



HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION • DEPARTMENT OF HAWAIIAN HOME LANDS

# **Beneficiary Meeting #3**

## **‘Ualapu’e Kuleana Homestead Project**

Virtual Meeting

November 30, 2022, 6:00 PM – 7:30 PM



# Agenda

- **Opening Pule**
- **Overview of Hawaiian Homes Commission Act and DHHL Kuleana Homestead Program**
- **Project Update**
- **Land and Resource Evaluation Analysis**
- **Initial Lot Settlement Layout**
- **Feedback**
- **Next Steps**
- **Closing**



# Meeting Purpose

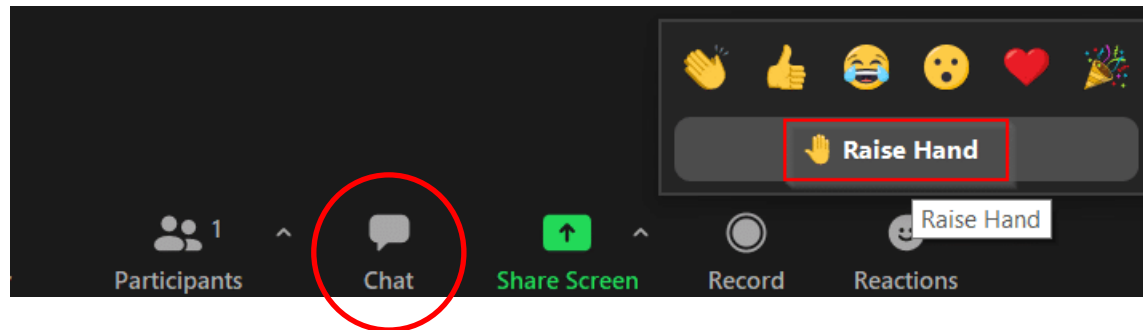
***The purpose of tonight's beneficiary consultation meeting is to receive DHHL waitlist applicant feedback on the initial lot layout for the 'Ualapu'e Kuleana Homestead Project.***



# How to Share Your Input

## During Meeting

- Type into the “Chat” box
- Use “Raise Hand” to ask a question or share your mana‘o



*Presentation slides will be posted to the DHHL page at <https://dhhl.hawaii.gov/po/molokai/ualapue-kuleana-homestead-project/>*





# Zoom Poll

***Time for a zoom poll!***



# The Hawaiian Homes Commission Act



Prince Jonah Kūhiō Kalanianaʻole



# Kuleana Homestead Settlement Plan



## Hawai'i Administrative Rules §10-3-30

- DHHL, together with interested applicants, will develop a plan for settlement and development of the designated tract, for approval by the HHC
- **The Settlement Plan will include:**
  - Location and description of the tract;
  - Approximate size and number of lots to be awarded;
  - Approximate location of community center and common areas;
  - Preliminary conceptual proposals for community management and economic development of adjacent department lands, if applicable;
  - Plan for the identification, protection and preservation of all significant historical, archaeological, and biological sites; and
  - Settlement timetable to commence after the award of the lots





**Kuleana---**

**Right, privilege, concern, responsibility, title, business, property, estate, portion, jurisdiction, authority, liability, interest, claim, ownership, tenure, affair, province; reason, cause, function, justification; small piece of property, as within an ahupua'a.**

**Ho'okuleana---**

**To entitle, give right to possess; to give a responsibility.**





# What is the DHHL Kuleana Homestead Program?

## Hawai'i Administrative Rules §10-3-30

- Kuleana Homestead leases are designated for unimproved available Hawaiian home lands
- Available Hawaiian home lands may be selected for kuleana homestead leases by the commission because of excessive costs to develop the tract, due to such factors as:
  - Physical characteristics of the land
  - Distance from existing utilities





# Kuleana Lease vs Conventional Lease

## KULEANA LEASE

Fast track to get on land  
Un-improved Lot / Off-grid lifestyle  
More responsibility on lessee  
Community Stewardship

## CONVENTIONAL LEASE

Prolonged Site Design/Construction Time  
More responsibility on DHHL  
DHHL puts in infrastructure  
(water, sewer, power)

TRADE OFF IS TIME AND RESPONSIBILITY – The more DHHL has to do, the more time needed for site design/construction





# What are the Responsibilities of DHHL?



- The Hawaiian Homes Commission determines which Waitlist(s) to use to make kuleana lease awards
- The Department is required to provide:
  - Metes and bounds descriptions of lots; and
  - An unpaved right-of-way to the awarded lots





# What are the Responsibilities of the Lessees?



- Suitable 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
  - Such parcels only require a right of way to access the site
- Lessees must participate as an active member in the kuleana homestead association to develop and comply with the association's rules and agreements
- Lessees must participate in the maintenance of the right-of-way to the kuleana homestead tract and lots





# **Project Update**



# Outreach





# Beneficiary Preferences

- Majority of beneficiaries have a pilina to this 'āina.
- Beneficiaries believe the 'Ualapu'e Settlement should focus on:
  - Preservation of historic/archaeological sites
  - Improve safety and access
  - Securing water
- Majority of beneficiaries think a 1-acre lot is too small.
- Beneficiaries prefer individual lots.
- Beneficiaries prefer backyard subsistence agriculture.



# Areas of Beneficiary Concern

- Water and Waste Disposal
- Slope and Erosion
- Cultural and Historical sites
- Access (Hunting, cultural, mauka to makai)
- Impacts to wider community
- Wellhead Protection
- Place Names
- Kuleana homestead association relationship with DHHL
- Alternative Location if 'Ualapu'e is not feasible
- Ala hele
- Burials
- LCAs



# Areas of Community Concern

- Water and Waste Disposal
- Slope and Erosion
- Cultural and Historical sites
- Access (Hunting, cultural, mauka to makai)
- Impacts to wider community
- Agriculture
- Roads and Traffic
- Site safety
- Size and number of lots
- Resilience hub / emergency shelter
- Request for Molokaʻi families first
- Fire Hazards



# **Land and Resource** **Evaluation Analysis**



# Aerial Survey

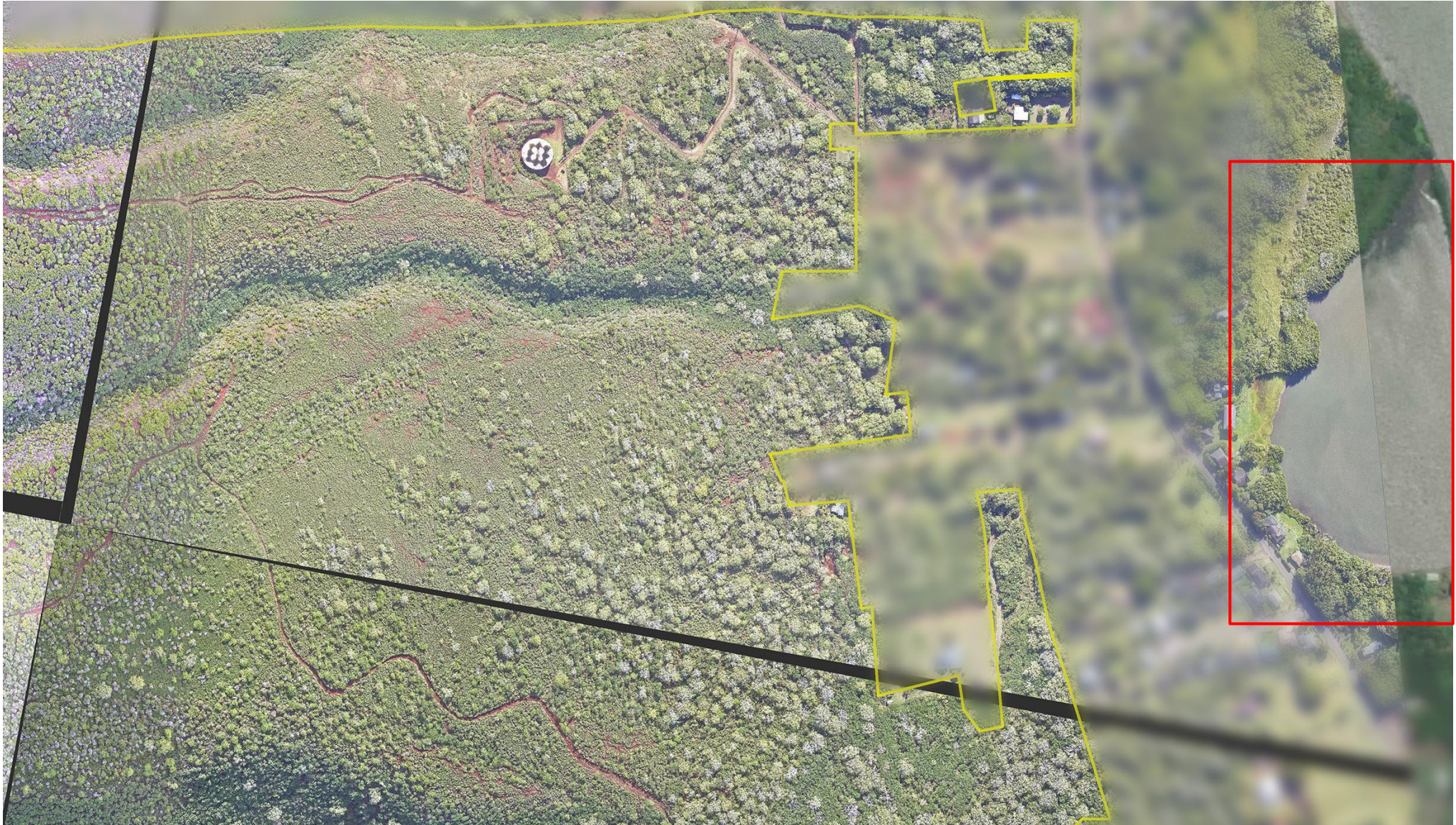
- Resource Mapping Hawaii (RMH)
- High-resolution imaging:
  - Terrain
  - Erosion
  - Vegetative cover







# Aerial Survey







# Land & Resource Evaluation Analysis

- 15 Categories being examined
- Each category is assigned a 1-10 rating (10 being lower sensitivity)
- Each category is assigned an influence percentage
- Six (6) scenarios produced by adjusting influence and category ratings

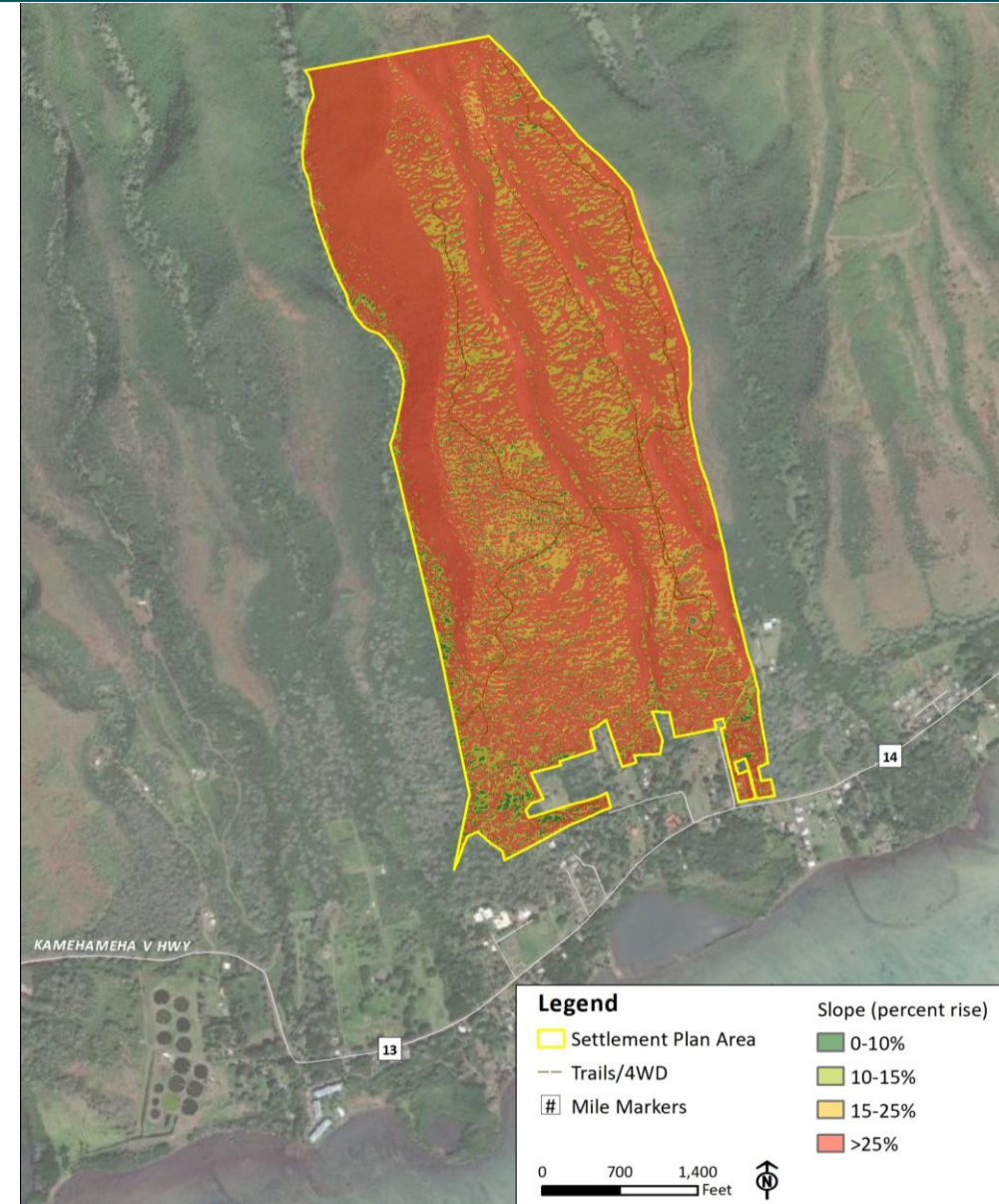
SUITABILITY CRITERIA			
Slope	Archaeology	Soil Type	CWRM Wells
Wellhead Protection Zone	Streams/ Gulches	Rainfall	Roads/Trails/ 4WD
Biological Resources	Flood Zones	Tsunami Zone	Extreme Tsunami Zone
Wildfire Risk	ALISH	LSB	-



# Slope and Erosion

- Elevation ranges from 20 ft to 1,800 ft
- A majority of the site is 11-20% slope
- Three large gulches: Mo'omuku, Ki'inohu, and Kahananui
- Landscape altered by ungulates, invasive plants
- High runoff and erosion affecting fishpond and reef
- Minor grading, installation of road culverts, and runoff cutoff ditches will be required to mitigate erosion

SLOPE	RATING
0-15%	10
15-30%	5
>30%	1



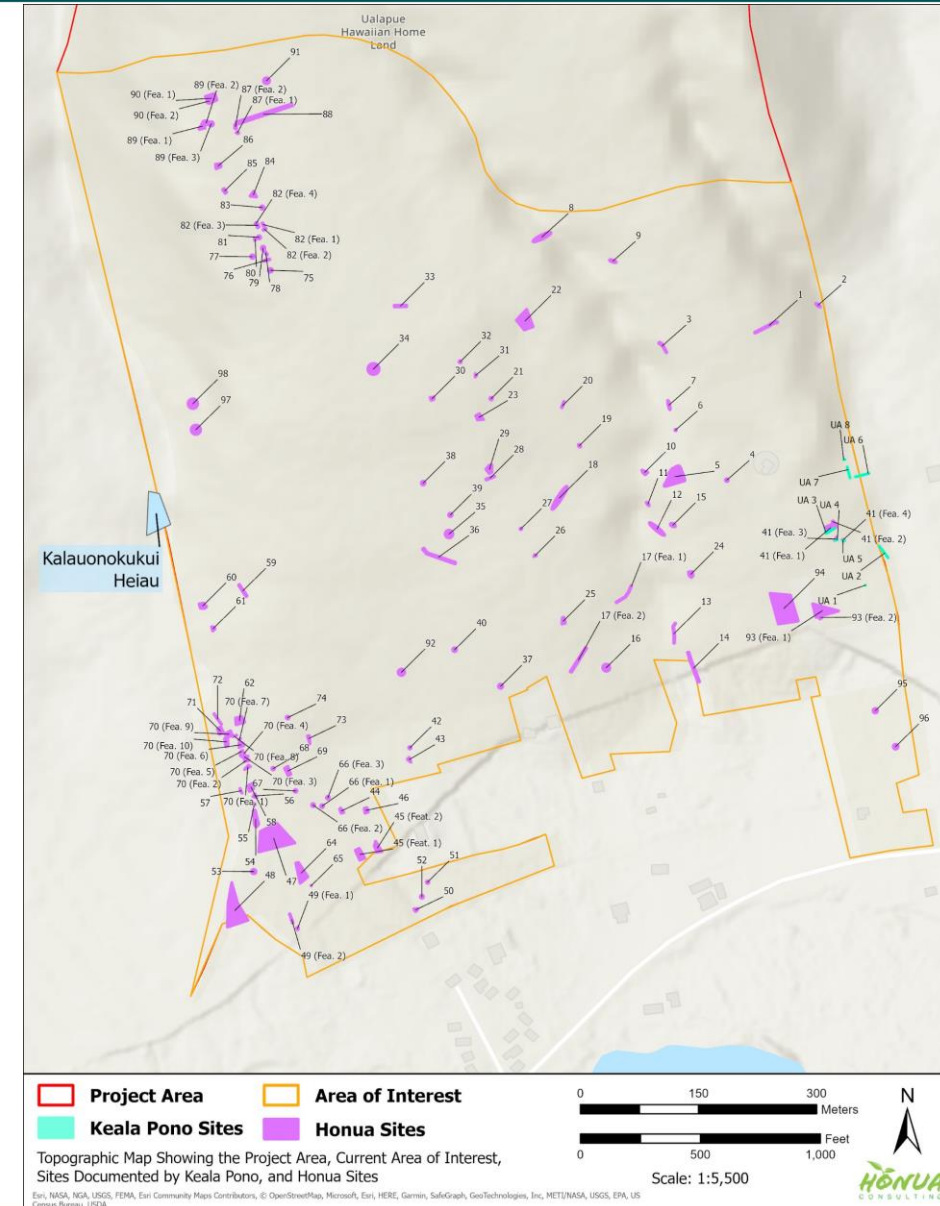


# Archaeology

## Three buffers for all sites

- 30 ft: Minimum for all
- 50 ft: Larger typically for heiau, etc.
- 100 ft: Largest typically for burials, etc.

ARCHAEOLOGICAL SITES	RATING
100 ft buffer	5
50 ft buffer	3
30 ft buffer	1





# Land & Resource Evaluation Analysis Scenario

CATEGORY	INFLUENCE
Slope	10%
Archaeology	35%
All other categories	5% each

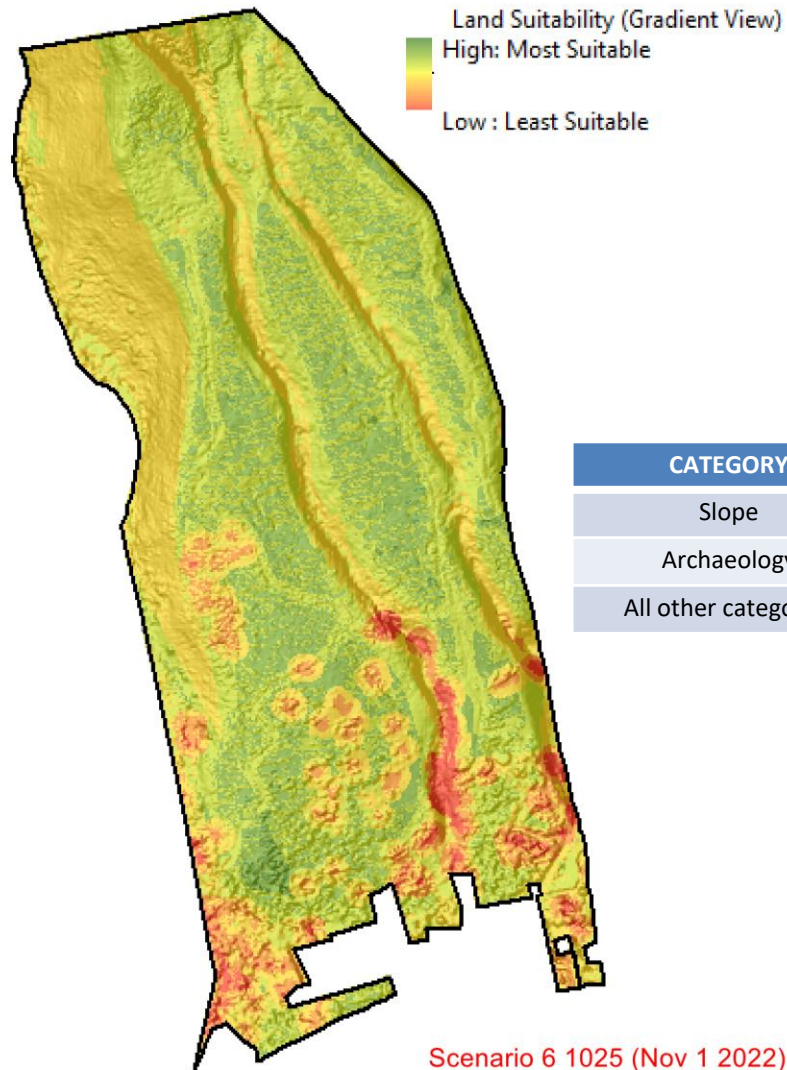
- Additional buffers around archaeological sites:
  - 30 ft buffer      Rating: 1
  - 50 ft buffer      Rating: 3
  - 100 ft buffer      Rating: 5



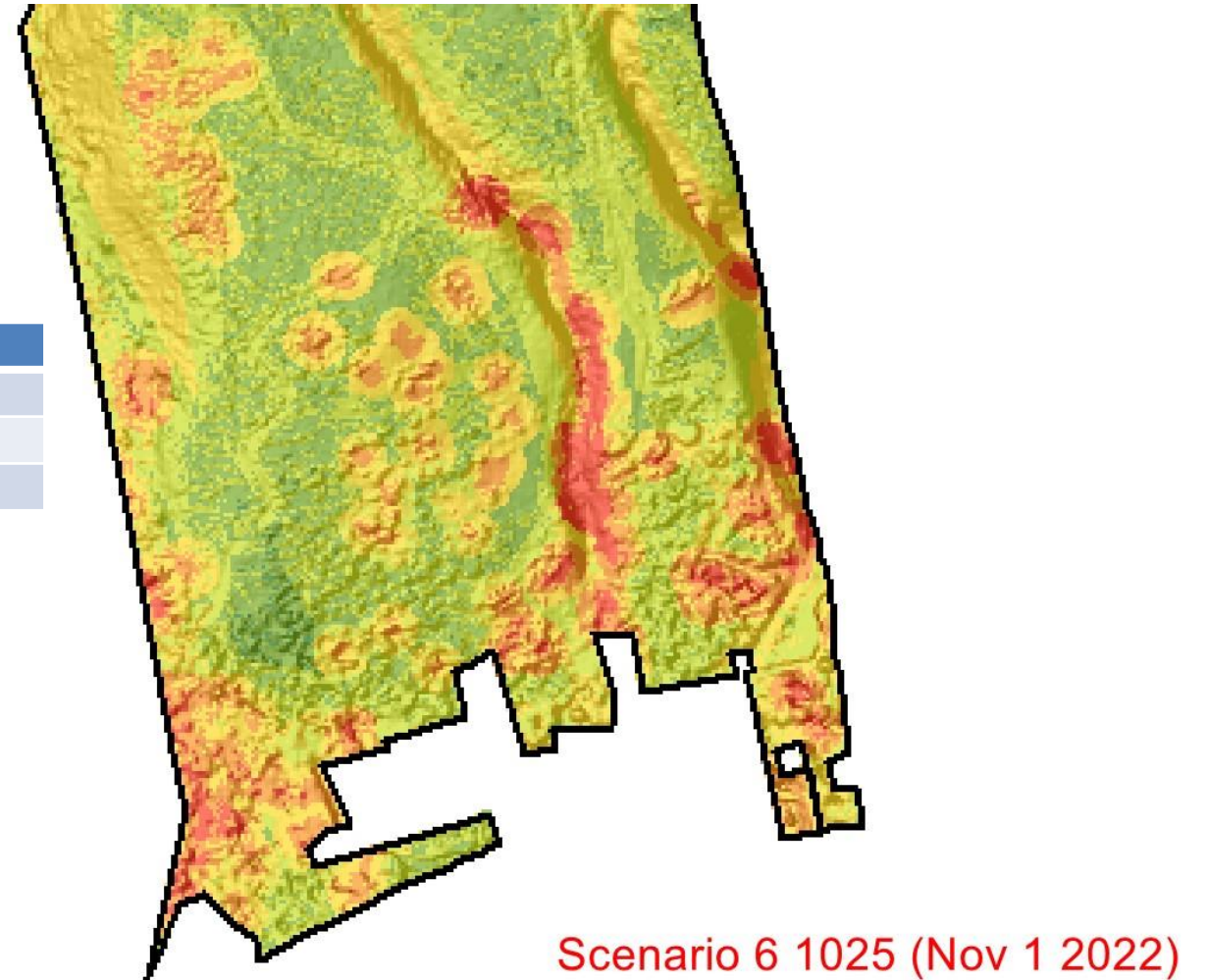




# Land & Resource Evaluation Analysis



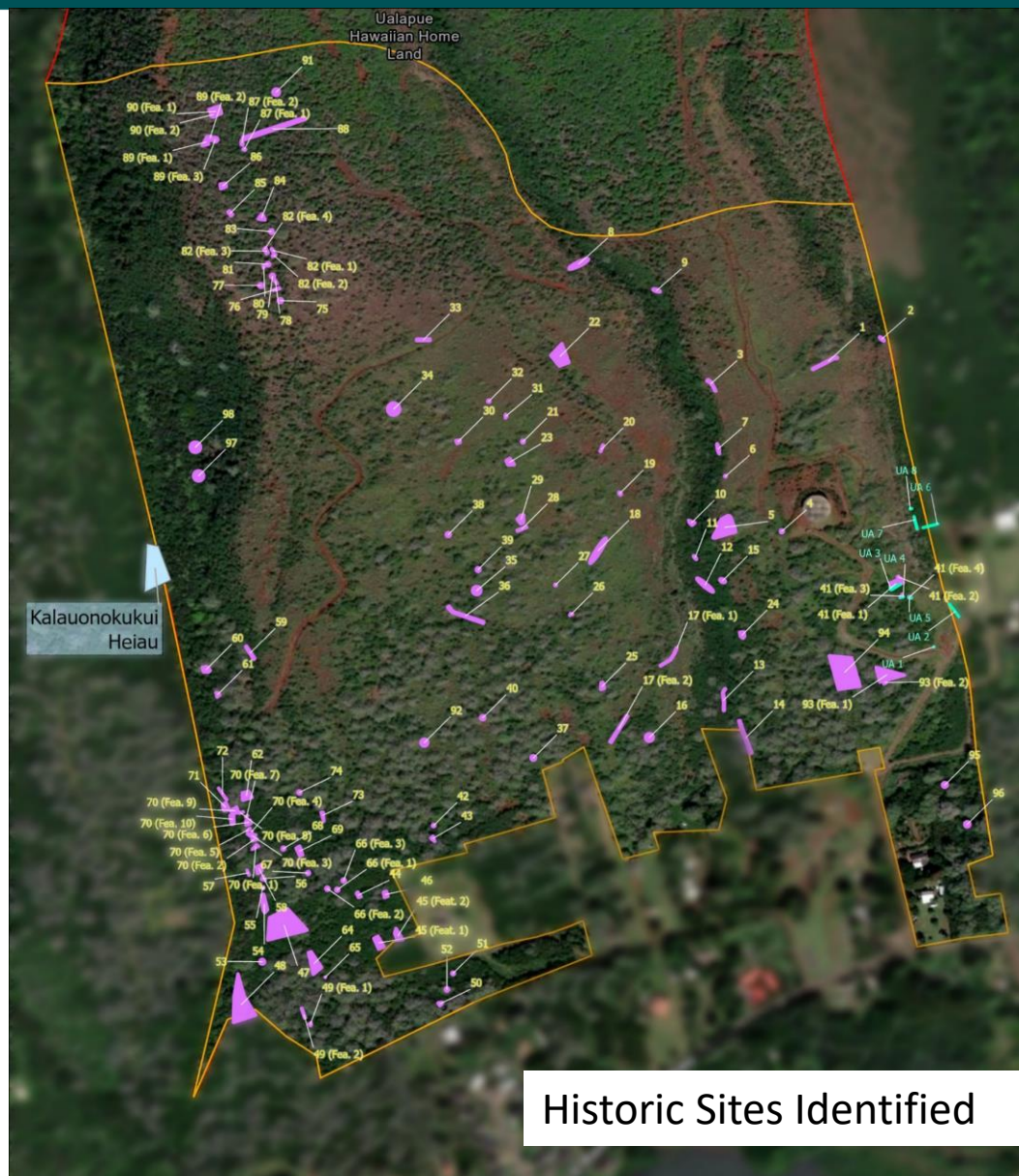
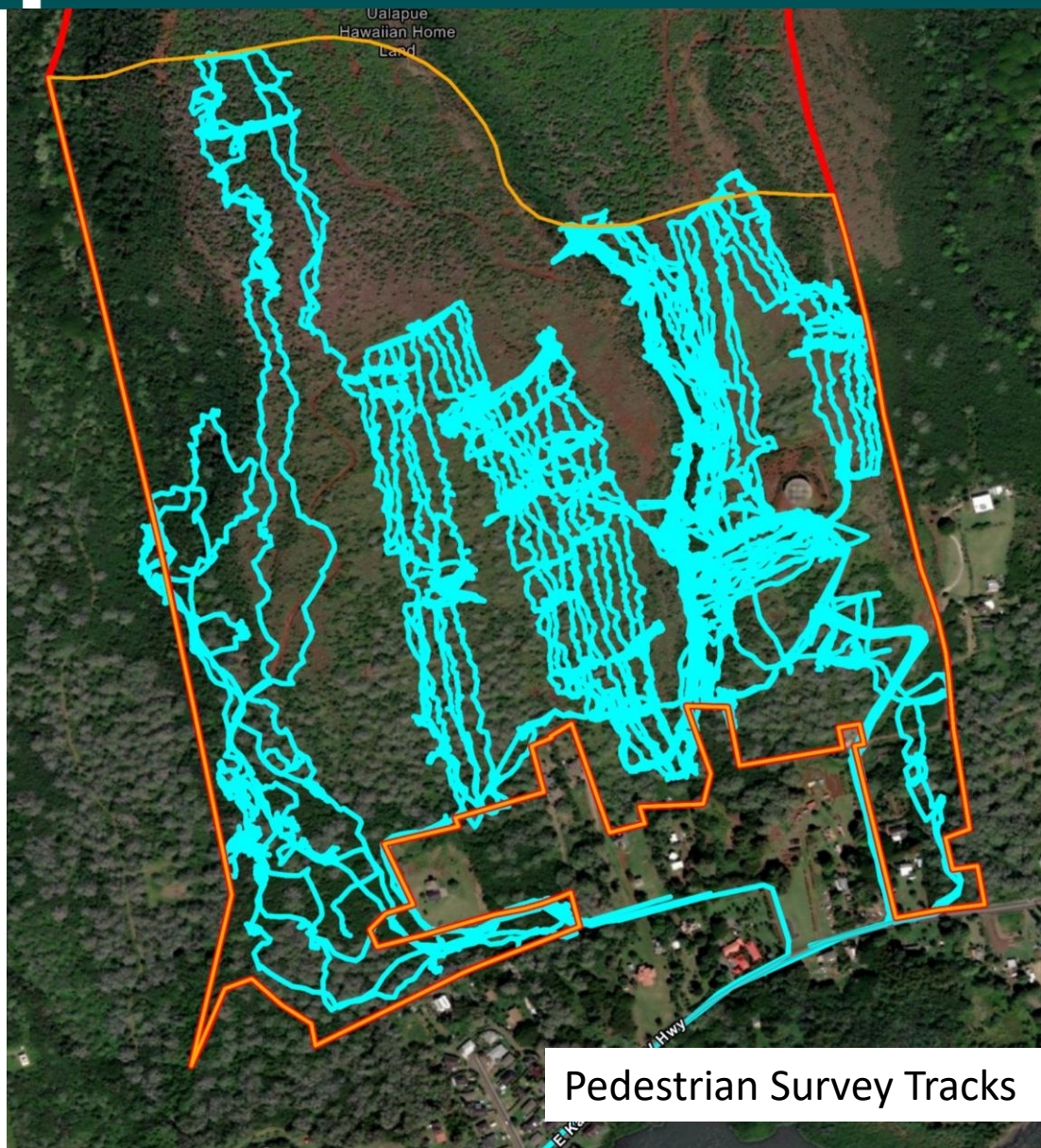
CATEGORY	INFLUENCE
Slope	10%
Archaeology	35%
All other categories	5% each







# Preliminary Archaeological Findings





# **Initial Lot Layout**





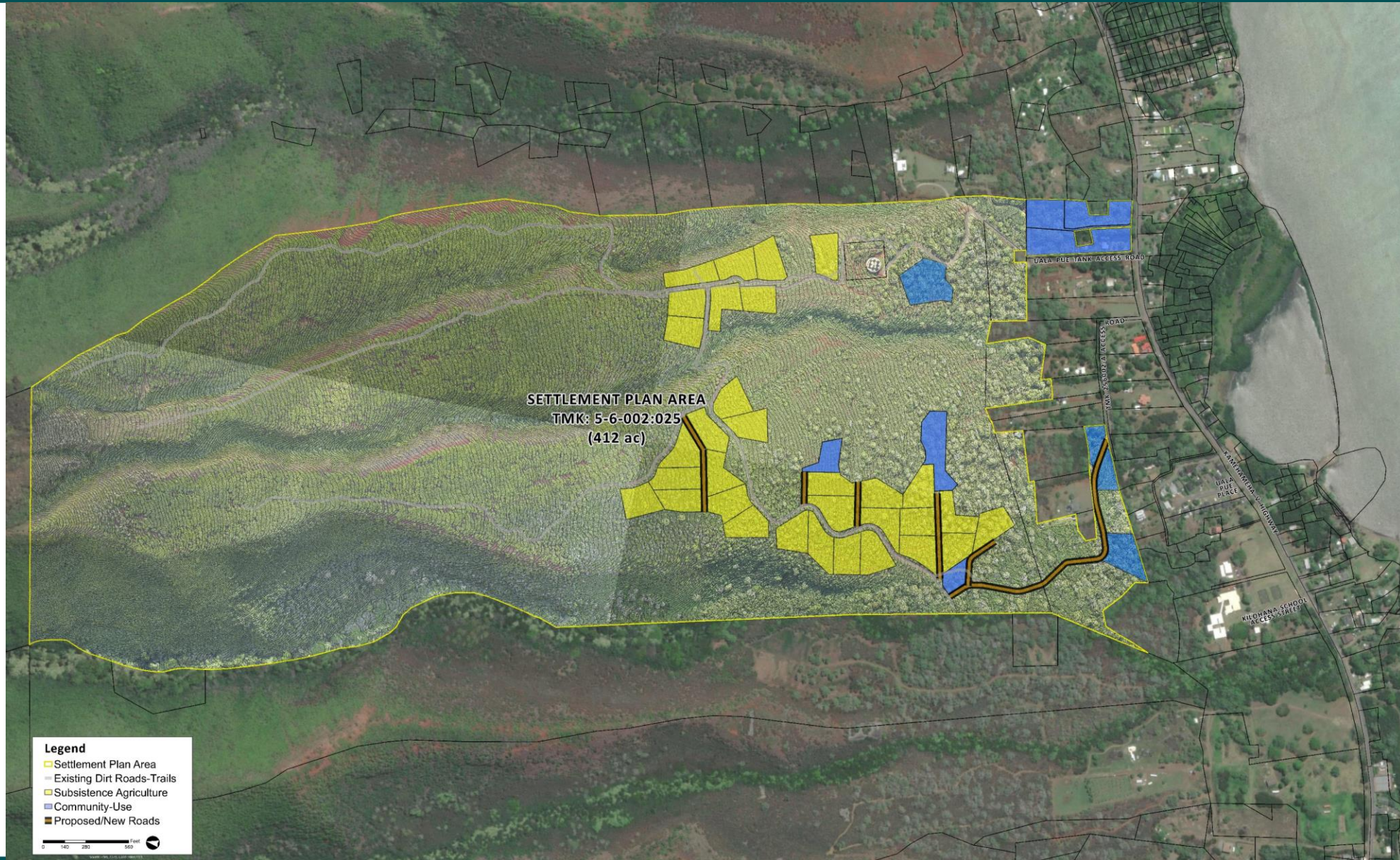
# Lot Layout Summary

- Total project area acres = 58.5 acres
- Acres estimated for homestead settlement = 32 acres (55% of total project area)
- Acres estimated for community uses = 11 ac (19% of total project area)
- Lot Summary
  - 32 subsistence agricultural lots (1-acre lots)
  - 11 acres of community-use space
- Roadways
  - Existing Roads = 6,400 linear feet
  - Proposed Roads = 4,000 linear feet





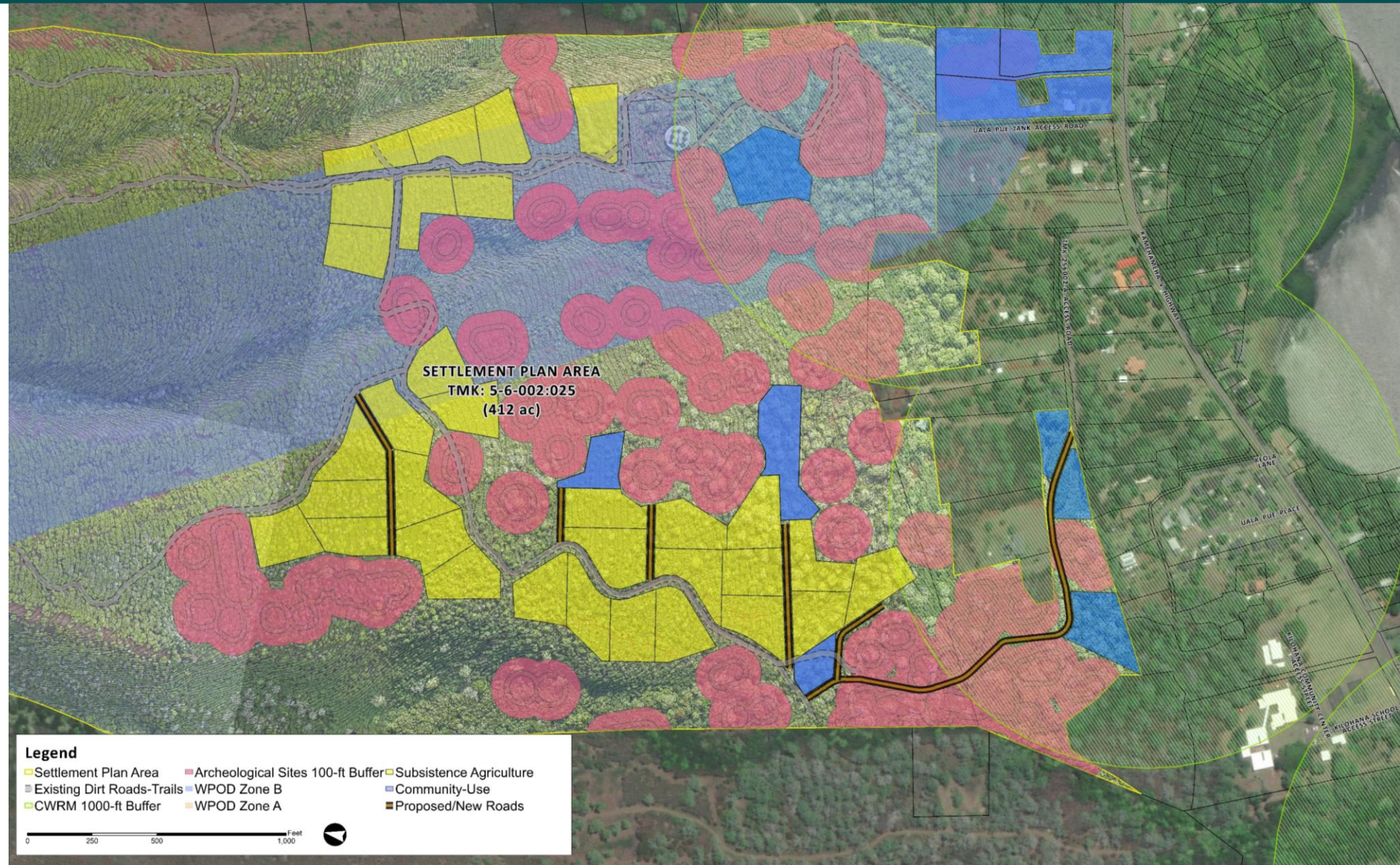
# Lot Layout Plan







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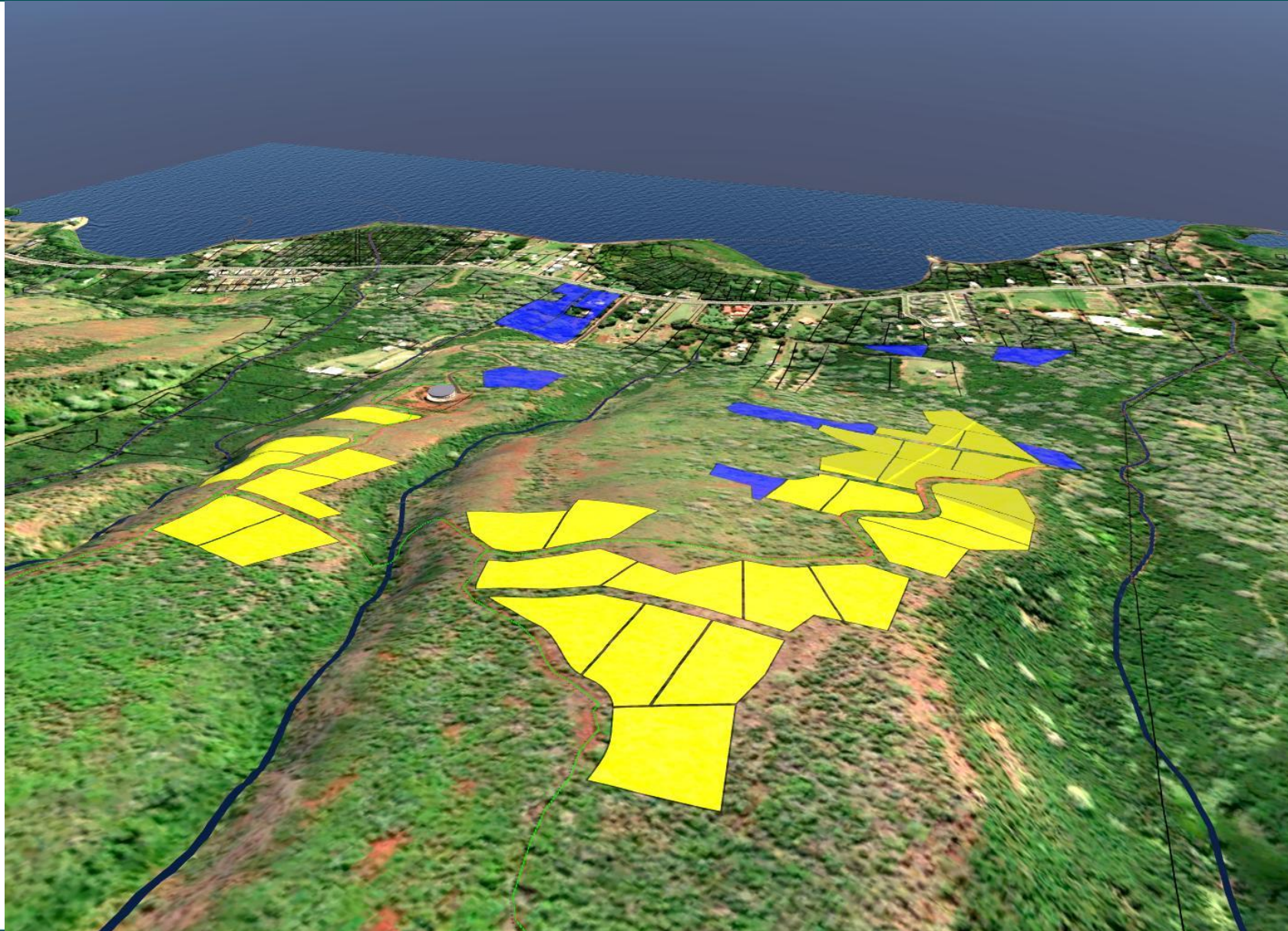
# Lot Layout Renderings







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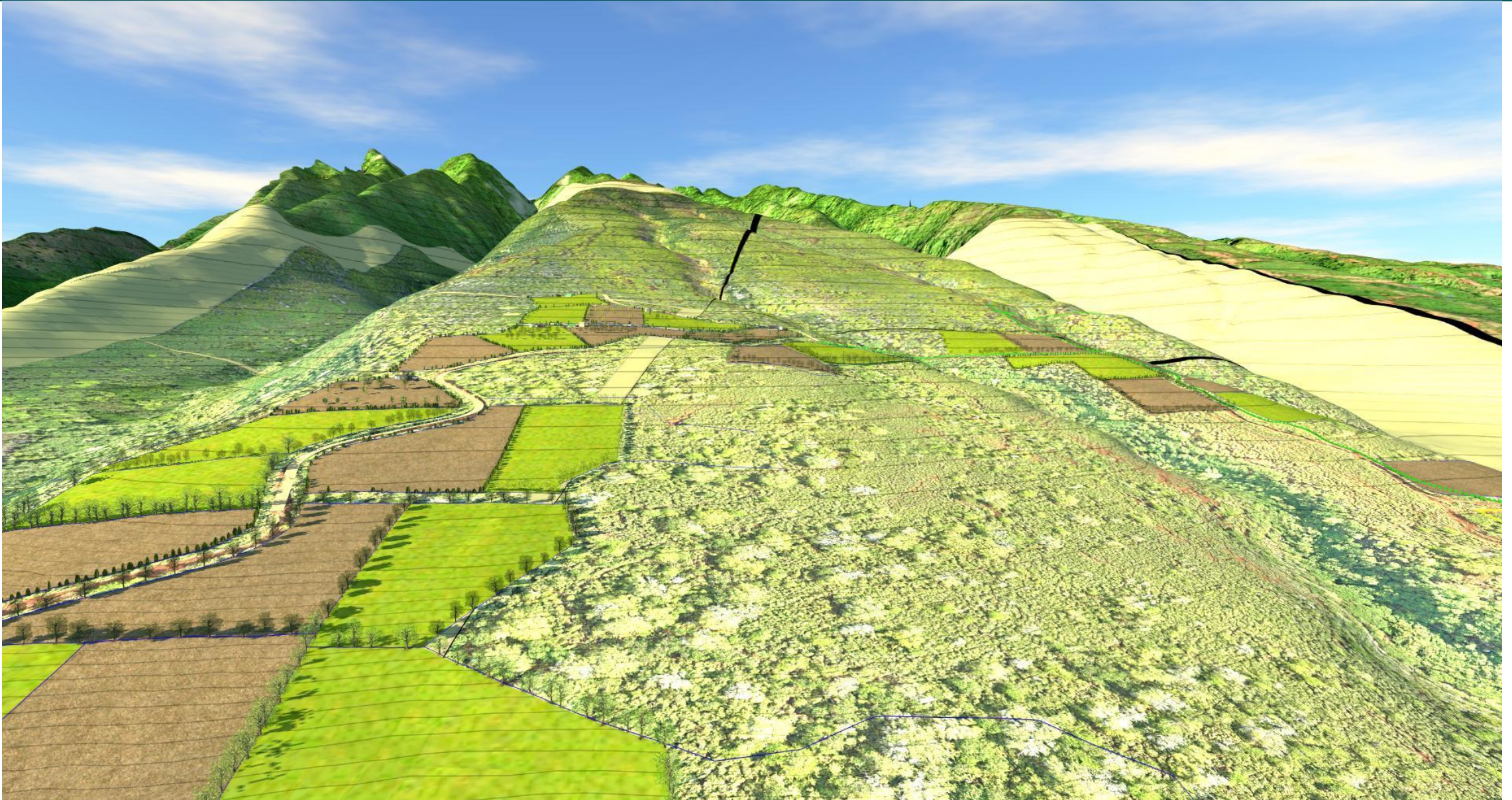
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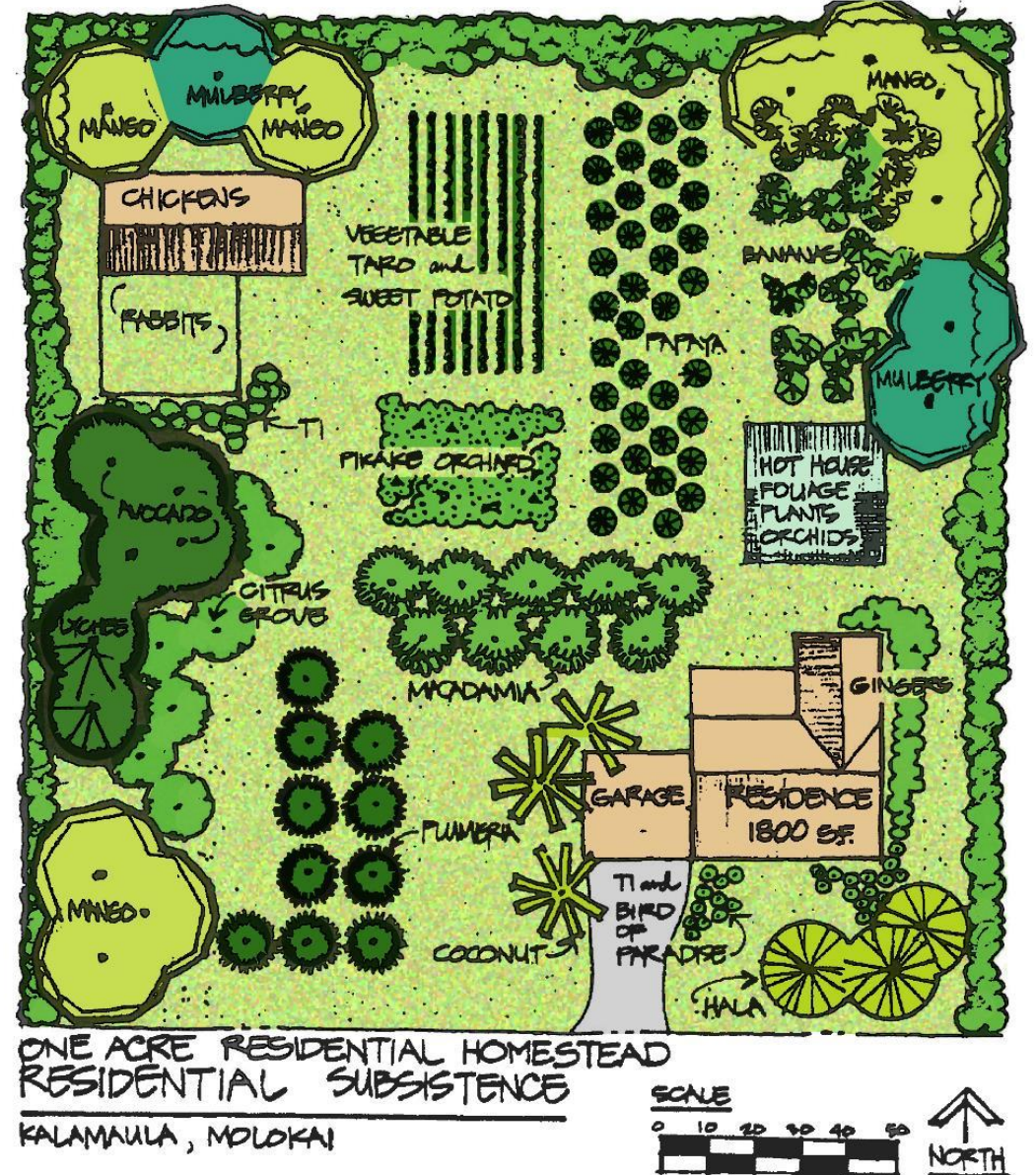
# Lot Layout Renderings





# What Can I Do With One Acre?

- 1800 sf home
- Mala (dryland gardens)
- Fruit Trees
- Greenhouses
- Small Livestock

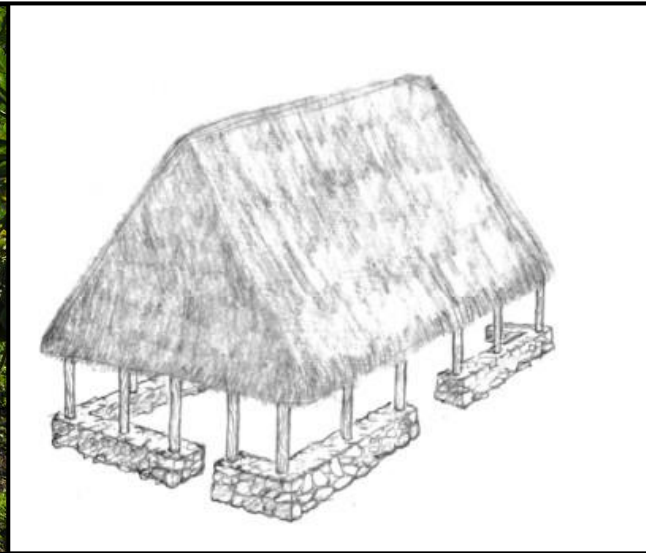






# Community Use/Special District Spaces

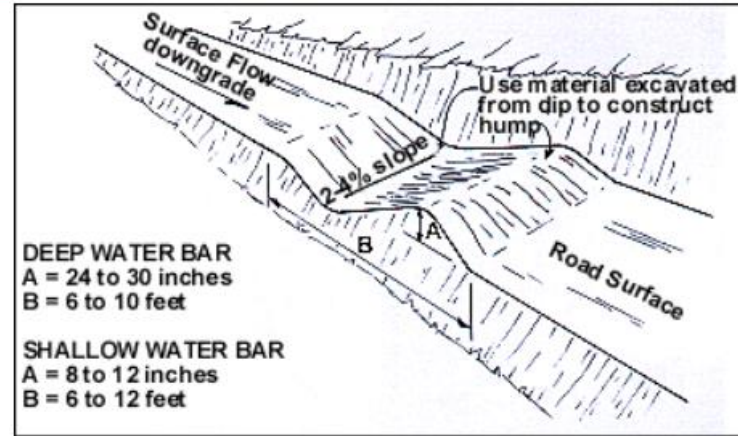
- Pavilion/Traditional Hale
- Community Gathering Place
- Community Mala / Orchards
- Culturally-Relevant Curriculum
- Stewardship of Cultural Sites and Practices
- Sustainable Agriculture Workshops and Training
- Establishing test nurseries for starter plants and seasonal crops and trees



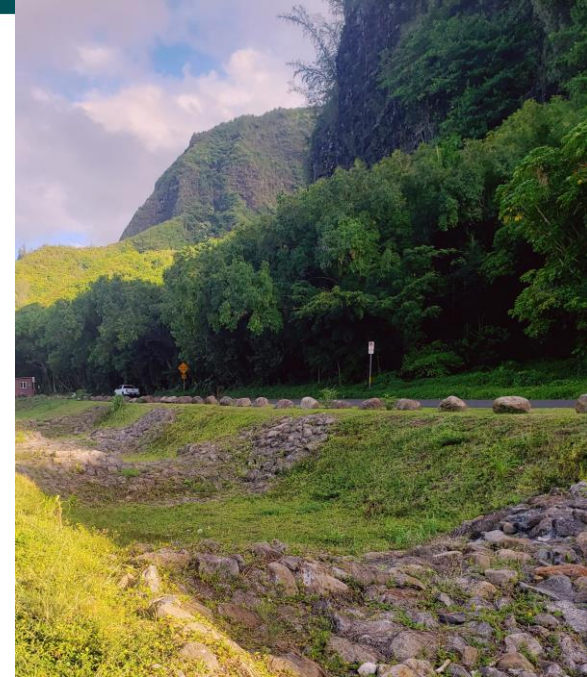


# Road System and Erosion Control

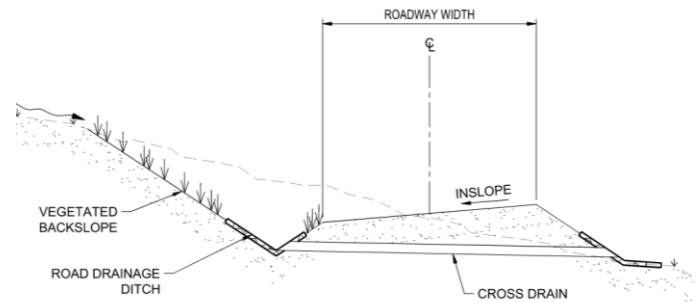
- Road System as erosion control
  - Roadside swales with check dams
  - Cross drains, rolling dips/water bar
  - Drain outlets, level spreaders
  - Rip-rap at locations needed
- Maintenance key to successful erosion control
  - Re-establish and protect existing native vegetation
  - Re-surfacing when needed
- Utilize NRCS Best Management Practices



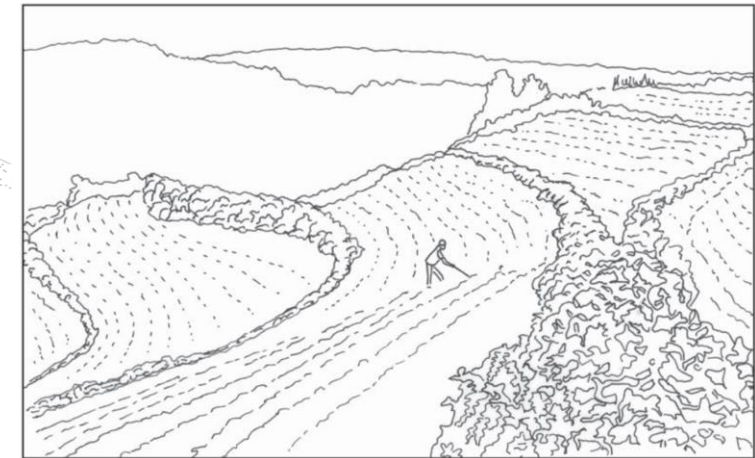
Rolling dip/water bar (USDA, 1998)



Roadside swale with check dams at Ke'e Beach, Kaua'i



Typical road section example with cross drain

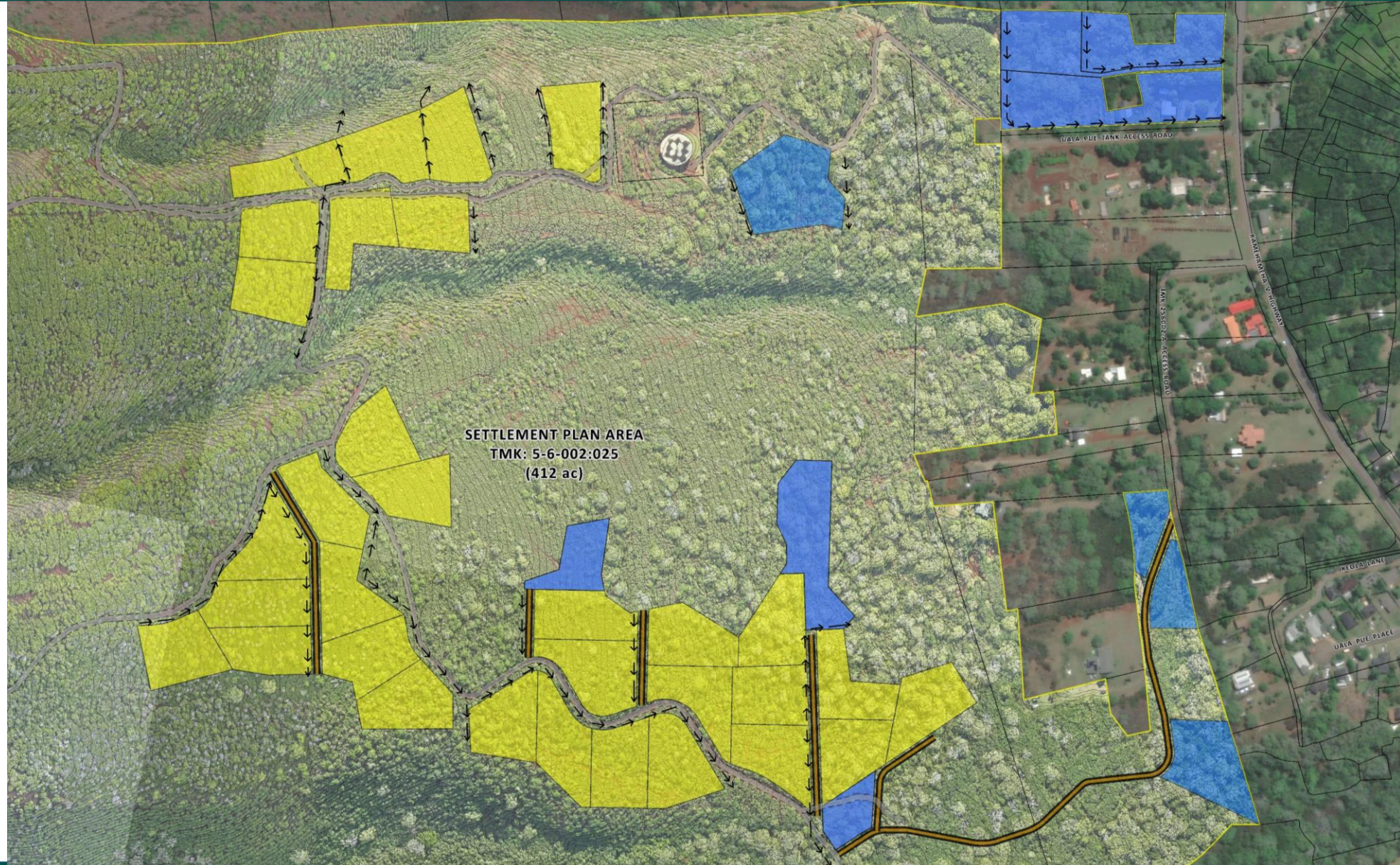


Contour farming USDA NRCS Practice 330 (USDA)





# Road System and Erosion Control







# Potential Water Options

- Rainwater Catchment System
  - Possible but difficult due to low rainfall
- Import water individually
- Atmospheric Water Generator
- County of Maui is in the process of a WDUP
- DHHL would follow wellhead protection requirements
- Road Runoff Harvesting (i.e. floodwater farming)
  - Collect runoff from roadside swales and divert onto lots for crop use
  - Reduced overall erosion to the overall site
  - Reduced flooding to properties downstream (controlled runoff)





# Potential Water Options

- Various water sources are under consideration
  - New County DWS source
  - Re-capture County flushing water for irrigation use
  - Spigot at Kalama'ula for both potable and agriculture uses
  - Mobile water station (community invested water tanker)
  - Water catchment system at higher elevations (more frequent rainfall)
  - Investigate existing stream diversion







# Potential Waste Water Options

- Individual Wastewater System (IWS)
  - Septic tanks
  - Absorption beds
  - Needs DOH approval
- Incinerator toilets
- Composting toilets
  - Considered an IWS; will require DOH approval
- Greywater Reuse
  - Showers
  - Laundry
  - Sinks (recirculated to toilets)
- Specific design requirements shall be reviewed and approved by the director on a case-by-case basis...until the community develops own codes and permitting process







# Zoom Poll

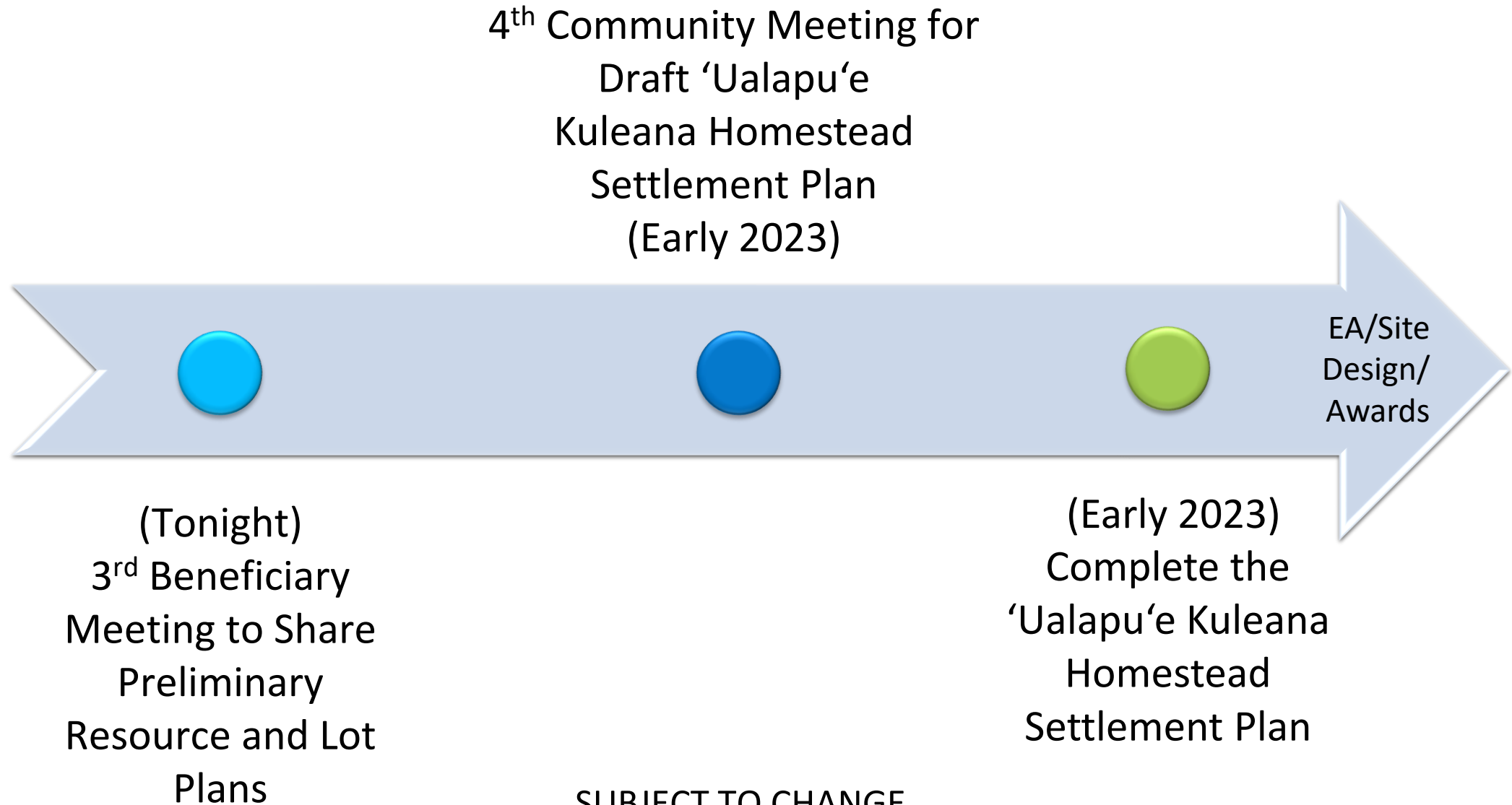
***Time for a zoom poll!***



# **Next Steps**



# 'Ualapu'e Planning Timeline



SUBJECT TO CHANGE





# Zoom Poll

***Time for a zoom poll!***



# **Feedback and** **Comments**



# Providing Community Comments

- **Please practice Kapu Aloha**
- Please use the “raise hand” feature
- Commenters will be called upon to speak after raising virtual hand
- Comments (first round) will be limited to 2 minutes to allow for as many people to comment as possible
- If everyone who wants to comment has had at least one turn, people will be able to comment for another 2 minutes if there is time
- Please direct comments to the facilitator (and not each other)



# Questions?



DEPARTMENT OF HAWAIIAN HOME LANDS

## **Contact:**

[dhhl.planning@hawaii.gov](mailto:dhhl.planning@hawaii.gov)  
[ualapuekuleana@g70.design](mailto:ualapuekuleana@g70.design)

## **Project Information Website:**

[dhhl.hawaii.gov/po/molokai](http://dhhl.hawaii.gov/po/molokai)