



HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION • DEPARTMENT OF HAWAIIAN HOME LANDS

DHHL Community Meeting East Hawai`i Region

October 17, 2022

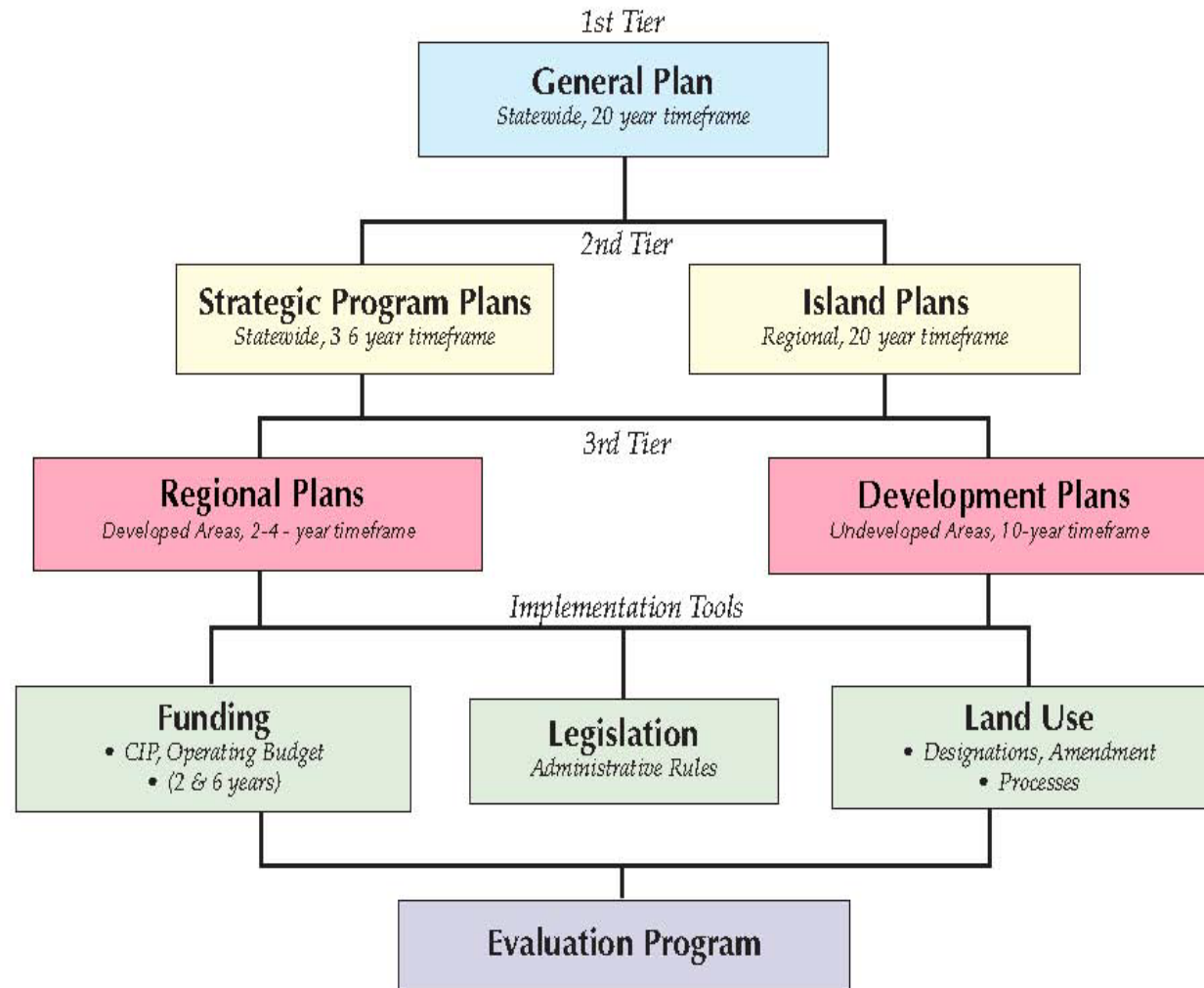


Planning Office Update East Hawai`i

October 17, 2022



East Hawai`i Plan Implementation Update

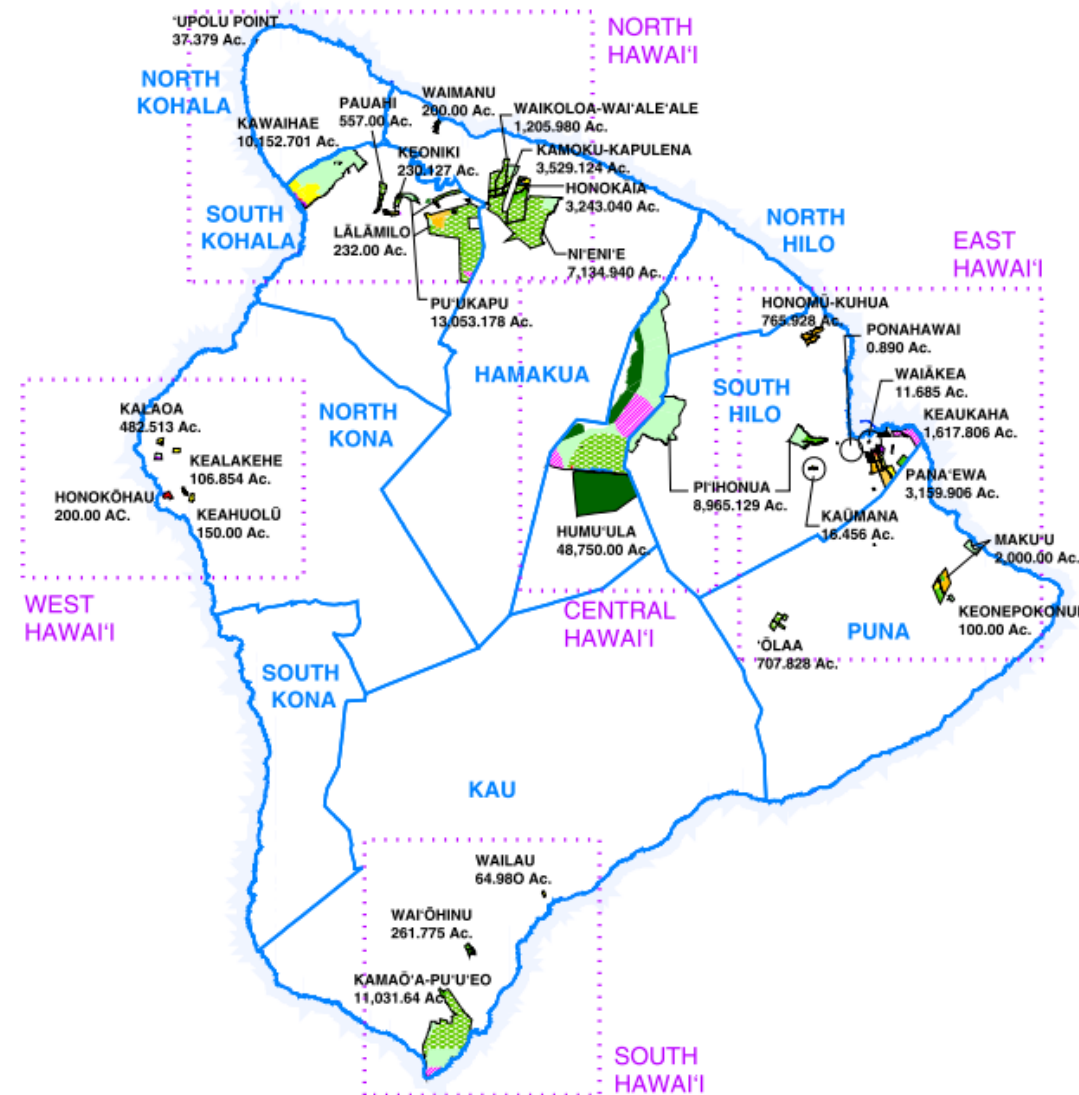
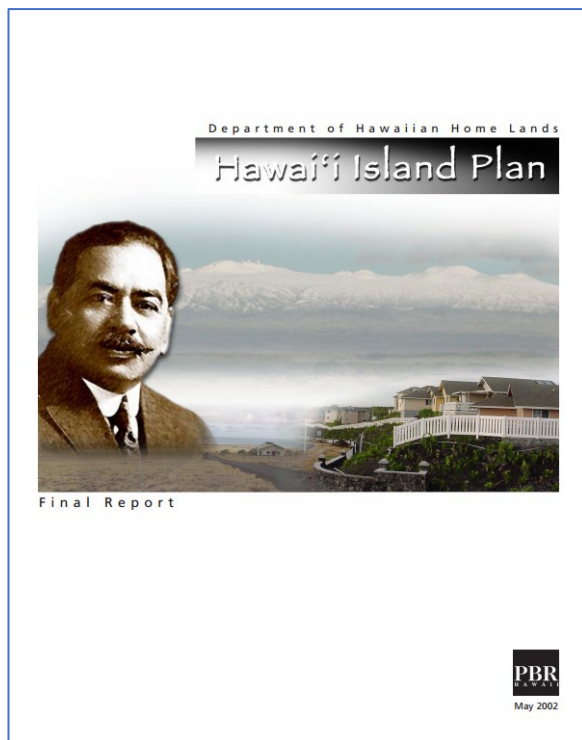


DHHL Planning System



East Hawai'i Plan Implementation Update

Hawai'i Island Plan



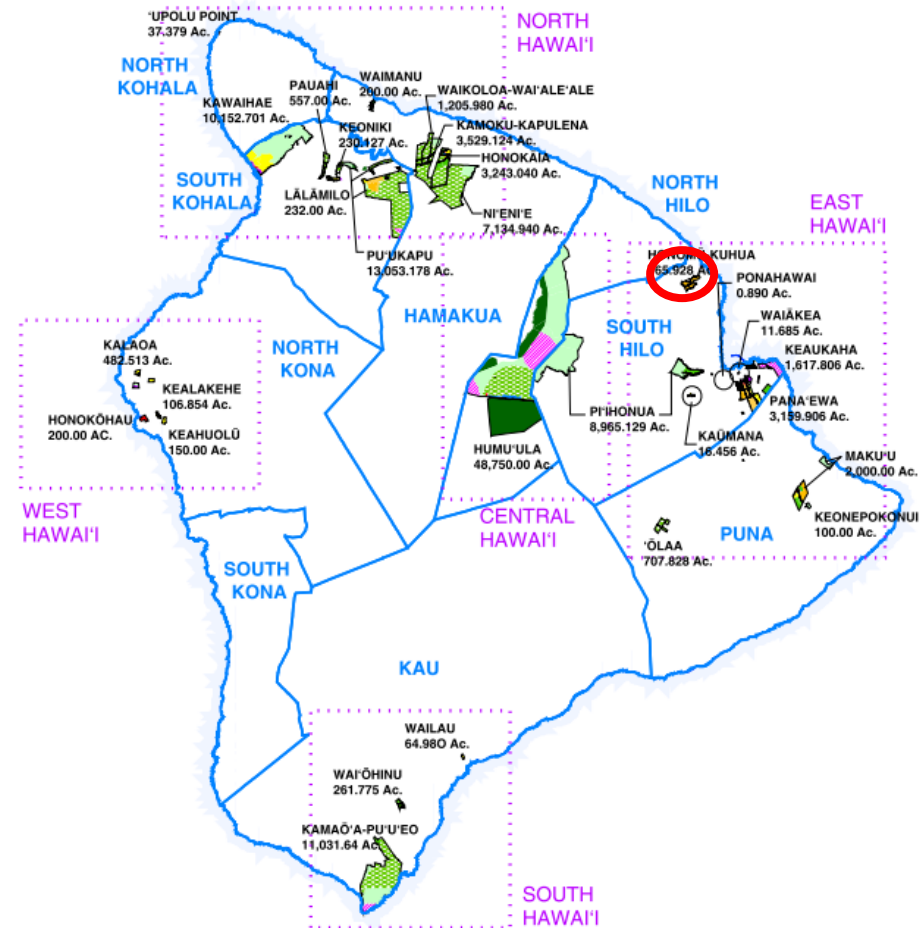


East Hawai`i Plan Implementation Update

| Land Use Designation | Acres | Percent of Total |
|------------------------------------|---------------|------------------|
| Residential Homestead | 1,001 | 4.5% |
| Subsistence Agriculture Homestead | 1,968 | 9.1% |
| Supplemental Agriculture Homestead | 3,019 | 13.8% |
| Pastoral Homestead | 7,832 | 35.7% |
| Community Use | 90 | 0.4% |
| General Agriculture | 4,970 | 22.7% |
| Commercial | 346 | 1.5% |
| Industrial | 364 | 1.6% |
| Conservation | 240 | 1.2% |
| Special District | 2,058 | 9.5% |
| TOTAL | 21,888 | 100% |



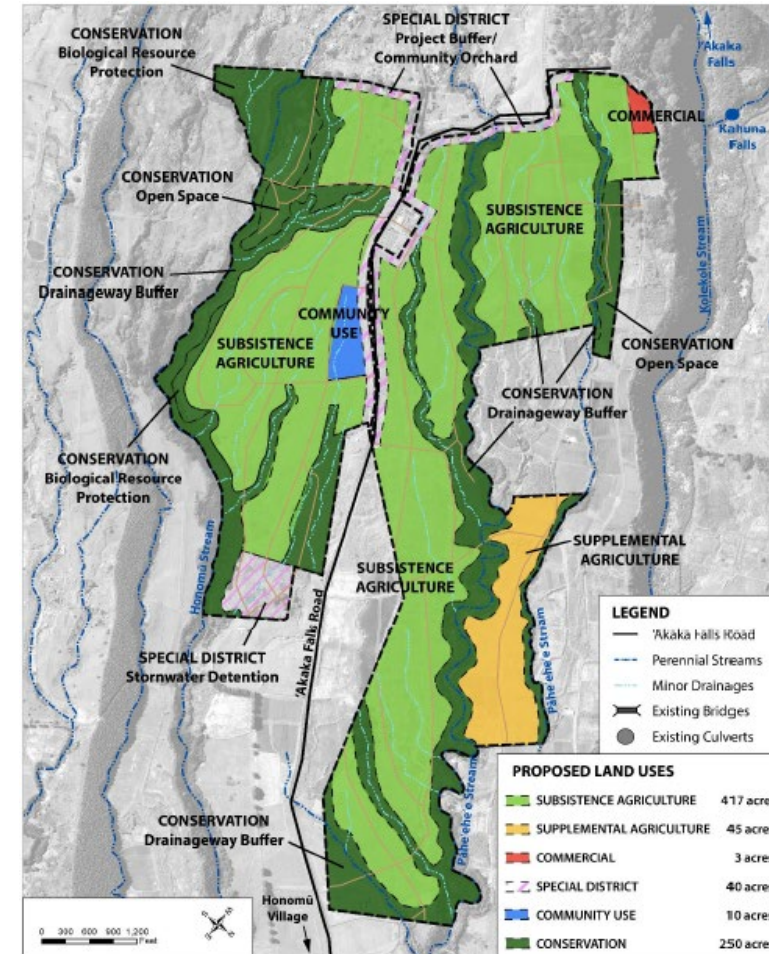
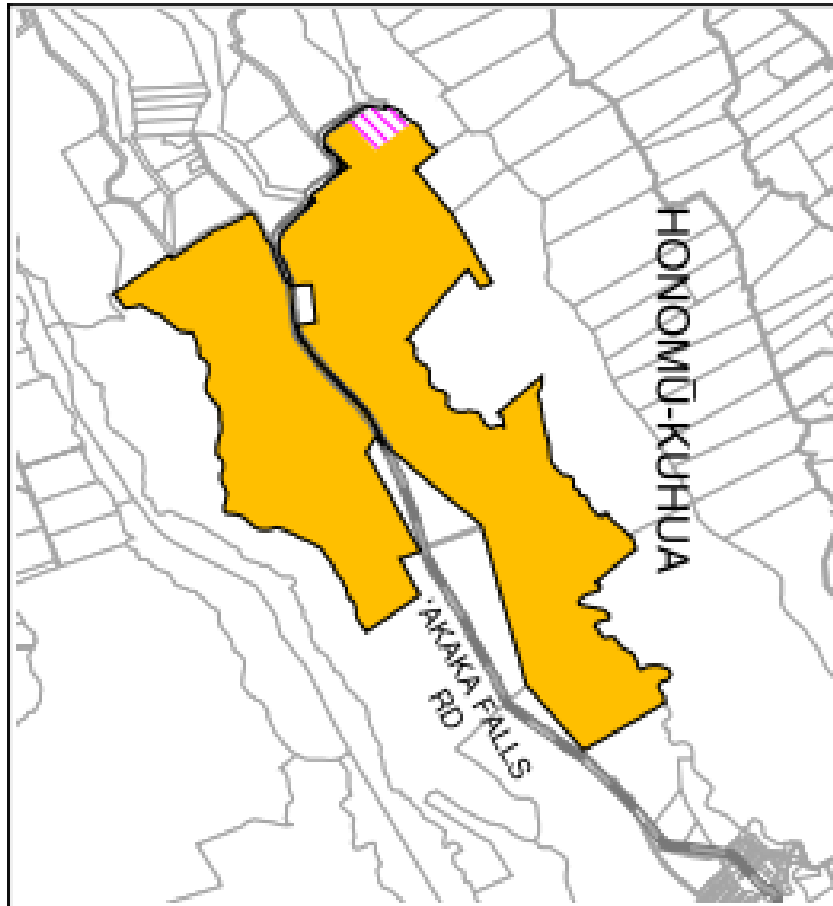
Honomu Subsistence Agriculture Homestead Master Plan and EA





East Hawai`i Plan Implementation Update

Honomū Subsistence Agriculture Homestead Master Plan and EA





East Hawai`i Plan Implementation Update

King's Landing Kuleana Settlement Plan and EA

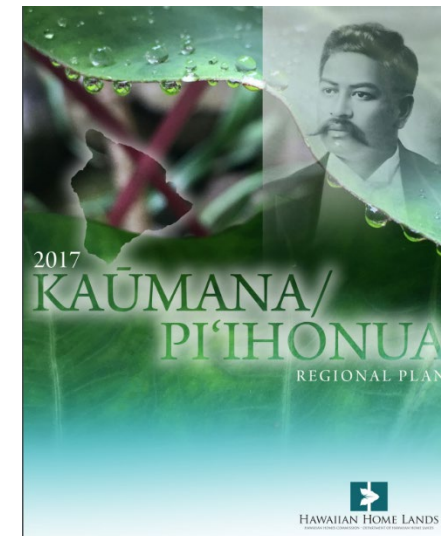
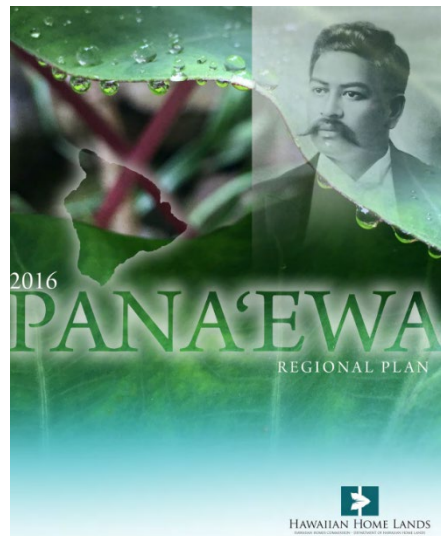
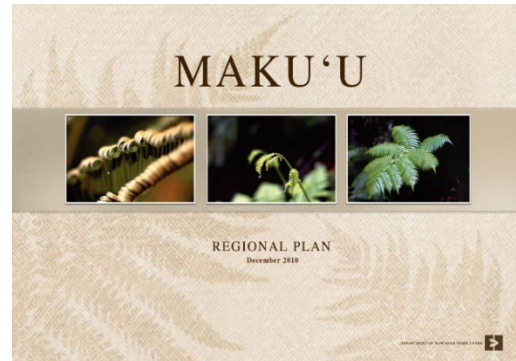
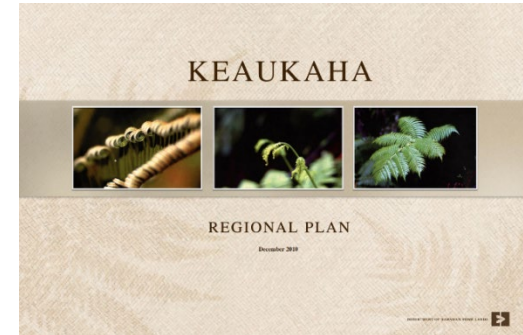
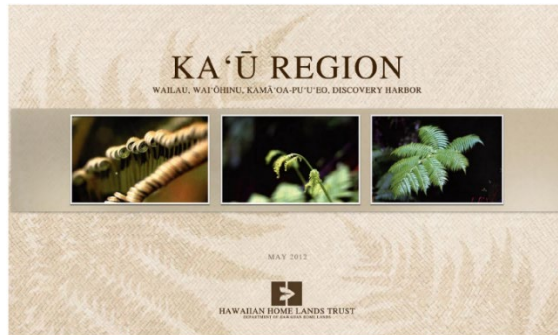


- First Beneficiary Consultation meeting **tentatively** scheduled for December 2022.
- Settlement Plan and Environmental Assessment process should take up to 24-months



East Hawai`i Plan Implementation Update

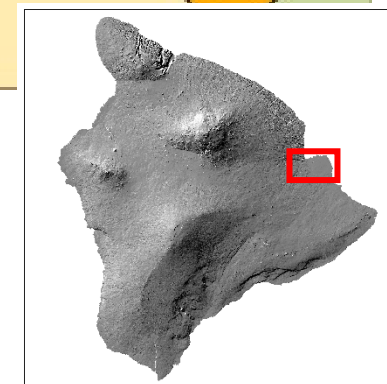
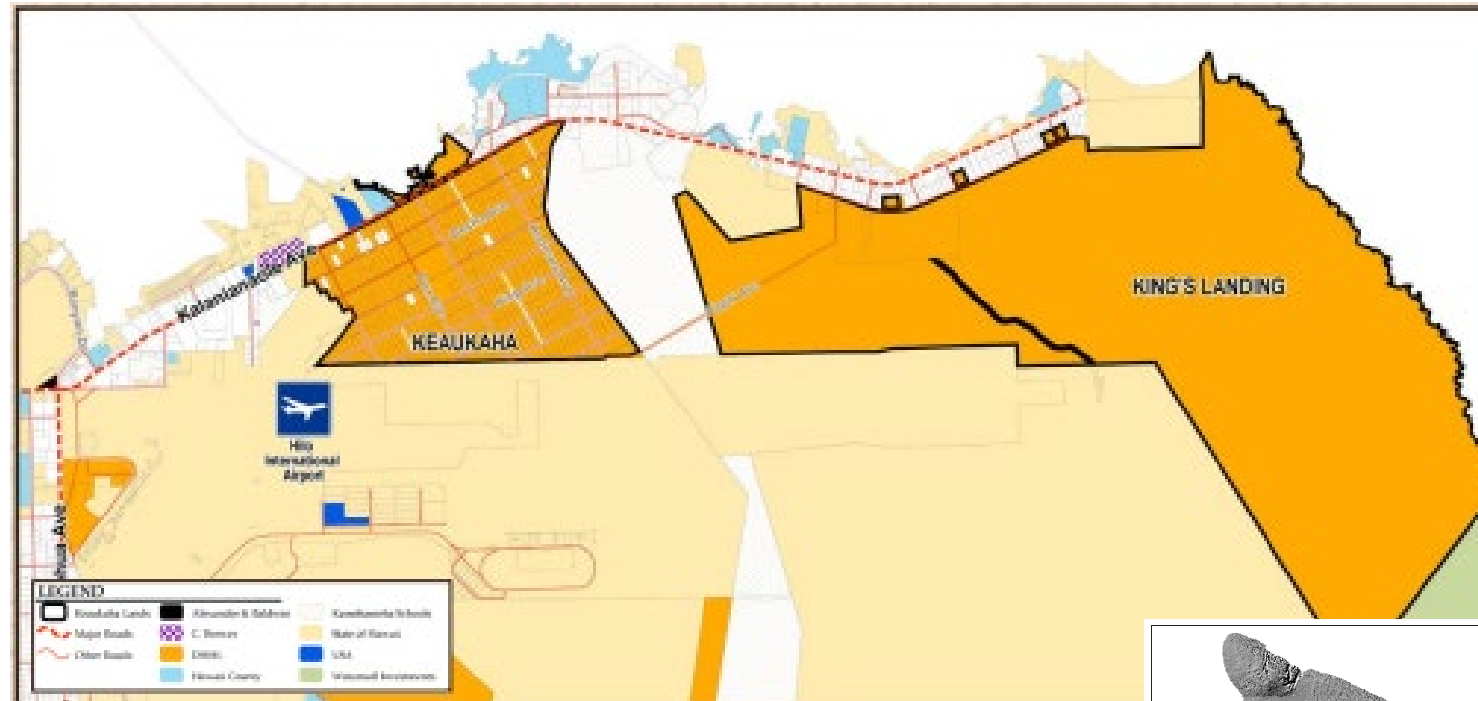
East Hawai'i Regional Plans





East Hawai`i Plan Implementation Update

Keaukaha Regional Plan



Priority Project:

Keaukaha Hawaiian Community Pavilion



Figure 5
EAST HAWAII 2
HAWAII LAND INVENTORY
DEPARTMENT OF HAWAIIAN HOME LANDS
ISLAND OF HAWAII

Legend

Land Use Categories

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

MAKAI MAKU'U

MAUKA MAKU'U

KEONEPOKO NUI

KEA KULU PONO RD

0 2,500 5,000

LINEAL SCALE (FEET)

0° 0' 0" N

PIB
DATA
JANUARY 2012



- **Maku`u Farmers' Association
Community Center**
- **Maku`u Offsite Water System
Phase 2**
- **Sustainability & Renewable
Energy Initiatives**
- **Farm Plans, Capacity Building, &
Promotion of Agriculture**
- **Lease Enforcement Provisions**

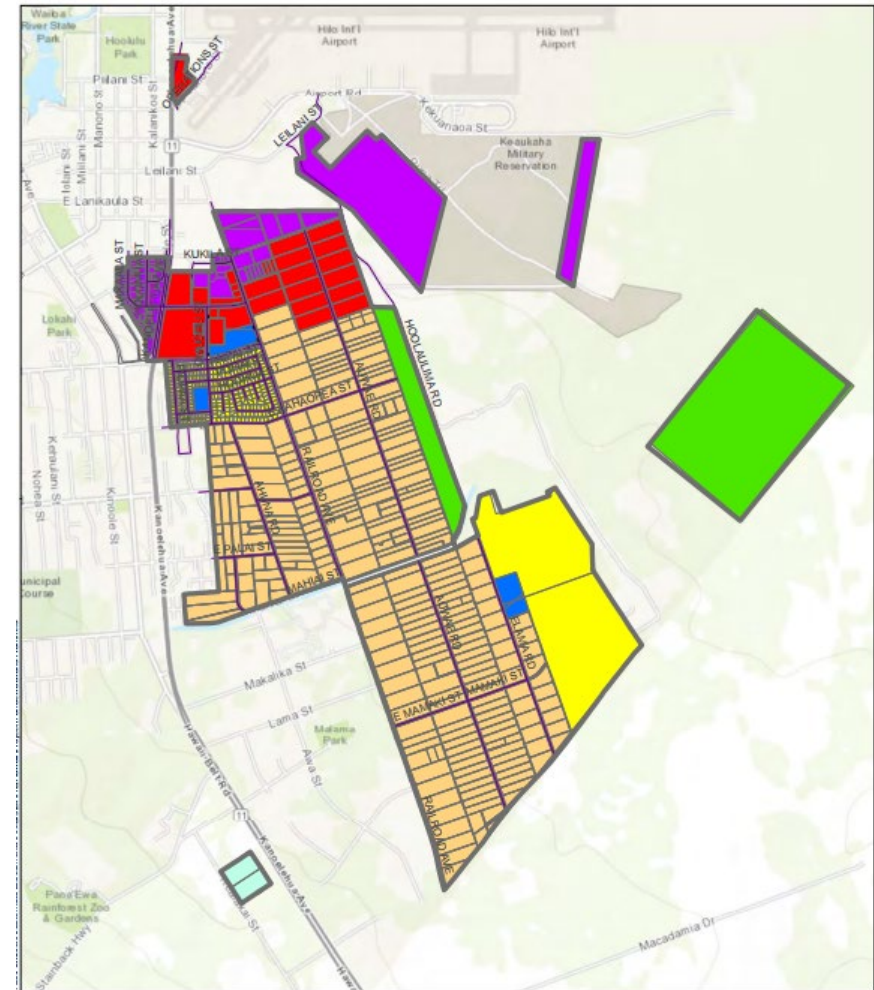
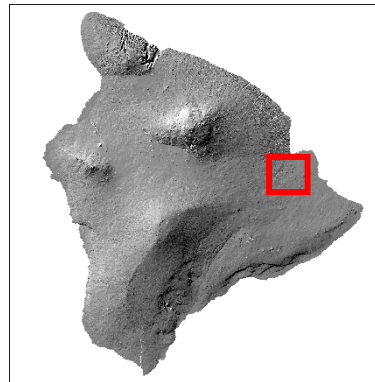


East Hawai`i Plan Implementation Update

Pana`ewa Regional Plan

Priority Projects:

- Project Kamoleao
- Pana`ewa Park & Family Center
- Agricultural Capacity Building Marketing & Training Center
- Traffic Calming & Safety Improvements on Railroad Ave. and Auwae Ave.
- Hawai`i Island Plan Update



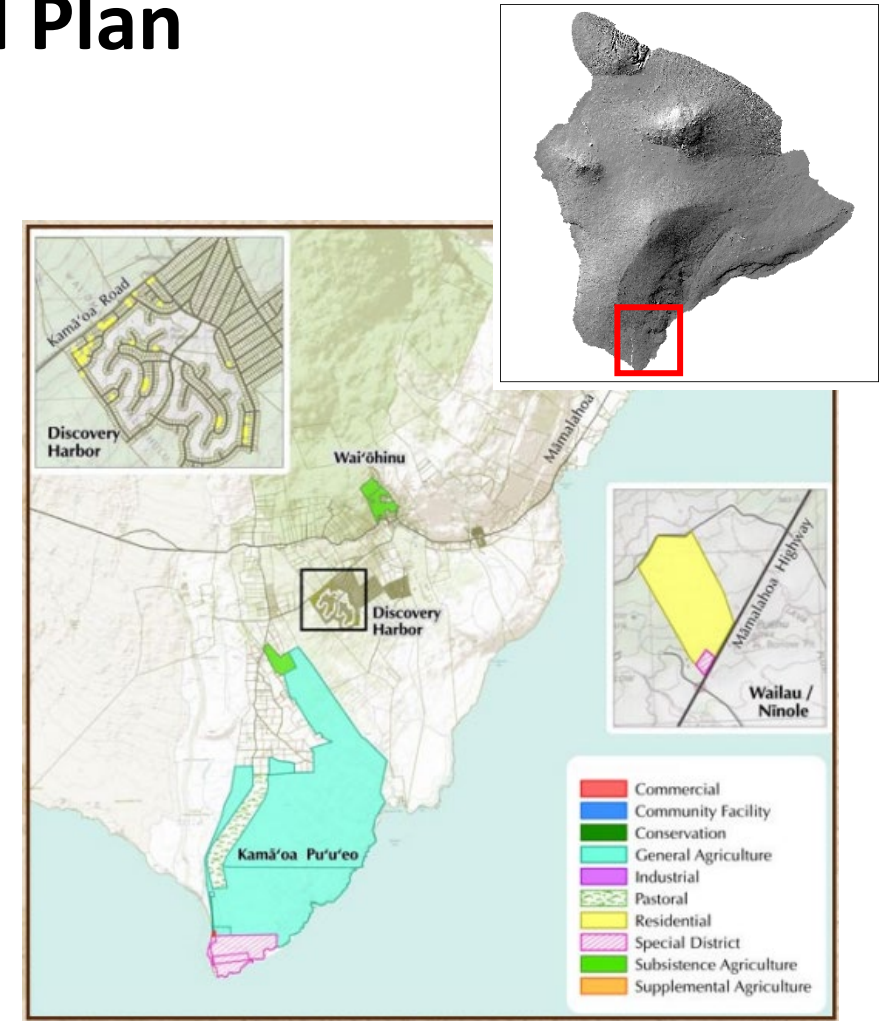


East Hawai`i Plan Implementation Update

Ka`ū Regional Plan

Priority Projects:

- Support Development of Affordable Homestead Alternative in Ka`ū
- Create a Ka`ū Homestead Community Association
- Obtain Additional Water for Homestead Lots in Kamā`oa, Pu`u`eo, and Waiohinu
- Protect and Preserve Cultural Sites and Natural Resources in Kamā`oa
- Agricultural Homestead Leases at Waiohinu and pursue partnership with DLNR for Hawaiian Homesteading



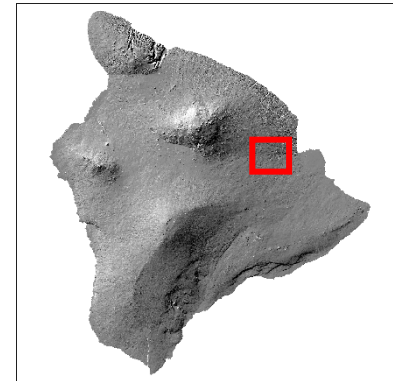
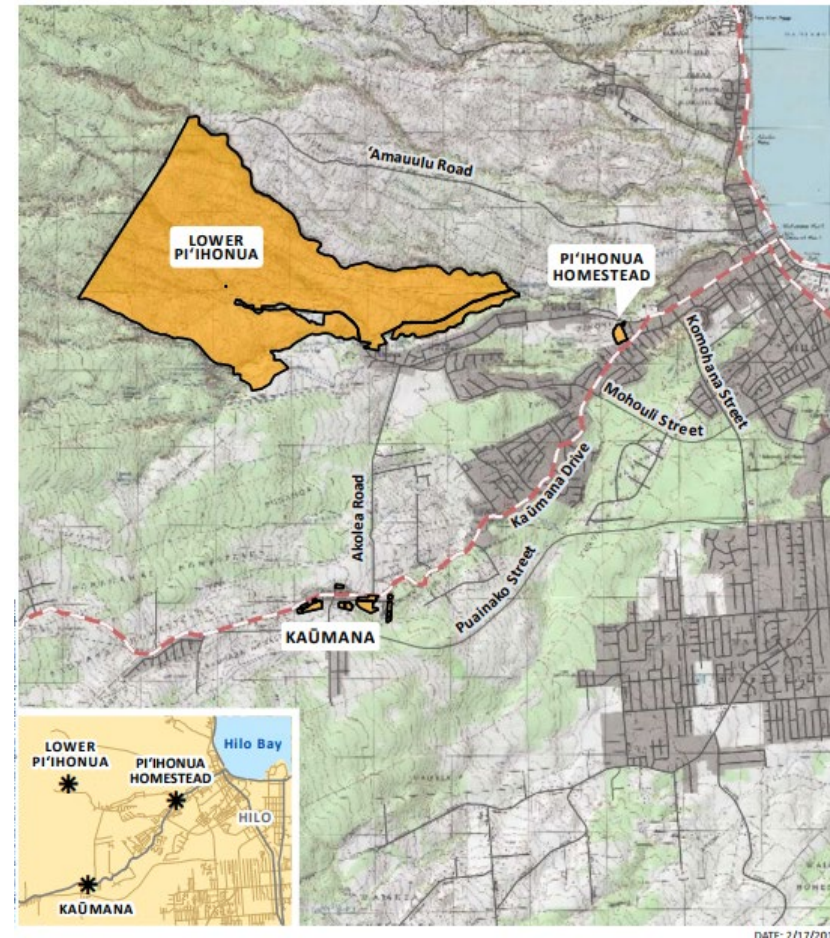


East Hawai`i Plan Implementation Update

Kaumana-Pi`ihonua Regional Plan

Priority Projects:

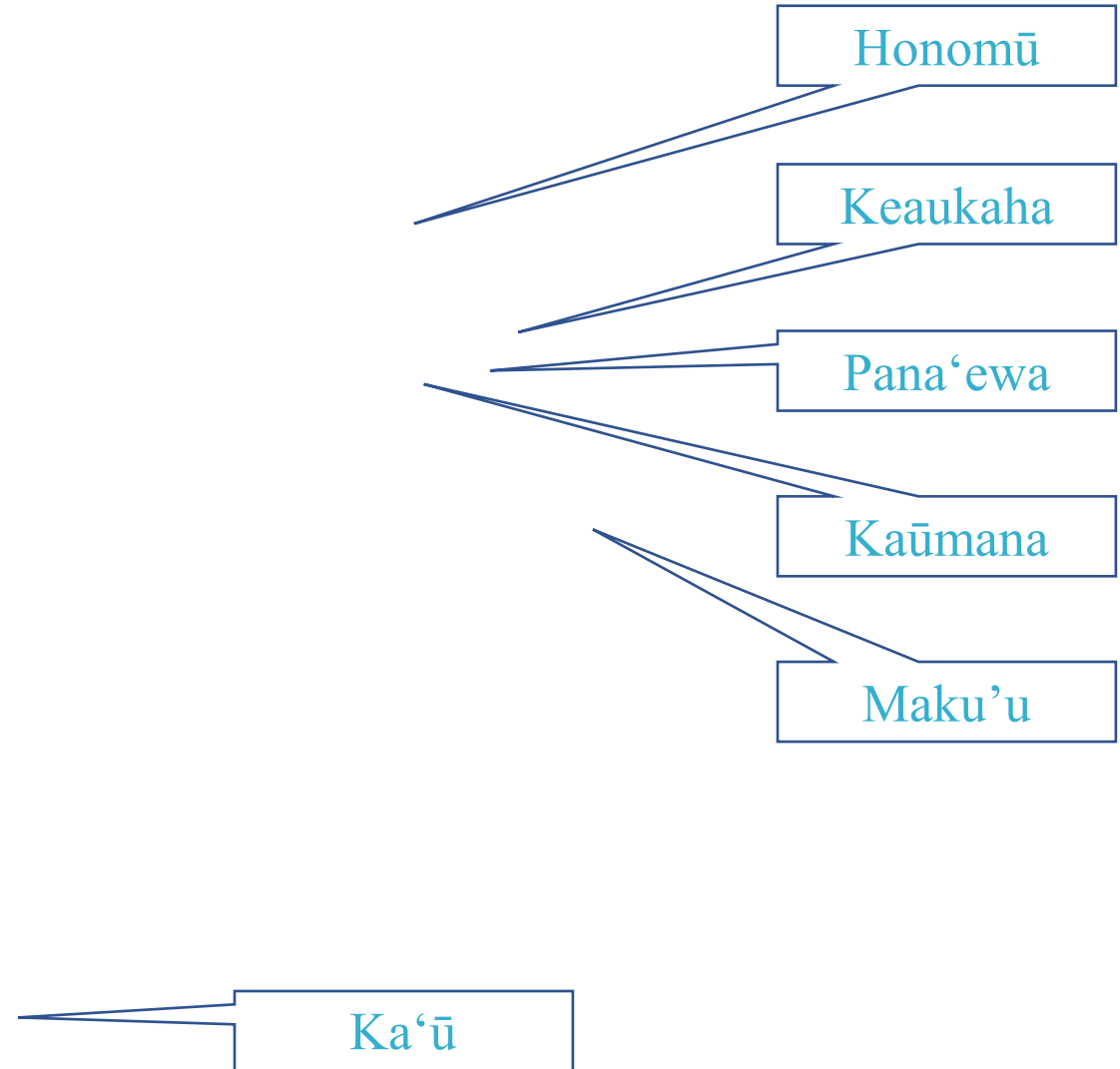
- Kaumana-Pi`ihonua Community Center
- Agriculture Sustainability – Community Pasture
- Community Tool-Shed and Work Days
- Pest-Control Mitigation and Removal (Kaumana Only)





LAND DEVELOPMENT DIVISION
Project Updates
East Hawai`i Region

October 17, 2022





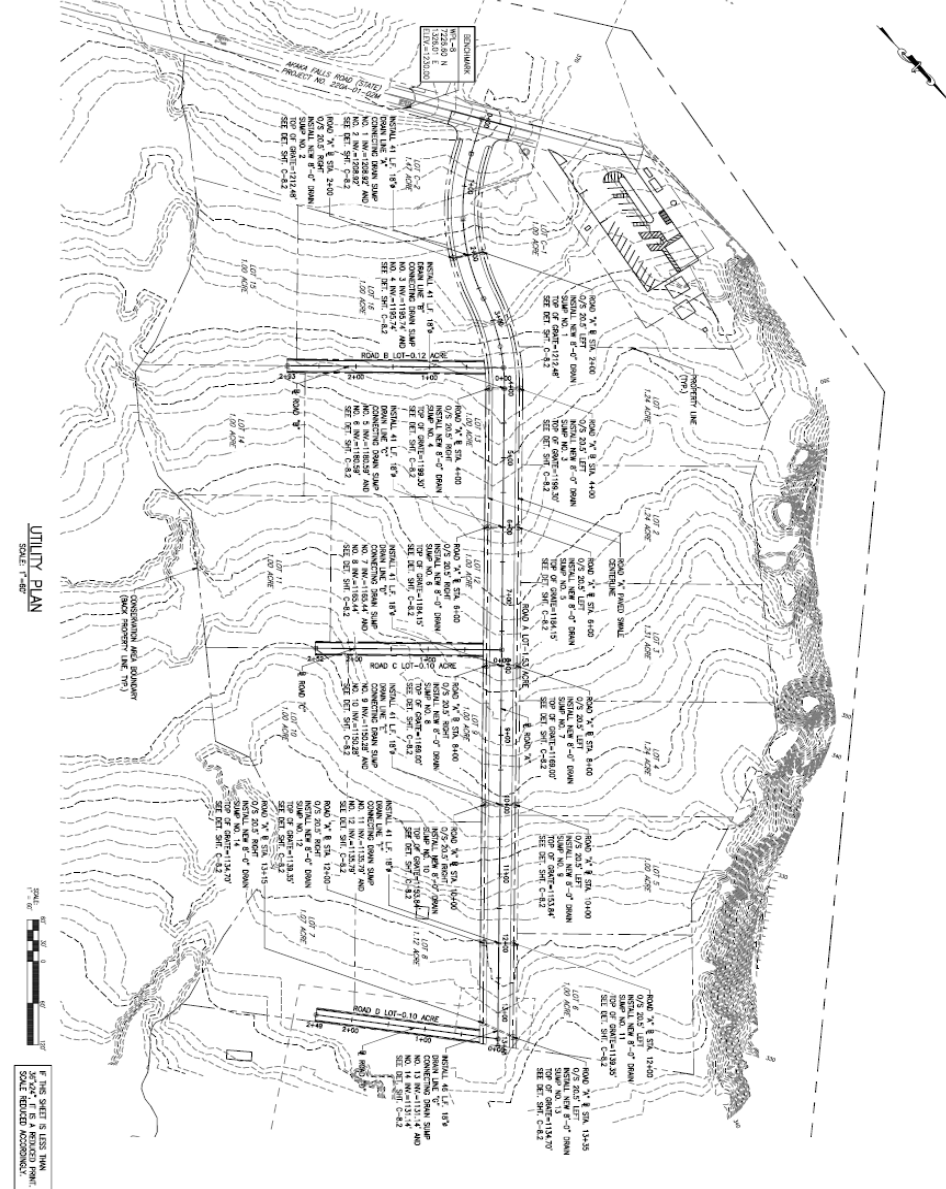
- **Phase 1:** 16 one-acre subsistence ag lots
- Contract awarded in March 2021 to Isemoto Contracting: \$2,642,388
- Construction started April 1, 2022
- *Scheduled Completion Date: 2nd Quarter 2023



Honomū Subsistence Agriculture Lots Phase 1

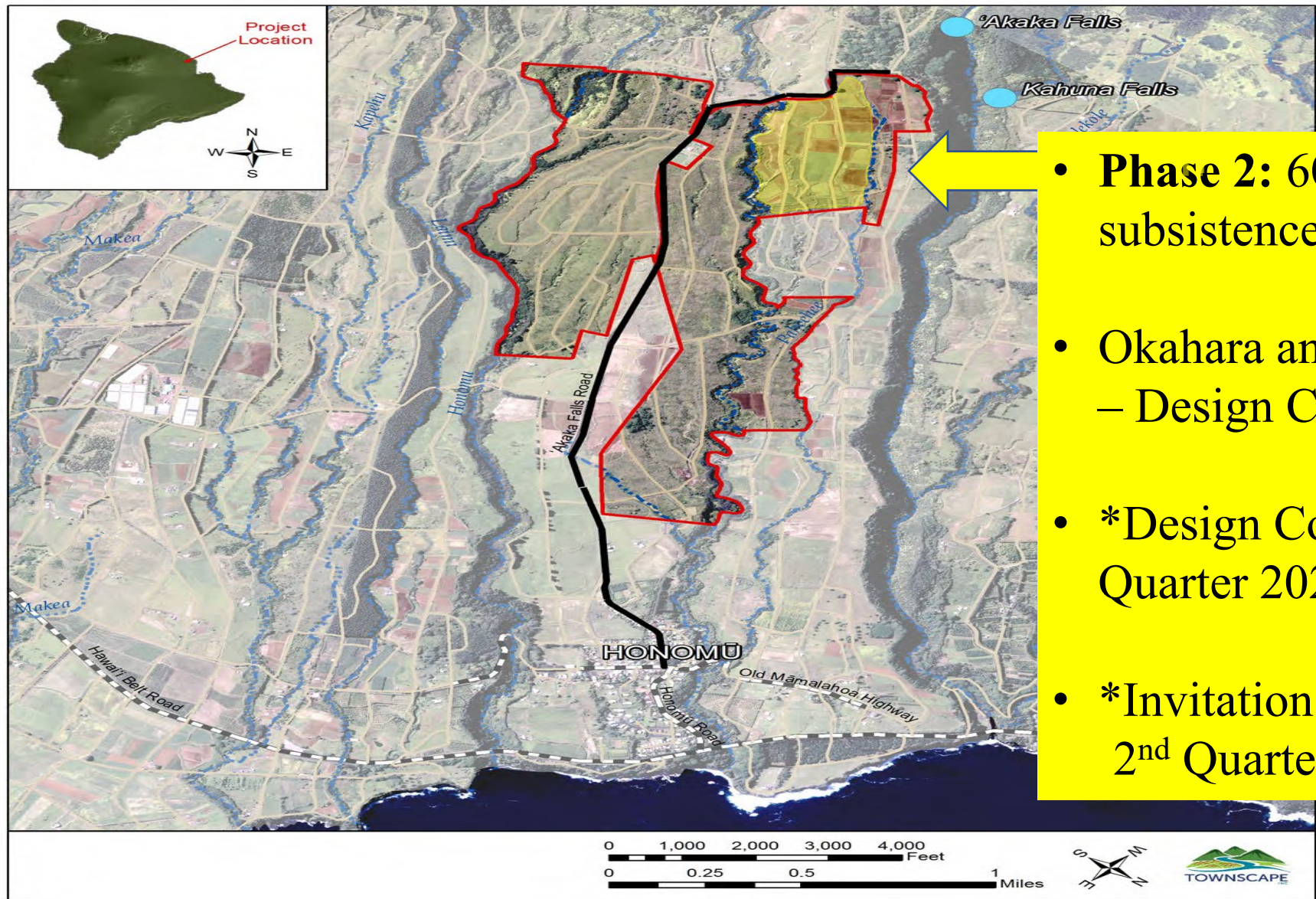
16 Subsistence Agriculture
lots for award

Minimum lot size: 1 acre





Honomū Subsistence Agriculture Project



- **Phase 2:** 60 one-acre subsistence ag lots
- Okahara and Associates, Inc – Design Consultant
- *Design Completion: 1st Quarter 2024
- *Invitation for bid: 2nd Quarter 2024

*Schedule subject to change



Honomū Subsistence Agriculture Lots Phase 2

60 one-acre Lots
for Award



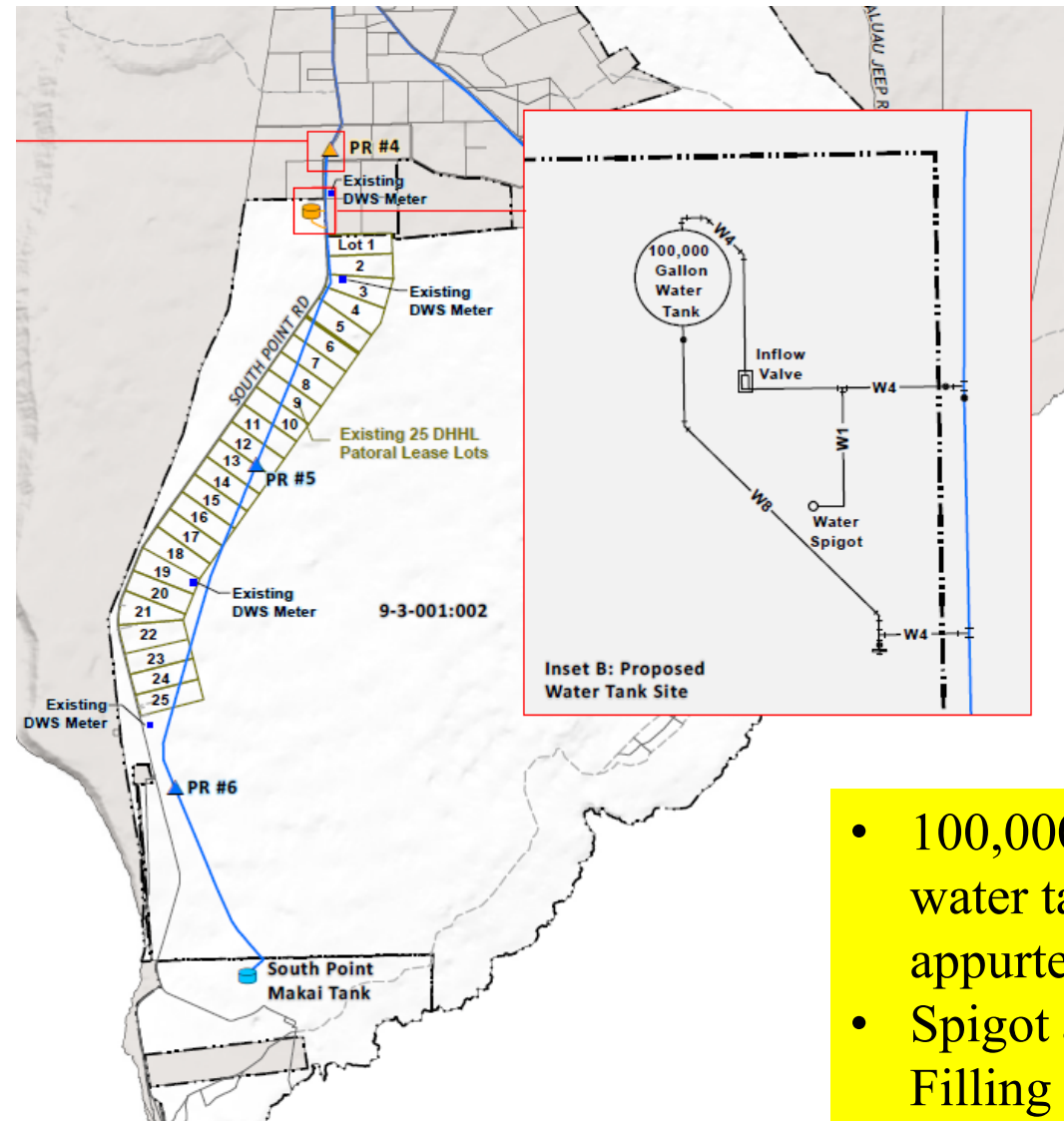
Preliminary Layout,

**Subject to Change
including but not
limited to
topography, soils,
and drainage**



Ka'ū Water System Improvements – Phase 1

- 100,000 gallon water storage tank and appurtenances, including a water filling station with spigot, on Hawaiian Home Lands.
- Construction Contract
 - Executed: 6/1/2021
 - Isemoto Contracting Co., Ltd.
 - \$2,736,327.00
- Construction Pending
 - Building Permit
 - Anticipated Start December 2022

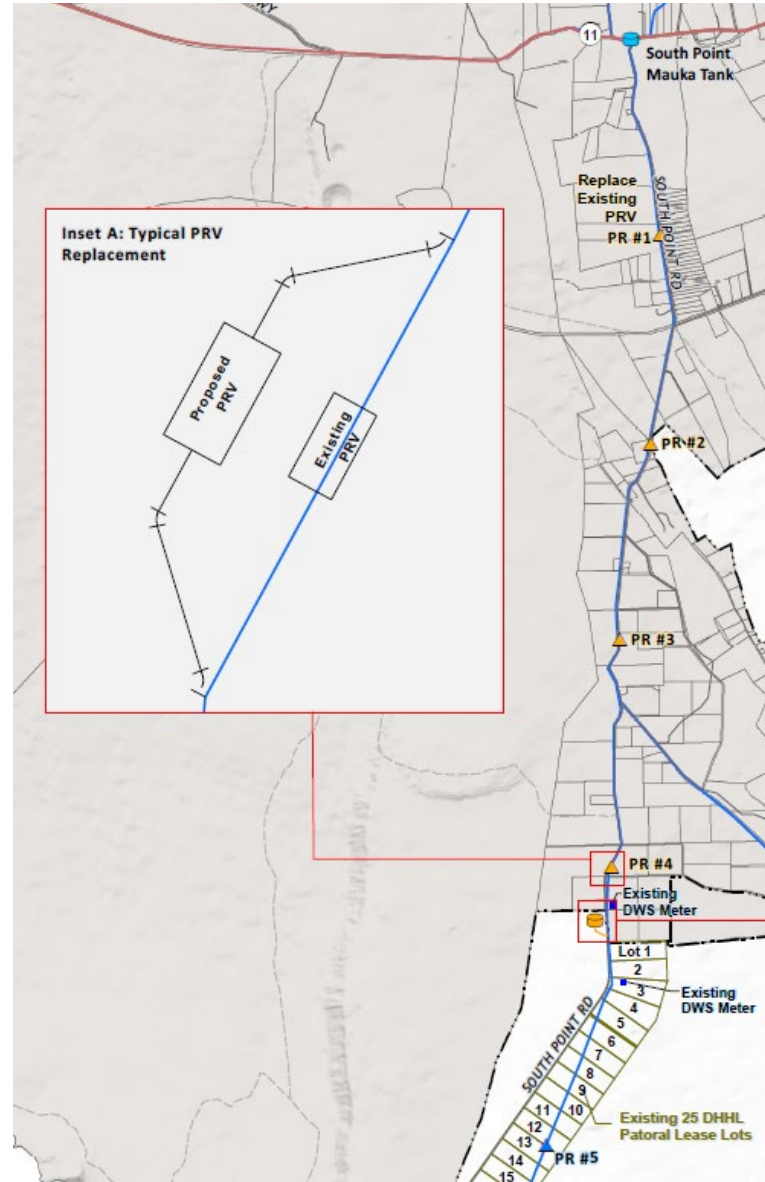


- 100,000 gallon water tank with appurtenances.
- Spigot at Water Filling Station.



Ka'ū Water System Improvements– Phase 2

- Replacement/upgrade of Pressure Regulating Valve Stations (PRV/PR)
 - PR #1
 - PR #2
 - PR #3
 - PR #4
- \$60,000 Design/Consulting contract, including Archaeological work
 - Group 70 International, Inc.
 - Archaeological sub consultant: Keala Pono Consulting
- Estimated construction:
 - \$500,000
 - Bid scheduled in 3rd Quarter 2023

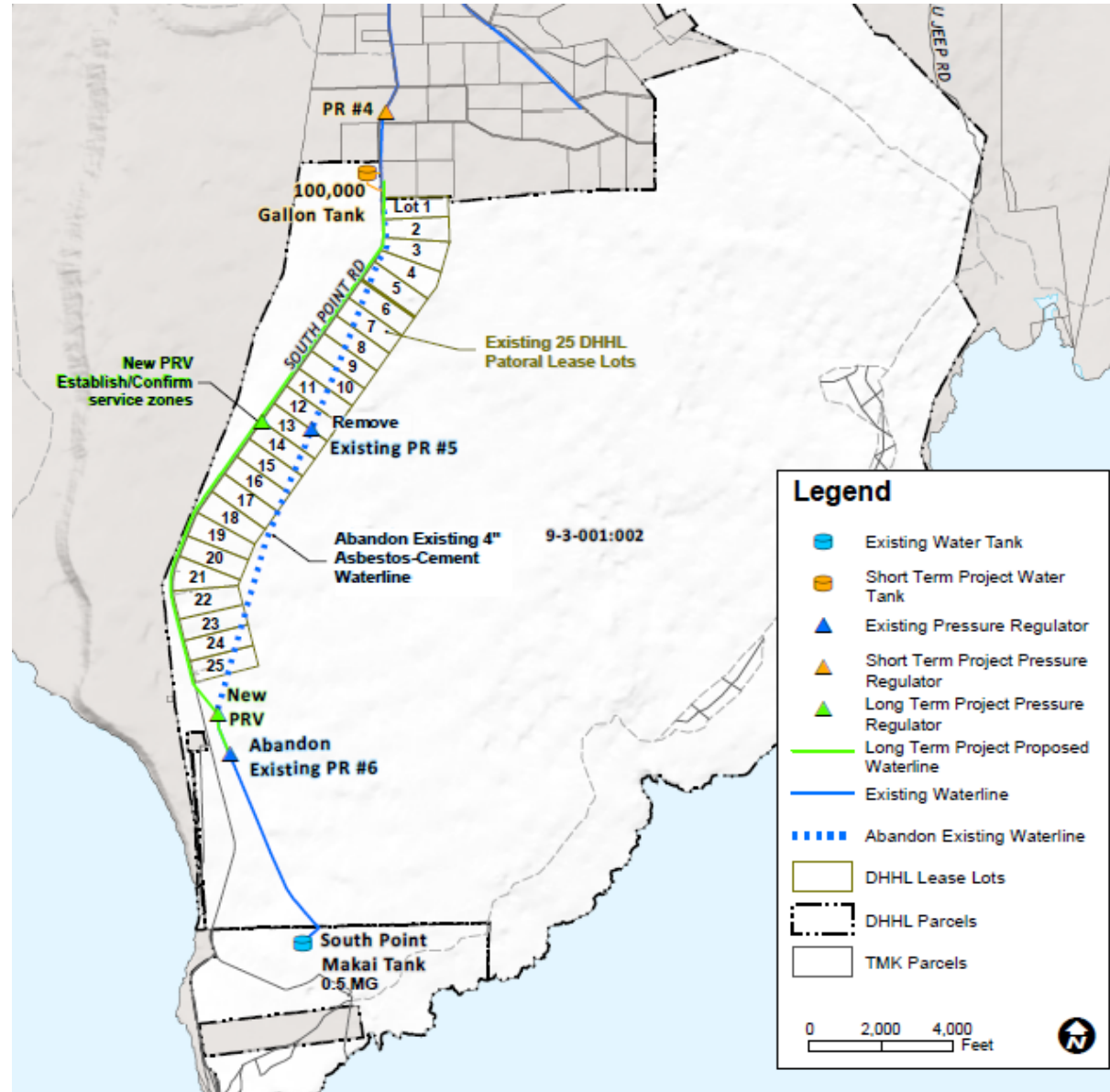


- PRV Upgrade/Replacement



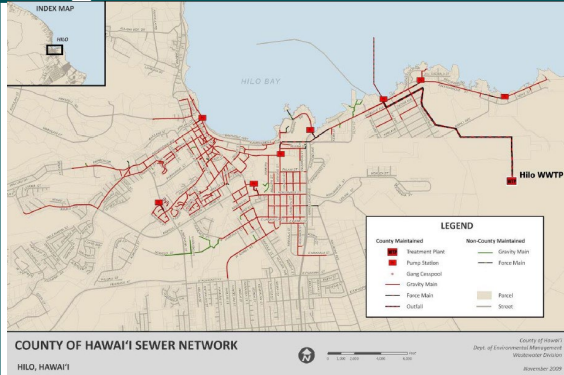
Ka'ū Water System Improvements – Future Phase(s)

- Relocate existing waterline from within lots, to the South Point Road right-of-way.
- Install water laterals for water meters to each of the 25 Pastoral Lots.
- Estimated cost: \$20,000,000.00
- Proposed request to Legislature in Fiscal Biennium Budget 2023-2024





Keaukaha Phase 1 Sewer Improvements



| DRAWING INDEX | | |
|---------------|----------|---|
| SHT. NO. | DWG. NO. | DESCRIPTION |
| 1 | T-1.0 | TITLE SHEET AND DRAWING INDEX |
| 2 | C-1.0 | CIVIL NOTES |
| 3 | C-1.1 | CIVIL NOTES |
| 4 | C-1.2 | CIVIL NOTES |
| 5 | C-1.3 | CIVIL NOTES, ABBREVIATIONS AND BMP DETAILS |
| 6 | C-2.0 | SEWERLINE "A" PLAN AND PROFILE STA. 0+00 TO STA. 3+50 |
| 7 | C-3.0 | CIVIL DETAILS |
| 8 | C-3.1 | CIVIL DETAILS |

COH existing sewer lines



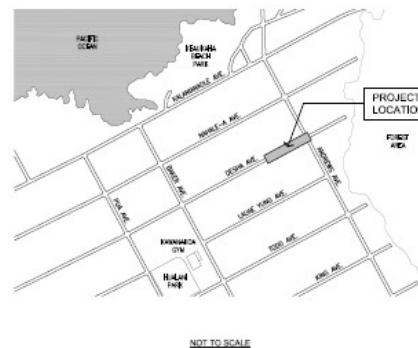
10 Affected lots – 4 vacant DHHL lots

PHASE 1 - KEAUKAHA SEWERLINE

DESHA AVENUE CONNECT TO
ANDREWS AVENUE 10" SEWERLINE
HILO, HAWAII 96720

DEPARTMENT OF HAWAIIAN HOME LANDS
LAND DEVELOPMENT DIVISION
91-5420 KAPOLEI PARKWAY
KAPOLEI, HI 96707

PROJECT SITE VICINITY MAP



CONSULTANTS

CIVIL ENGINEER:
OKAHARA AND ASSOCIATES, INC.
200 KOHOLA STREET
HILO, HAWAII 96720

LAND SURVEYOR:
ISLAND SURVEY
17 NAHAKULA STREET, SUITE 102
HILO, HAWAII 96720

APPROVALS

DIRECTOR OF DEPARTMENT OF ENVIRONMENTAL MANAGEMENT DATE
COUNTY OF HAWAII

IF THIS SHEET IS LESS THAN
36"X24", IT IS A REDUCED PRINT.
SCALE REDUCED ACCORDINGLY.



| | |
|------------------|---|
| Sheet No. | 1 of 8 |
| Project No. | 17-NAHAKULA-STREET-SUITE-102 |
| Project Name | PHASE 1 - KEAUKAHA SEWERLINE |
| Project Location | DESHA AVENUE CONNECT TO ANDREWS AVENUE 10" SEWERLINE |
| Project Address | HILO, HAWAII 96720 |

PHASE 1 - KEAUKAHA SEWERLINE
DESHA AVENUE CONNECT TO
ANDREWS AVENUE 10" SEWERLINE
HILO, HAWAII 96720

| | |
|------------------|---|
| Sheet No. | 1 of 8 |
| Project No. | 17-NAHAKULA-STREET-SUITE-102 |
| Project Name | PHASE 1 - KEAUKAHA SEWERLINE |
| Project Location | DESHA AVENUE CONNECT TO ANDREWS AVENUE 10" SEWERLINE |
| Project Address | HILO, HAWAII 96720 |

Scope of Work:
Instead of
installing
Septic Tanks,
the new sewer
line will allow
for connection
and assist with
the closure of
cesspools.

Schedule for
Bidding in
Fall - 2021
COST EST.
\$300,000



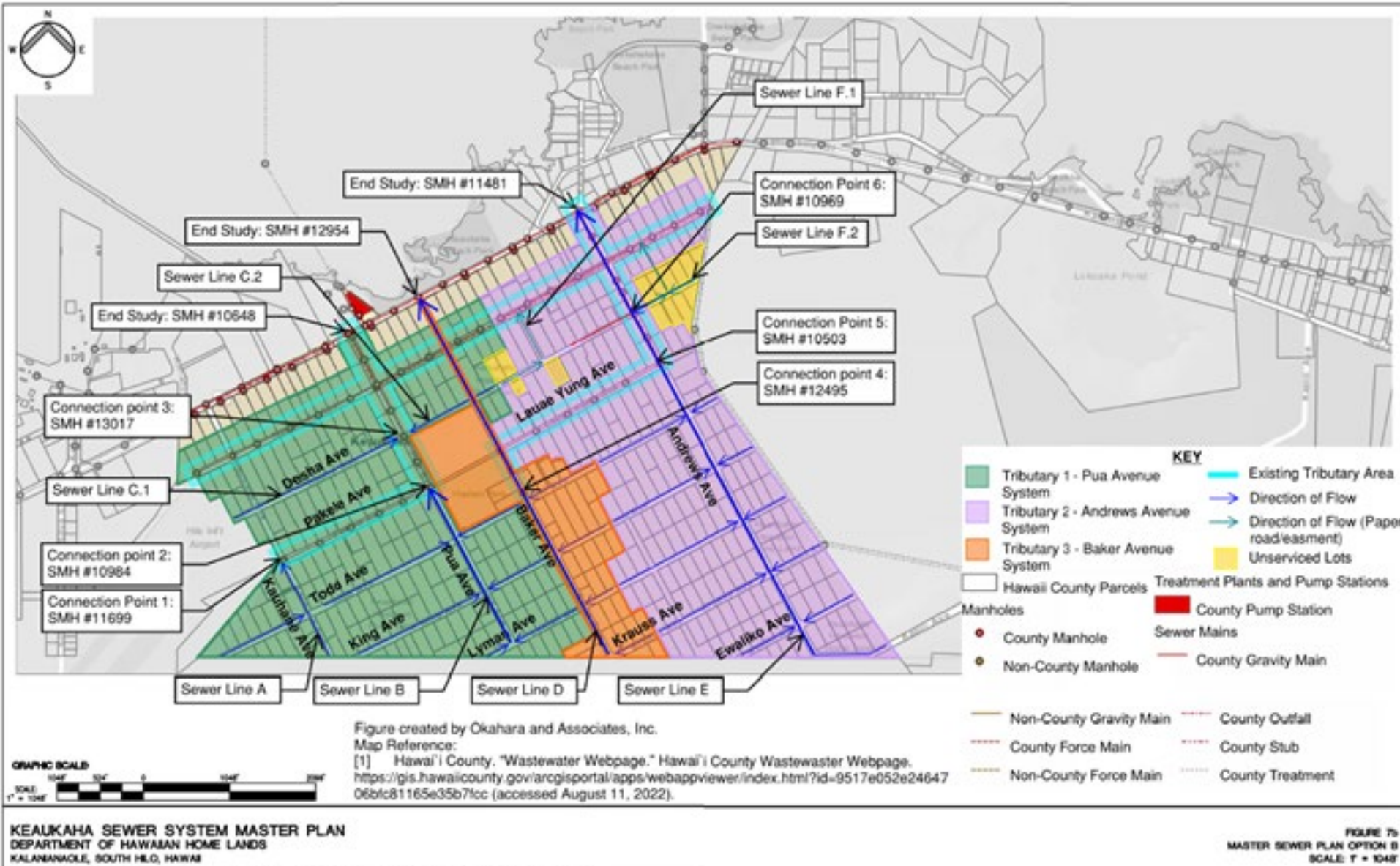
Keaukaha Sewer Improvement – Master Plan

Designer:
Okahara &
Associates Inc.

Phased
workcoordinated
with with County of
Hawaii and State
Dept. of Health

Estimated Budget:

\$20-\$25 Million





Cesspool Investigation

Background :

Act 125, Session Laws of Hawaii, 2017 requires upgrade and conversion to Individual Wastewater System (septic system), or sewer connection of all cesspools by 2050, unless exempted. Proximity to ground water, stream, or ocean may require an aerobic treatment unit, subject to Department of Health approval.

Objective: Confirm homestead lots with cesspools

Scope of Work:

- Ground and drone survey and identification of DHHL lots with existing cesspools on DHHL Hawaii Island project areas, including Keaukaha and Panaewa.
- Provide assessment report and data base, consistent with Cesspool Investigations, statewide.
- Ground survey schedule pending completion of other DHHL homesteads, statewide.



Panaewa Subsistence Agricultural Lots

SUBDIVISION OF LOT 185 SITE IMPROVEMENTS FOR 16 HALF-ACRE LOTS AWARDED TO DRAINPIPE PLUMBING & SOLAR, LLC



CONSTRUCTION STARTED JULY 7, 2021
CONSTRUCTION: \$2,497,887





Pana'ewa Lot 184

- Design plans for 6 subsistence ag lots with Kinai St. connection



Zoning approved the ½ acre lot sizes in August 2022



Supplemental EA and Surveying will be scheduled to start in October
Permits and bidding Spring 2023

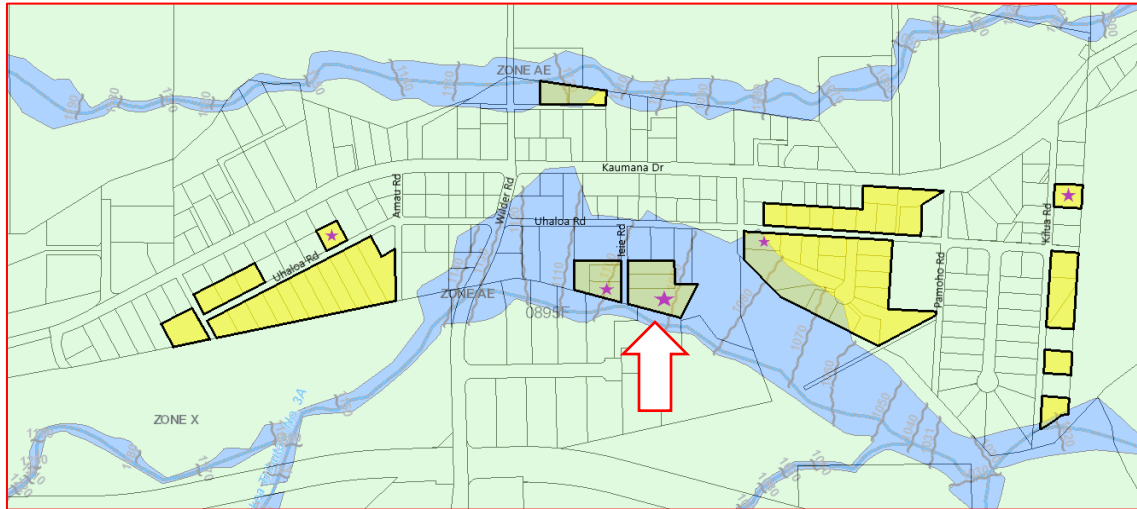


Kaumana Subdivision Lot Rehabilitation

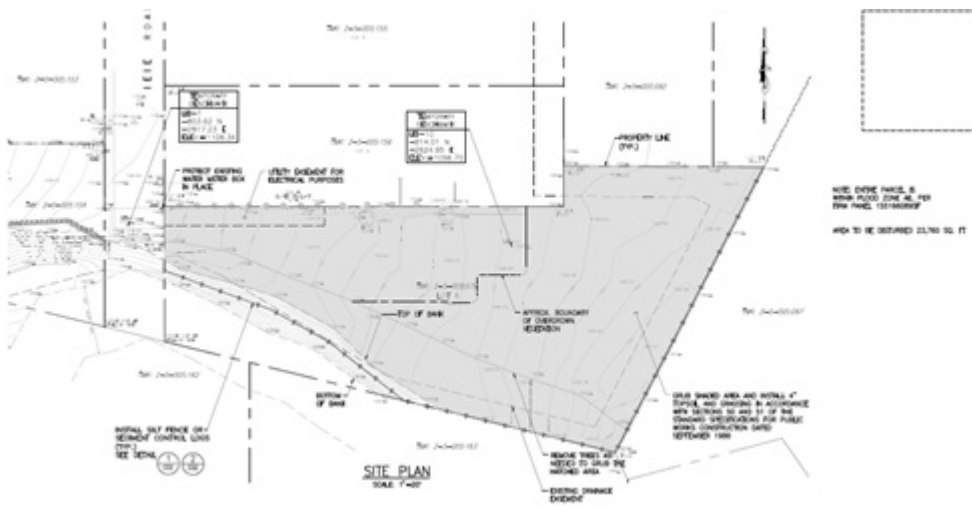




Kaumana Subdivision Lot Rehabilitation



Blue Flood Hazard Area



| KAUMANA SUBDIVISION LOT REHABILITATION | |
|---|--|
| JOB NO: PS-22-LDD-014 KAUMANA, SOUTH HILO, HAWAII TMK: (3) 2-5-005:079 | |
| DEPARTMENT OF HAWAIIAN HOMELANDS LAND DEVELOPMENT DIVISION 91-5420 KAPOLEI PARKWAY KAPOLEI, HI 96707 | |
| CONSULTANTS CIVIL ENGINEER: OKAHARA AND ASSOCIATES, INC. GEOTECHNICAL ENGINEER: KONA GEOTECH, LLC LAND SURVEYOR: ISLAND SURVEY, 17 MAHUKA STREET, SUITE 102, KAILUA, HAWAII 96734 | |
| PROJECT LOCATION - HAWAII ISLAND Map showing the location of the project on the island of Hawaii, with labels for North Kona, South Kona, and the project location. | |
| PROJECT SITE VICINITY MAP Map showing the project site within the Kaumana Subdivision, with labels for the project site and surrounding streets. | |
| TITLE SHEET T01 | |

NOTE: Lot 6 is approx. 27,416 square feet and is within the flood area. We will raise the lot and create more usable area to construct home.



Maku'u HP Waterline Improvements

Pressure Test and Chlorination
Contractor: Drainpipe Plumbing & Solar
Cost: \$206,007 to repair leaks and replace
air relief valves.

License 511 Amendment will allow 22 lots
to be serviced by Dept. of Water Supply

All lots makai of Hwy 130 Keaau-Pahoa Rd.
now have access to potable water serviced by
DWS





Hawaii Community College Model Homes Project

- February 2022
 - Hawaiian Homes Commission Approved 5-Year Agreement Renewal
- July 2022
 - 5-Year Agreement Executed with Hawaii Community College
- Current DHHL Model Home (Fiscal Year 2022-2023)
 - 24 model homes completed in Keaukaha
 - 1 model home under construction
 - 1 model home planned for Fiscal Year 2023-2024



Hawaii Community College Model Homes Project





Hawaii Community College Model Homes Project

Current HCC Home No. 25
354 Nahalea Ave.

Scheduled to complete in May 2023





Hawai'i Island Structure Demolition Project

- In 2021, Chairman approved multiple structure demolitions due to deterioration, hazardous materials and structures without proper permitting. Estimated remediation costs would outweigh the appraised value.
 - 6 properties in Keaukaha
 - 1 property in Panaewa
- Invitation for Bid- Tentative November 2022
- Est. Construction Schedule- Subject to bids; 6 months after Notice to Proceed



East Hawai'i Demolition Project, Keaukaha





East Hawai'i Demolition Project, Pana`ewa





Homestead Association Updates



Mahalo



DEPARTMENT OF HAWAIIAN HOME LANDS

www.dhhl.hawaii.gov