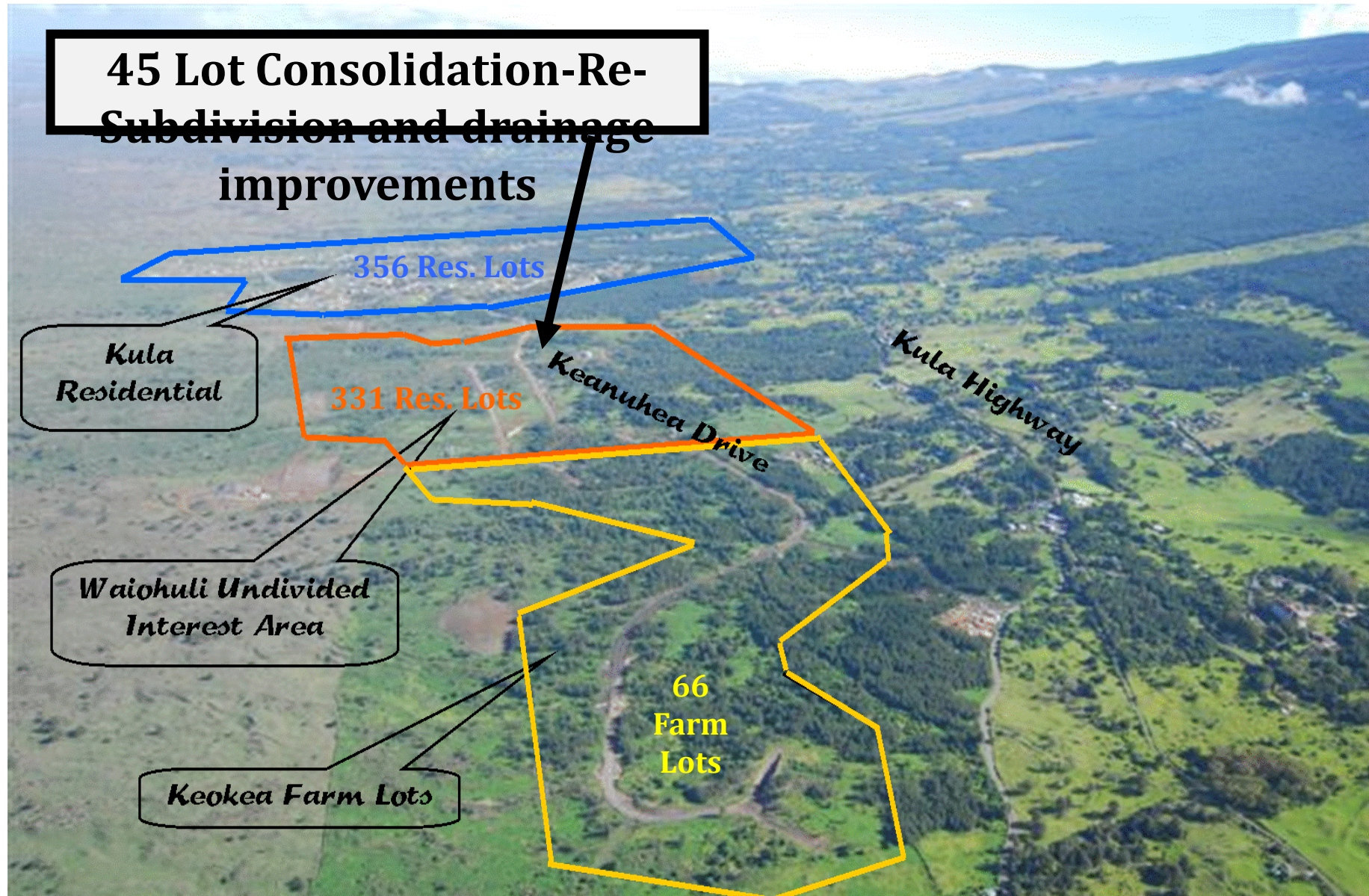
Act 88, SLH 2021 - \$17,000,000
Connection to new County of Maui
Wastewater Treatment Plant in Waikapu.

ADDITIONAL FUNDING REQUIRED:

\$10,000,000 Transmission
\$15,000,000 R-1 Water Line

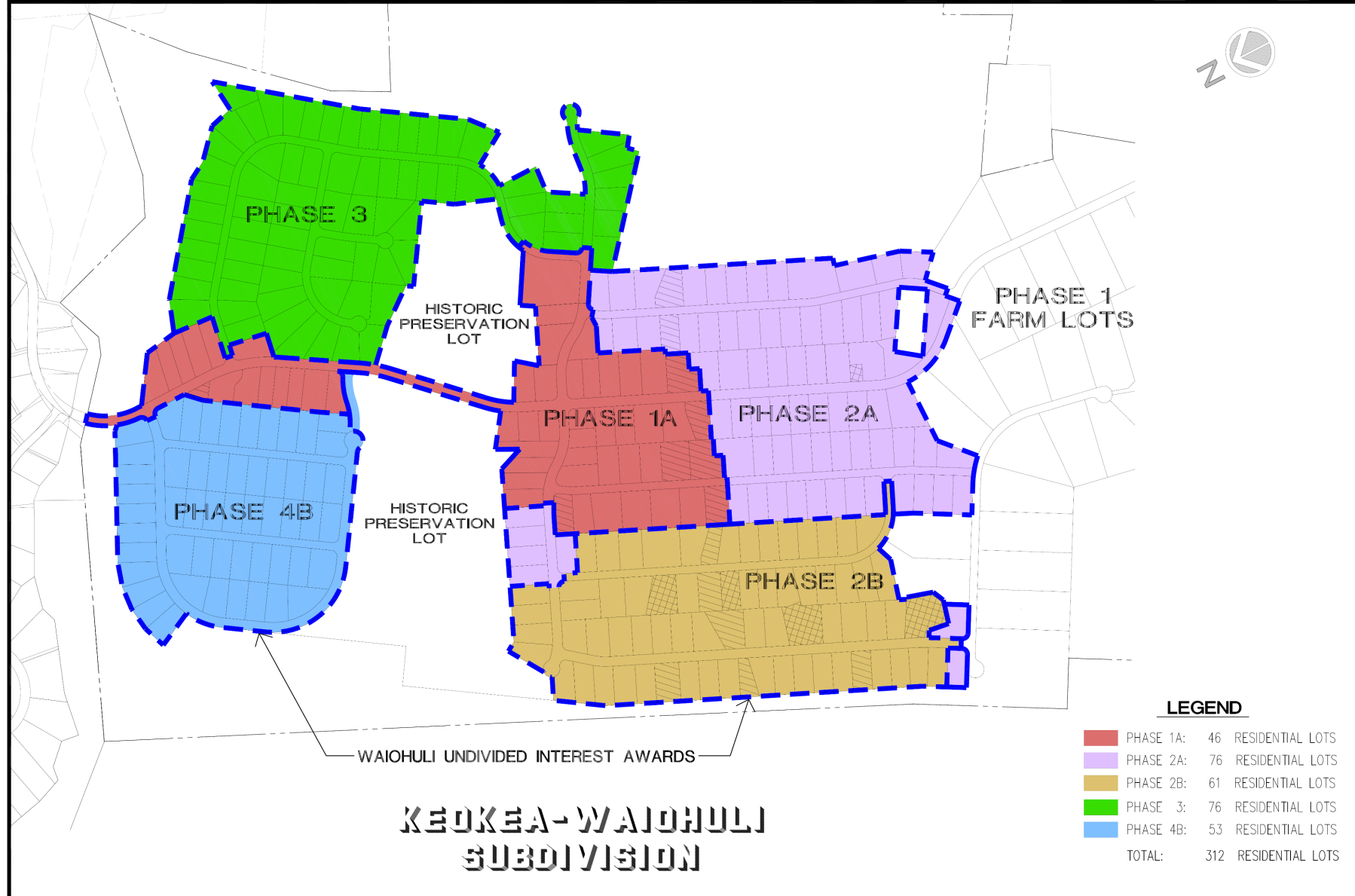


Kula – Waiohuli - Kēōkea Development





Kēōkea – Waiohuli Development



- Phase 2A – Contract awarded to Mira Image Construction; construction early 2022; 76 lots
- Phase 2B – In design; bid offering late 2022; 61 lots

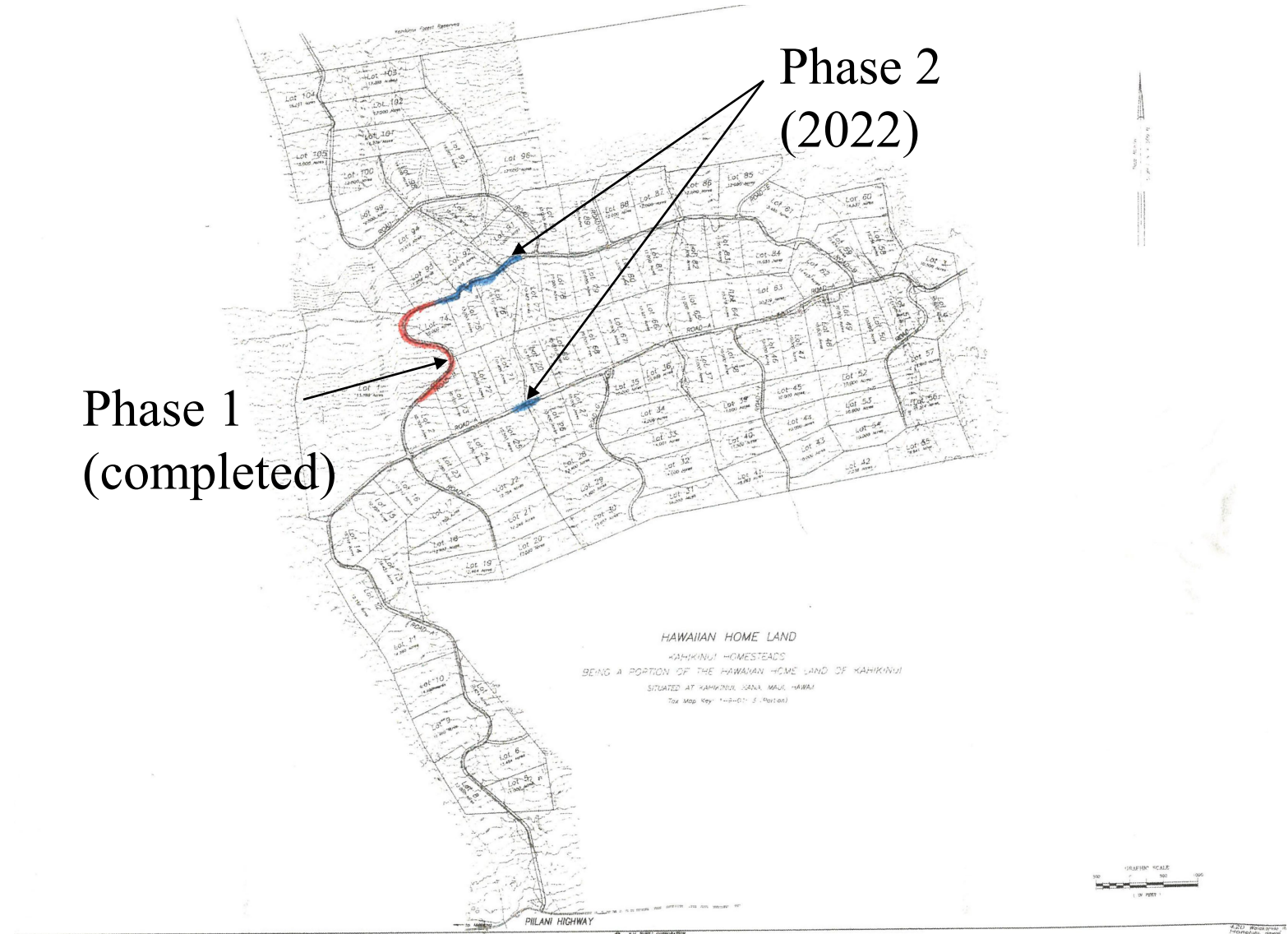


Kahikinui Road Improvements

- Road Improvements, Phase 1 Completed November 2020
- Road Improvements, Phase 2 Bid early 2022

Phase 1
(completed)

Phase 2
(2022)





Kahikinui Road Improvements

Phase 1 (completed)





Homestead Associations

- Homestead Community Updates



Mahalo



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www.dhhl.hawaii.gov