

# ANAHOLA

KAMALOMALO'O, ANAHOLA, MOLOA'A



## REGIONAL PLAN

June 2010



DEPARTMENT OF  
HAWAIIAN HOME LANDS



ANAHOLA

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# I. Introduction - Regional Plan Goals & Process

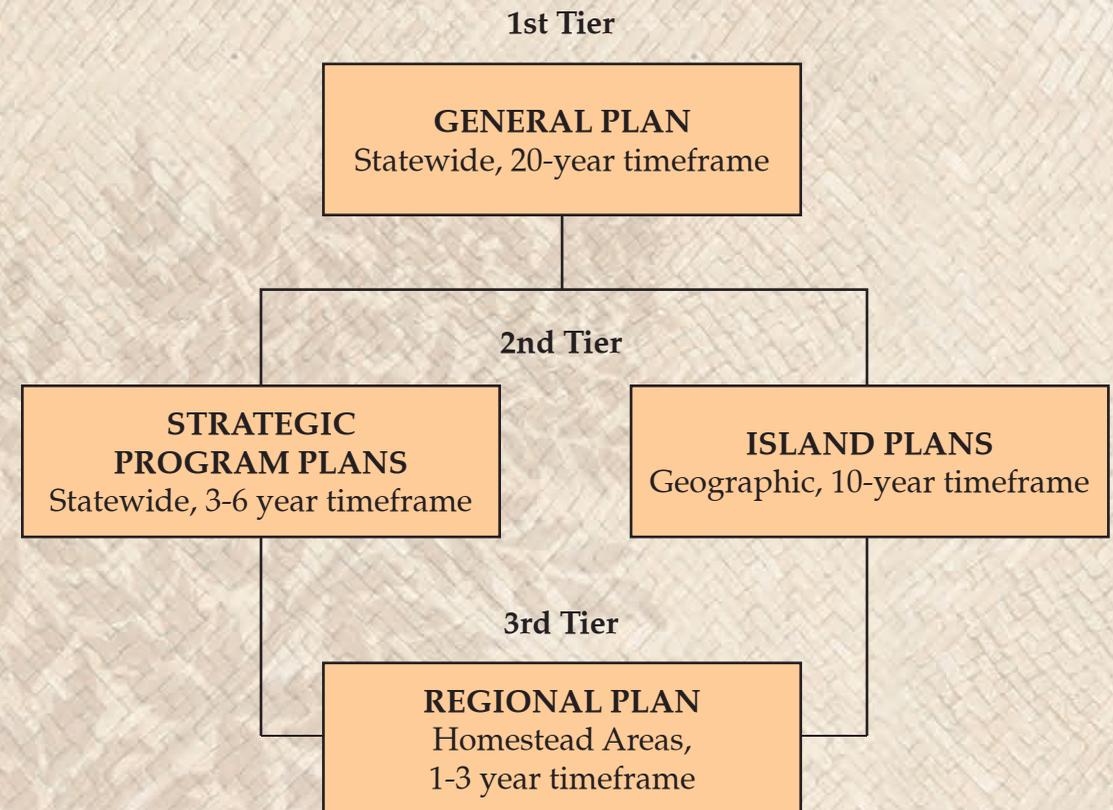
The mission of the Department of Hawaiian Home Lands (DHHL) is to effectively manage the Hawaiian Home Lands Trust and to develop and deliver lands to native Hawaiians. To accomplish this, DHHL works in partnership with government agencies, private landowners, non-profit organizations, homestead associations, and other community groups. Regional plans provide the means to solidify visions and partnerships that are essential to effectively manage Hawaiian Home Lands trust lands for the betterment of native Hawaiian beneficiaries.

This regional plan is one of twenty (20) regional plans that DHHL is developing statewide. Anahola is one of three regions on Kaua'i that have been selected for regional planning. In these regional plans, DHHL takes on a leadership role in the region, working to strengthen the growth of the area, developing partnerships to leverage diverse resources and capital investment; and fostering beneficiary participation in determining the future direction of the homestead community. The regional plans provide the Department and the affected homestead community opportunities to assess land use development factors, identify issues and opportunities, and identify the region's top priority projects slated for implementation within the next three (3) years.

## What are Regional Plans?

Regional Plans are part of DHHL's 3-tiered Planning System (see Figure 1). 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. The regional plans apply the goals, policies, and land use designations to specific geographic regions. The regional plans are a means to:

- Identify data -- people, lands, and infrastructure of homestead communities and the surrounding region;
- Identify what DHHL and other landowners are planning to do;
- Provide the primary mechanism for beneficiary input in the development of their homestead communities;
- Identify issues and potential projects; and
- Identify Priority Projects determined by the Department and homestead community.



# Introduction - Regional Plan Goals & Process

## How are Regional Plan Developed?

The regional plans are developed in conjunction with lessees of the region as well as regional stakeholders (landowners, agencies, other organizations) in a series of planning meetings as illustrated in Figure 2. During these meetings, issues and opportunities that should be addressed in the regional plan are identified and a list of potential projects is developed to address those issues and opportunities. From this list lessees determine by consensus, their top five (5) priority projects that are written up with project details, budget estimates, and other pertinent project planning information. 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.

Upon approval, the homestead community, the Department, and other development partners can seek necessary funding and pursue the implementation of the Priority Projects. The Priority Projects is a

key component of aligning support and providing focus to efforts to develop the region. 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. In this way, regional plans are updated as needed, which generally have amounted to biennial updates (one update every two years), in order to keep abreast of changing conditions and new opportunities.

## How are Regional Plans Used?

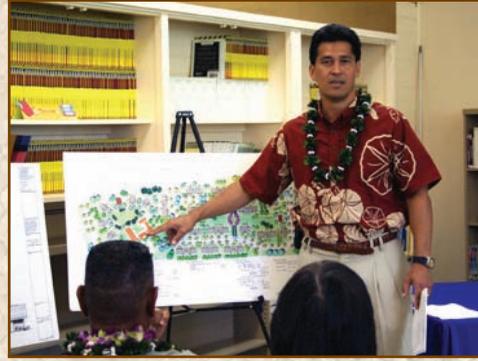
As a compilation of existing plans and proposed projects for the region, the regional plan helps to coordinate the orderly development of regional infrastructure improvements. With the addition of lessee input in the process, the regional plans become a powerful tool to focus energies and efforts, align interests, and secure funding for the top priorities identified in the regional plan. In this way, regional plans have become a critical tool to unify and support our beneficiary community.



# Partnering Benefits

## Benefits of Partnering

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 improvement and the development of regional public and residential facilities. This coordination helps individual organizations achieve their goals while bringing long-term benefits to the community and region.

DHHL brings to these partnerships:

- Land for development in strategic locations
- Potential use of tax-exempt financing
- Access to legislative appropriations
- Access to federal funding such as HUD, USDA, SBA
- Flexibility in the application of development standards, zoning, and design
- Cultural understanding and resources

## Successful Partnerships

### Residential Partnerships

Through partnerships DHHL has reduced the cost of homes to low-income beneficiaries. DHHL has done this by sharing in the cost of infrastructure, helping to secure tax credits, and using self-help methods of construction. Partnerships



in Kapolei resulted in 70 Rent-to-Own units constructed by Mark Development using low-income tax credits and 45 self-help homes constructed with Menehune Development and Honolulu Habitat for Humanity. In these types of partnerships, DHHL often provides the land, secures federal grants, and provides access to, or assistance in, acquiring tax credits, subsidies, or other financing.

### Infrastructure Partnerships

DHHL has partnered with county governments and utility providers on infrastructure improvements that benefit the entire community. DHHL has participated in water system development with the counties by providing funding, land easements, and access to federal and state programs. Examples include the extension of the Lower Kula Water System on Maui, the Waimea Irrigation System and the Maku'u Water System on Hawai'i, and the Waiawa-Waipahu water system on O'ahu. DHHL water systems at Anahola on Kaua'i, and Ho'olehua on Moloka'i are interconnected with nearby County water systems providing both parties backup source and storage capacity in the event of emergencies. DHHL has also provided numerous easements over its lands to electrical, water, telephone, and cable companies to service both homestead areas and the general public.



## Public Facilities Partnerships

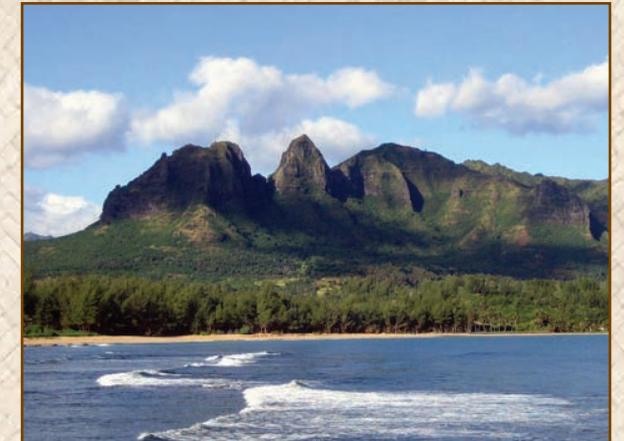
DHHL has participated in a number of partnerships involving public facilities and community resources. The most notable partnerships have brought together Hawaiian agencies and non-profit organizations into a multi-service complex where a broad range of programs are housed to serve the public. Such multi-service complexes have been built on Hawaiian Home Lands in partnership with Kamehameha Schools, Queen Lili'uokalani Children's Center, Alu Like, Papa Ola Lōkahi, the Office of Hawaiian Affairs, Hawaiian community organizations, and the counties. These multi-service complexes house preschools, offices, meeting facilities, health clinics, and activity centers. For example, the Paukūkalo homestead on Maui is served by a County park on DHHL land next to a community



hall, the DHHL district office, the Hawaiian Community Assets' home ownership counseling center, and a Kamehameha Schools preschool. DHHL, private businesses, government agencies, and private foundations have joined together to provide materials for playgrounds constructed by homestead associations and other community volunteers.

## Natural Resource Management Partnerships

Through a series of management partnerships with DLNR, the Nature Conservancy's Honouliuli Preserve, and other property owners, unique ecosystems and historic sites are being protected. For example, DHHL is partnering with DLNR to protect the red 'ilima (abutilon) in East Kapolei. Other examples include the Hakalau Forest Reserve, the 'Āina Hou Management Area, the Pala'au and Mo'omomi preserves, the Kalaupapa peninsula, and the Kamā'oa-Pu'u'eo National Historic District where koa forests, endangered plants and animals, and native species are being protected for future generations. Beachfront recreational values are protected through management agreements with the City and County of Honolulu for Makapu'u, Kaiona, Kaupō, Waimānalo, and Nānākuli beach parks.



## II. Homestead Regional Profile

Anahola is part of the Kawaihau District on Kaua'i in the moku of Ko'olau. The district includes Kapa'a Town. Prior to western contact, the Hawaiian people of Anahola lived a traditional subsistence life. Commercial sugar cultivation began in 1880 and continued until 1988. The shift from subsistence lifestyle to commercial agricultural impacted the Anahola Hawaiian Community. Cultural traditions like canoe construction, tapa making and traditional houses were lost with the shift of lifestyles.

An Anahola Japanese community was established by first generation Japanese immigrants from DHHL leaseholds in the early 1900s. Records show that prior to 1947, there were 70 Japanese families living in the Anahola area as farmers. By 1991, there were 19 Japanese families.

In 2008, it was estimated that Native Hawaiians accounted for approximately 5,700 (9%) of the 63,000 residents on the island of Kauai. Anahola is home to the largest population of Native Hawaiians, approximately 61%, residing on Kauai. Based on historic trends and proposed development, the population in the Kawaihau region can be expected to increase between 8-10% over the next 10 years.

In 2008, the demographics for Kauai County can be described as follows:

### Population and Housing

- 63,689 Resident Population
- 29,781 housing units

### Labor Force and Jobs

- 31,950 civilians employed
- 4.4% civilian unemployment
- 30,500 total wage and salary jobs
- 4,400 jobs in Government
- \$33,676 Annual Average Wage in Private Employment

### Income

- \$69,876,000 in General Excise and Use Tax Revenues for Kauai County in 2008

### Visitors

- 1,030,647 total visitor arrivals
- 19,855 average daily visitor census by air

### Construction

- \$277,149,000 value of private and residential building permits

### Business and production

- 2,217 private employers

### Utilities

- 4,663 million gallons of water consumed
- 454 million kilowatt-hours of electricity sold by public utilities
- 27,435 electrical company single-metered residential customers
- 90 thousand therms of gas sold by public utilities in Kauai County

### Housing Characteristics

- 55.3% home ownership rate of the total population
- 3.6% rental vacancy rate of the total population
- \$600,000 median value of single family homes for the total population
- \$155,200 median value of single family homes for the Native Hawaiian population
- \$415,240 median value of condos for the total population
- \$730 median gross rent for the Native Hawaiian population

### Other

40,323 voters registered for general election  
27,497 votes cast in general election in Kauai County in 2008.

Data Source: DBEDT, December 2009, County Social, Business and Economic Trends in Hawaii: 1990-2008

WAILUA-ANAHOLA CCD (2000)				
GENERAL CHARACTERISTICS	Total Population		Native Hawaiian Population	
	Number	%	Number	%
Total Population:	10,873	100.0%	3,457	31.8%
Median Age (Years)	38.3		29.9	-
SOCIAL CHARACTERISTICS				
High School Graduate or Higher	6,233	87.8%	840	85.1%
Bachelor's Degree or Higher	1,580	22.3%	78	7.9%
ECONOMIC CHARACTERISTICS				
Median Household Income (Dollars)	\$44,482		\$40,815	-
HOUSING CHARACTERISTICS				
Number of Households	3,768	100.0%	471	100.0%
Households that are Families	2,733	72.5%	379	80.5%
Families with own Children under 18	1,359	-	164	-
Families with own Children under 18 that are Headed by a Married Couple	970	71.4%	107	65.2%
Families with own Children under 18 that are Headed by a Single Parent	389	28.6%	57	34.8%
Average Household Size	2.85	-	3.57	-
Total Housing Units	4,462	-	-	-
Owner Occupied Units	2,085	-	356	-
Renter Occupied Units	2,377	-	135	-
Vacant Units	682	15.3%	-	-



# Homestead Associations & Community Leaders

Marilyn Aniu  
 Makana Bacon  
 L. Haulani Fernandez  
 Pua Flores  
 Susanne Gottschalk  
 Amanda Kahiahi  
 Kahaku Kaiminaauao  
 Rogerlyn Ihihinui Kanealii  
 Keohokui Kauihana  
 Kalani Ke  
 Joanne Keopuhia  
 Windy Kirifi  
 Kipukai Kualii  
 Mark Lapilio  
 Kawehi Mahi  
 Jason K. Marrotte  
 Agapito and Melissa Navor  
 Yvonne Pa  
 Keoki Puaoi  
 Norman Solomon  
 Stanley Vierra Jr.  
 Sherri Cummings Yokotake  
 Avery Yuon



Kamahalo Kauhane  
*Kanuikapono Director*



Kekane Pa  
*Ke Aloha O Kō Kākou  
Anahola Town Center  
Management Committee*



John Kaohelaulii  
*Anahola Beach  
Committee Chair*



Robin Danner  
*Council for Native Hawaiian  
Advancement President*



Lorraine Rapoza  
*Anahola Hawaiian Homes  
Association President*



Kipuki Kualii  
*Pi'ilani Mai ke Kai  
Homestead Association*



# *Elected Officials & Political Boundaries*



**Linda Lingle**  
*Governor*



**Duke Aiona**  
*Lt. Governor*



**Daniel K. Inouye**  
*U.S. Senator*



**Daniel K. Akaka**  
*U.S. Senator*



**Mazie Hirono**  
*U.S. House of Representatives  
Congressional District 2*



**Gary L. Hooser**  
*State Senatorial  
District 17*



**Hermina M. Morita**  
*State House of Representatives  
District 14*



**James Tokioka**  
*State House of Representatives  
District 15*

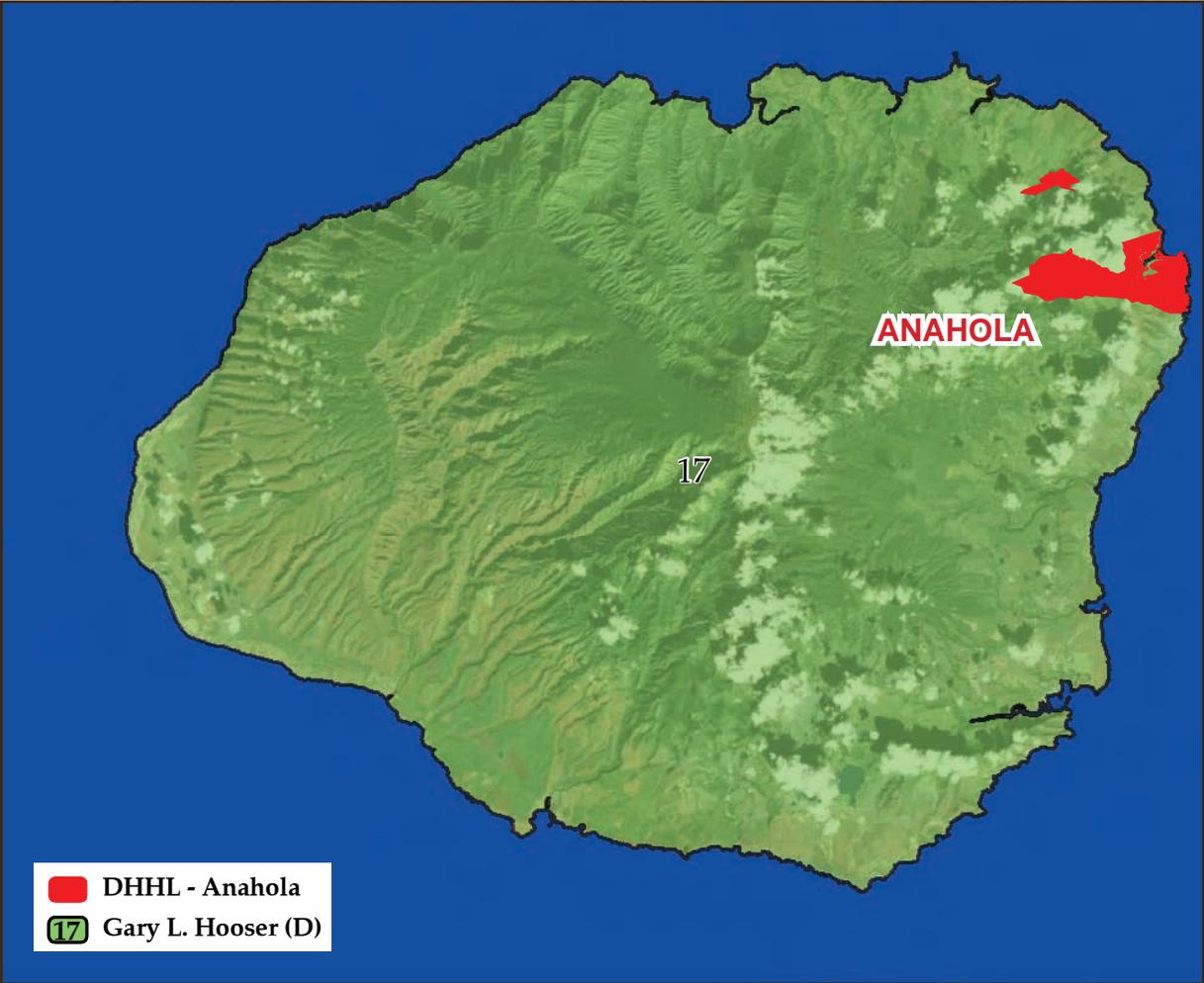


**Bernard P. Carvalho, Jr.**  
*Mayor  
County of Kaua'i*

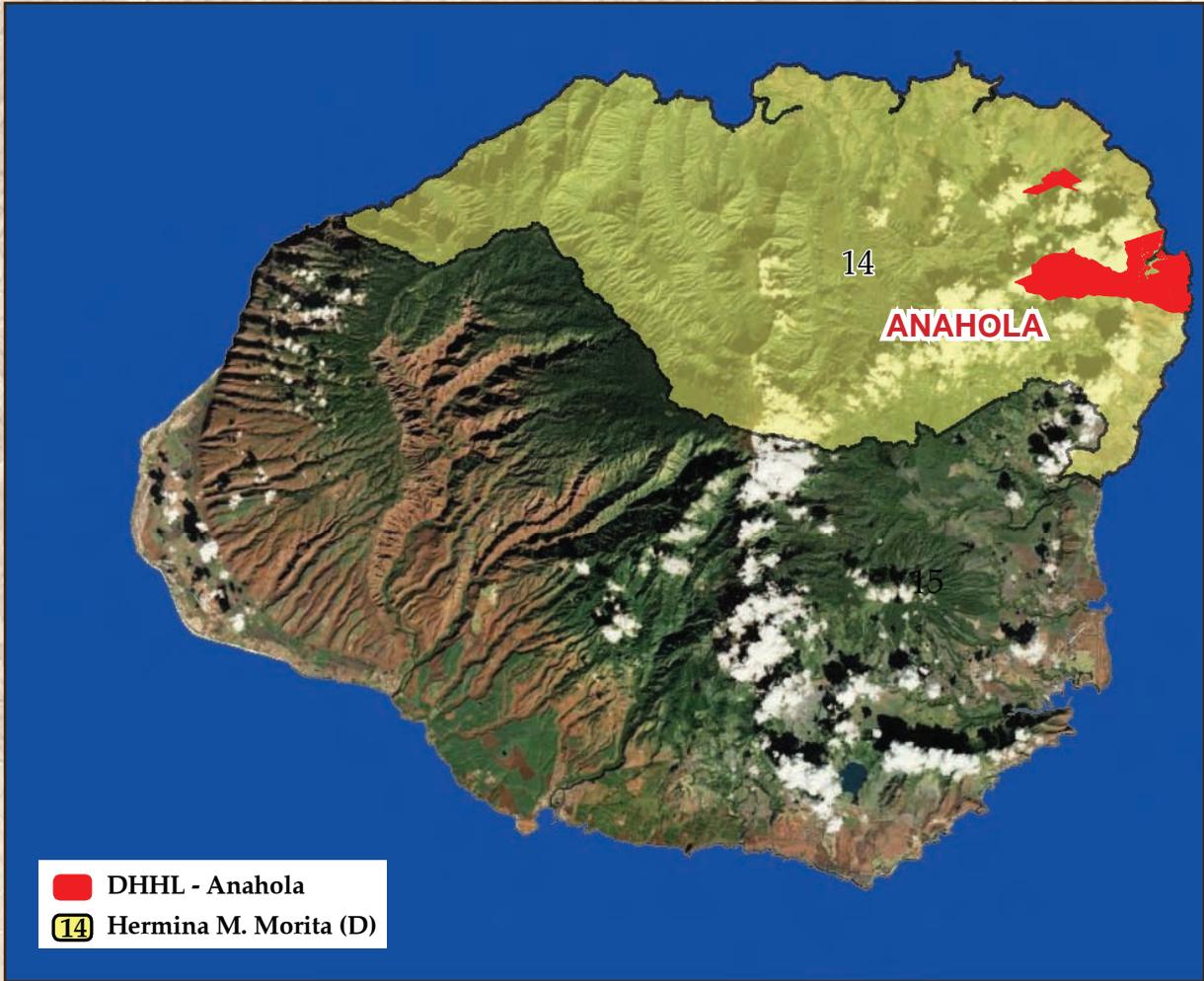
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# Elected Officials & Political Boundaries



State Senatorial Districts



State House of Representatives Districts



# III. Regional Land & Development

*Nani wale ku'u ike ana i ka luna  
A o Kalalea*

*It was wonderful to see  
The upland of Kalalea*

Traditional mele of Queen Emma's visit to Kaua'i.

Anahola is the largest of 10 ahupua'a within the moku of Ko'olau, along the northeast coast of the island of Kaua'i. Located between the ahupua'a of 'Aliomanu to the north and Kamalomalo'o to the south, Anahola is rich with natural and cultural history and resources.

Kalale'a is the famous landmark of Anahola. This puu can be seen from land and sea and is spoken of in chants, mele and incorporated into movies of today.

Within Anahola, a number of mo'olelo are often told, including the following:

- Alaweo pond at the mouth of Anahola River is said to be the home of a mo'o, Pehuiki, who is the guardian of the pond. Pehuiki is said to have three daughters who were often seen sitting on the banks of Alaweo pond, combing their long hair. The four mo'o are said to sleep in the cave of Hāhālina.
- Lā'ieikawai and her twin sister Lā'ilohelohe were born in Ko'olau, O'ahu, where their father was a great chief. Lā'ieikawai and her sister were separated at birth and hidden because their father had sworn to kill all of his daughters who were born before he had a son. It is said that there was a prayer tower on the peak of Hōkū'alele from which the prophet Hulumāniani announced that Lā'ieikawai would eventually settle on Kaua'i.

- A large rectangular rock on the slopes of Hōkū'alele is said to have once been a man who was punished by being turned to stone. The punishment was served to the man for spying on Lahemanu, the daughter of a chief, while she took a bath.
- Kawelo was a young chief of Kaua'i who had many adventures, some of which associate him with Anahola.

Historical, archaeological sites in Anahola include burial dunes near the shore, Aikanaka Heiau, Paeahea Heiau, Kuhua Heiau and Taro Terraces throughout the ahupua'a.



Kalale'a



Anahola Bay



## Climate and Geography

Anahola's natural resources are abundant from mauka to makai. Historically, the upper portion of the valley contained taro terraces, and the flat bottom lands along the Anahola river mouth were heavily cultivated with taro and other crops.

The Hawaiian Home Lands properties at Anahola extends from sea level at the shoreline up to the 800 foot elevation at the mauka boundary abutting the Kealia Forest Reserve. The range in elevation provides a variety of microclimatic conditions and natural environments.

In general the climate of Anahola is mild. Temperatures near the shoreline average a high of 87 degrees Fahrenheit and an average low of 60 degrees Fahrenheit. The average annual rainfall is about 50 inches in the makai lands and increases to 100 inches in the upper mauka lands. The prevailing wind is offshore from the northeast.

The Hawaiian Homelands property at Anahola is characterized by flat plateaus extensively cut by river valleys and gulches. The shoreline areas front the sandy beaches of Anahola Bay and extend south along the rocky coastline to Ahihi Point.



## Mountains

The Kealia mountain range abuts the property along its northern boundary and provides a dramatic backdrop to the home lands. The Kalale'a Mountains at Anahola include two prominent mountain peaks known as Hōkū'alele peak and Kalalea Mountain. The kuahiwi are home to native vegetation like koa, ohia, kukui, halapepe, kupukupu, palapalai. Mangos, strawberry guava and albezia trees also fill the mauka lands. Ranching and off road biking activities are also enjoyed in the mauka areas of Anahola.

The predominant soil types are the Lihue soil series on the makai and lower mauka plateaus of the property and the Kapa'a silty clay and Pooku silty clay on the upper mauka plateaus. These soils are suitable for agricultural, pastoral and urban uses.



## Hiking Trails

Anahola Beach-Kahala Point to Anahola Stream: Anahola Beach is a long, wide sandy beach on the south side of Anahola Bay. The bay, bordered by Kahala Point and Kuaehu Point, lies in a protected cove with a large offshore reef. Anahola Stream flows down from the inland mountains and divides the bay, separating Anahola Beach from Aliomanu Beach. Along the stream are large shallow pools. The beachside paths travels through Anahola Beach County Park, a neighborhood park with a flat, grassy camping area in a shady ironwood and hau tree grove. The park has showers, restrooms, picnic tables and barbecue areas.



## Wetlands

In the lower Anahola valley, there are wetlands which provide habitat for Hawaiian water birds: the Hawaiian coot or mudhen ('alae) Hawaiian gallinule ('alae ula), and the Hawaiian duck (koloa).

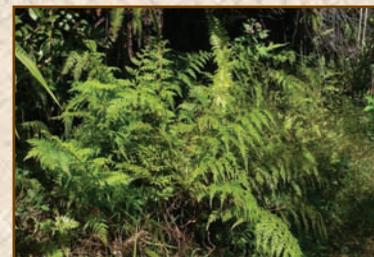


## Shoreline and Marine Resources

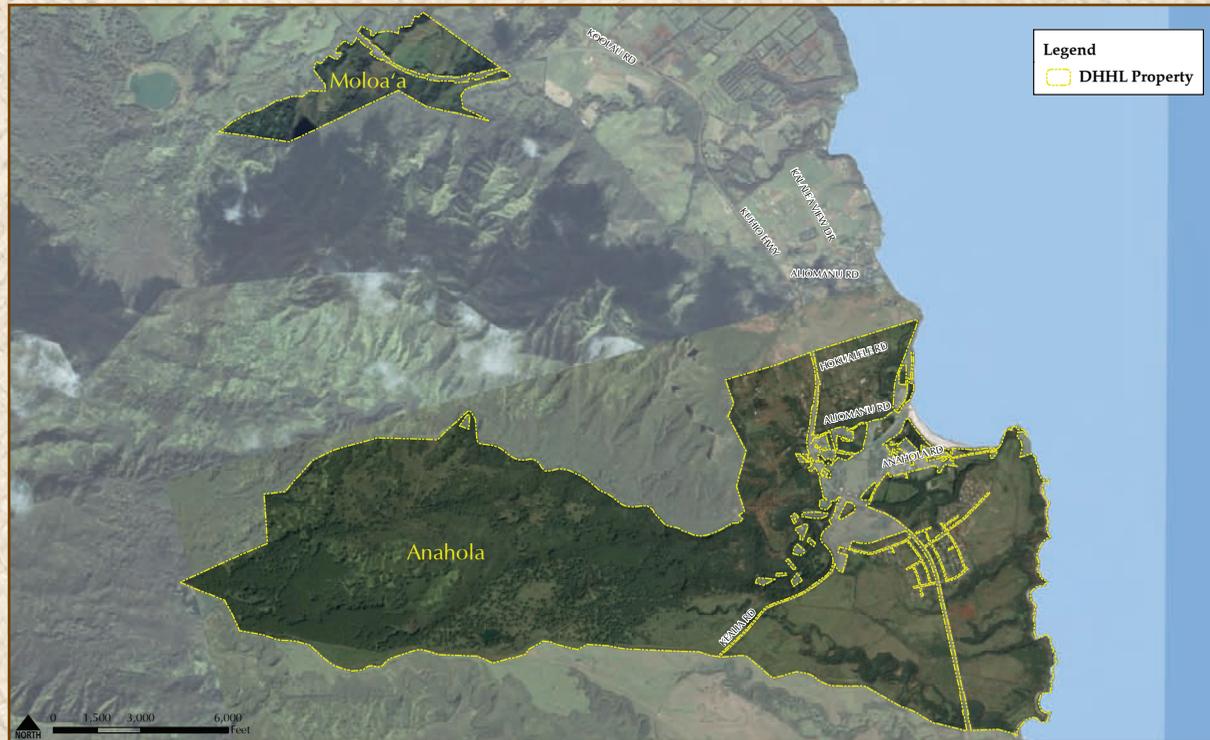
The extensive sandy beach and reef complex along Anahola Bay is a major resource for the community. Shoreline and marine activities include pole and line fishing, net fishing, sports diving, canoe paddling, surfing, throw netting, gill netting and limu picking. (Coastal Activities Map)

## Streams

From the Kealia mountains flow Anahola Stream, Kamalomalo'o Stream, Kealia Stream, Kaipaku Stream, Homaikewaa Stream and Ka'alula Stream. Anahola Stream and the Kaipaku Stream both flow into Anahola Bay and drain a large portion of the mauka property. Kamalomalo'o Stream drains into portions of the Kamalomalo'o property.



# Hawaiian Home Lands



## Anahola

DHHL owns 4,228 acres in Anahola and Kamalomalo'o extending from the shoreline mauka to the Kealia Forest Reserve.

Anahola is the largest Hawaiian homestead community on Kauai. However, most of the land remains undeveloped. A summary of leases as of 2009 as follows:

- 529 residential leases on 165 acres
- 47 agricultural leases on 241 acres
- Short term leases:
  - 154 acres of pasture and commercial uses

Since 1957, DHHL has been committed to providing opportunities for native Hawaiians to own their own home or develop their own farms in Anahola. The landscape has changed in the last 50 years. Development of new subdivisions is not about building row after row of houses. Recognizing the virtues associated with "smart growth", "new urbanism," and "sustainable development," DHHL has committed to utilize these concepts in homestead communities. In addition, DHHL understands that a homestead community is not any community: it is a Hawaiian community being developed into perpetuity.

In 1987, DHHL commissioned a comprehensive land use development plan which analyzed all DHHL lands in Anahola and made corresponding land use recommendations. The 1987 Anahola/Kamalomalo'o plan envisioned the area as a contemporary ahupua'a and provided for a mixture of land uses: cultural, homestead, agriculture, pastoral, income-generating and public services.

In 2004, DHHL produced the Kauai Island Plan, which increased the residential land use areas reflecting DHHL's emphasis on residential awards and therefore ensuring that Anahola would continue to be the largest residential homestead area on the island of Kauai.

## Moloa'a

There are 316 acres of undeveloped DHHL land in Moloa'a currently used for pastoral use. Moloa'a is an agricultural area located north of Anahola before Kilauea Town. The property is designated Agricultural on the State Land Use Map. There are no homesteads on the property and the land is currently used for grazing.

Kauai Island Plan land use designations for Moloa'a include the following:

Subsistence Agriculture	47 three-acre lots on 200 acres
General Agriculture	86 acres on steep topography
Special District	30 acres along the stream

Wet conditions, intermittent stream flow and the steep topography make much of these areas unsuitable for buildings. The special district designation allows community groups to use the land for special projects, functions, or activities that can take advantage of the stream.

General Agriculture: 86 acres of steep terrain are left in this designation for low intensity agricultural uses.



# DHHL Proposed Land Use Designations

There is no sewage treatment system at Moloa'a. There is sufficient rainfall for potable water to be provided through a rainfall catchment system.

Specific DHHL land use designation for Anahola per the Kaua'i Island Plan:

Residential	1,218 new 10,000 sf lots on 400 acres
Subsistence Agriculture	103 new 2-acre lots on 292 acres
Pastoral	(14) 10-acre lots on 148 acres
General Agriculture	1,108 acres
Special District	1,419 acres
Conservation	350 acres
Community Use	127 acres
Commercial	68 acres

### Agriculture

Areas designated for general agriculture are generally flat to gently rolling lands with good soil and suitable for agricultural uses. These areas provide opportunities for people to engage in various agricultural practices that could be viable commercially. Areas identified for subsistence agriculture are intended more for lifestyle purposes and for people who may want to supplement their food resources or incomes with agriculture as a secondary economic activity.

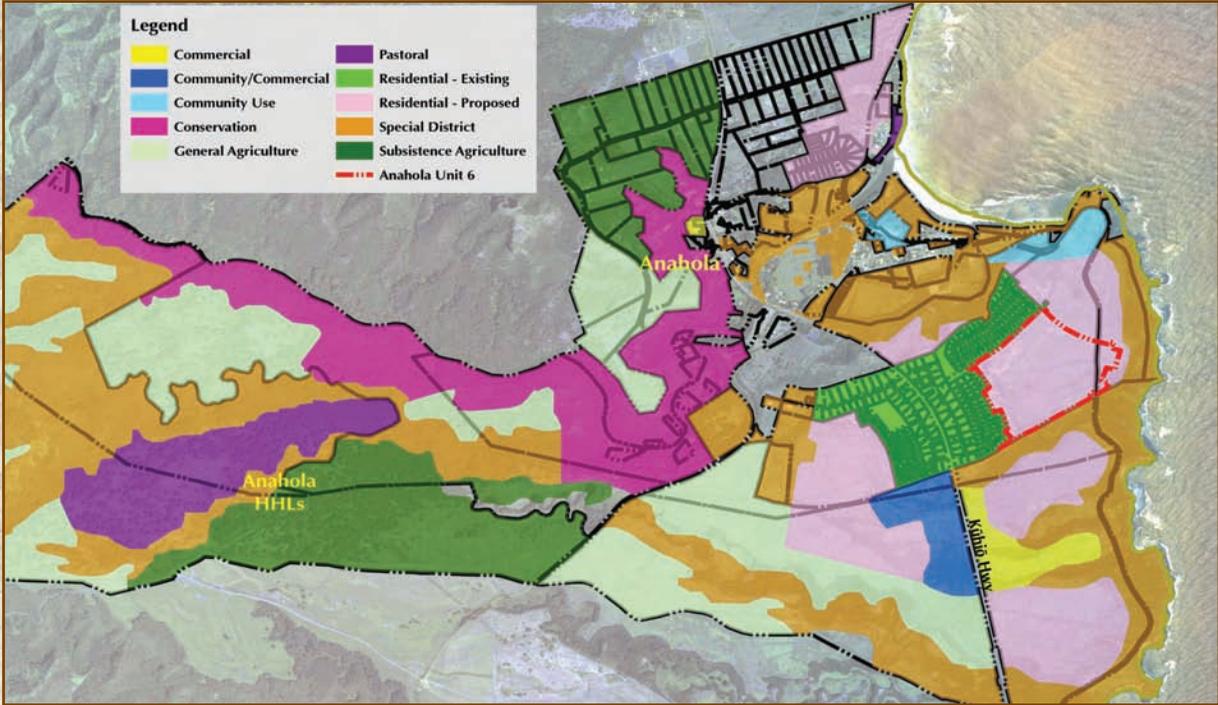
### Special District

Special District areas in Anahola identify land that needs to be protected for cultural and environmental reasons or pose challenges to development. Portions of the special district areas could be used for low intensity activities such as farming, ranching, or other outdoor recreation. Many of these lands are in steeper drainage areas. Some special district lands are designated as such for special economic or community purposes. This is true for the makai town center plan area.

Most of the 1,419 acres of land designated Special District is located mauka of Kūhīo Highway. This land consists of deep gullies, and steep slopes. The Special District areas makai of the Highway are designated around the Anahola Stream and flood zone as well as vacant shoreline areas. Residents of Anahola have an inextricable link to the mountains and the ocean and their resources. It is essential that these regions remain accessible, healthy and thriving.

### Commercial and Community Use

The core commercial and community use area is approximately 88 acres spanning either side of Kūhīo Highway. In addition to commercial uses, other possible uses include a cultural center, schools, wellness center, cemetery, youth gymnasium, primary health care services, fire station, meeting facility, and kupuna housing. Other potential ventures include farmer's markets, bed and breakfast operations, and water sports concessions.



Kaua'i Island Plan Land Use Designations



# Development Projects Characteristics & Trends

## DHHL Partnership Projects

### *Pi'ilani Mai Ke Kai*

DHHL broke ground on the 181- unit Pi'ilani Mai Ke Kai residential project in Anahola, Kaua'i in August 2006. This 71 acre DHHL subdivision development offers 181 homestead lots with minimum size of 10,000 square feet.

### *Anahola Town Center Plan*

In 2009, the Anahola Town Center Plan was created through a community based process. The Plan's vision is to create a sustainable Town Center that preserves Hawaiian culture and provides a "unique" sense of identity that gives residents pride in living in Anahola. The Anahola Town Center will provide a central gathering place for the people of Anahola. It will be a place where people can safely walk to places where they can work, shop, learn, heal, play or just meet to talk story. Elements of the plan include:

- A homestead community area which encompasses existing community projects makai of Kūhiō Highway adjacent to the existing residential lots.
- Active recreational uses located on the makai side of the highway.
- The existing gulches will be preserved as open space while accommodating native plant restoration projects and access for walking.
- Civic uses are located at the town center core with hard and soft open spaces for people to gather.
- Safe pedestrian crossing points across Kūhiō Highway are proposed.
- Retail uses are planned along the highway to take advantage of street frontage traffic.
- Cultural use areas and gathering places are interconnected, flowing from the highway, through the town core and wrapping into the gulches.
- Commercial uses within the town core are reserved for homestead commercial uses to promote economic sustainability within Anahola. Light industrial uses in the periphery also serve the same purpose.
- Land is designated for a cemetery, transfer station, marine science center, health facilities, schools and kupuna housing.

### *Anahola Self Help Homestead*

The Anahola Homestead Self Help Program provides construction technical assistance to groups of families willing to build their homes together. The labor contribution by the families helps to reduce the cost of the homes. Families are also required to attend financial education and budgeting workshops to provide them with the tools they need for homeownership. A total of 21 self help homes will be constructed in Anahola. Application for Lessees are underway and construction is expected to begin in 2011.

## Private Development

### *Kealia Kai*

Kealia Kai is McCloskey and Company's development project on Kaua'i. Originally silent investors, Tom and Bonnie McCloskey became active project managers in 2001. Since then, they have finalized the project's overall plan in accordance with Kaua'i's General Plan Update. A secluded and private oceanfront parcel encompassing 300 acres, Kealia Kai offers 29 lots.

The McCloskeys donated a 60-acre beachfront parcel below Kealia Kai valued at \$7.5 million to the County of Kaua'i, which enabled the county to obtain a \$25 million grant to improve the cane haul road and provide a 2.5 mile walking and bike path for the community. Kealia Kai offers a public parking area and a landscaped trail to Kuna Beach.

Part of Kealia was purchased by a partnership that includes San Francisco-based Lynch Investments from Michele and Justin Hughes for \$47.43 million in cash and a \$2.2 million piece of property in Idaho.

### *Cornerstone Hawai'i*

Cornerstone Holdings, based in Aspen Colorado, is an entity owned by Tom and Bonnie McCloskey and their family. Part of the McCloskey's stated mission is to "develop projects and business responsibly, steward the land, and leave a positive, lasting legacy."

### *Kealanani*

Kealanani is a private development, an integrated agricultural/residential community planned to involve homeowners in their choice of agricultural activities, primarily focused on a tea plantation, a taro farm, and the cultivation of tropical fruit trees, with an emphasis on cacao. The development includes 190 home sites, ranging in size from 3 to 100 acres. The project is located within the Cornerstone properties. The development provides permanent incentives to all property owners to engage in agriculture. Extensive waterways exist on the property from several nearby and on site reservoirs developed by Makee sugar plantations during the late 1800s. Thus, irrigation water will be provided to each individual lot. In addition, assistance in tea, taro or cacao production will be made available, as well as exposure to the local and tourist markets through roadside stands and farmers' markets. This project has been temporarily suspended and its future is uncertain.





## IV. Infrastructure - Water

### *Hydrology*

The principal sources of ground water of the island of Kauai are from rocks of the Waimea Canyon volcanic series. These rocks are typically highly permeable and yield water readily to wells. The Koloa Volcanic series, in contrast, tend to be poorly to moderately permeable and offer limited yield. In the Anahola area, which is within the Koloa Volcanic series, water is obtained primarily from wells which tap basal aquifers.

### *Potable Water System*

The Anahola Water System services an area which includes the commercial, residential and public use districts in Anahola and the residential use district in Aliomanu. The service area is divided into three levels:

1. The Hawaiian Home Lands subdivisions which are served directly from the storage tank at elevation 270'.
2. The lower Anahola Valley and Beach lots through a pressure reducing valve at elevation 128'
3. The Aliomanu area from a booster pump station.

Anahola residents receive their water from ground water sources. Rain that falls in the mountains filters through the ground into formations called aquifers. Wells and shafts are drilled into these formations and the water is pumped out.

The County of Kauai Department of Water (DOW) also provides some water service to the Kawaihau service area, which includes Anahola, Moloaa and Kapaa-Wailua. DOW is a semi-autonomous agency responsible for the management, control, and operation of the island's municipal water system. DOW supplies potable water at a reduced price to a limited number of bona fide agricultural businesses. DOW does not own or operate any of the island's agricultural irrigation systems.

DOW maintains groundwater sources comprised of wells, shafts, tunnels and booster pump stations. The quality of groundwater is very good and requires no treatment except for disinfection (as opposed to surface water sources that requires filtration and stronger disinfection).

The Anahola System includes two DHHL wells covered under prior agreements and operated by the DOW. The water supply for the Anahola water system comes from the following sources: Anahola Well A (90-A) and Anahola Well B. All of the water is chlorinated and pumped into the distribution system or stored in two tanks: Anahola – 500,000 gallon and Anahola – 150,000 gallon tank.

Domestic, Potable Water is provided through 2 different water systems at Anahola:

1. DHHL's Water system (Anahola Water System #432) which is managed by Aqua Engineers through monthly water meter readings, water level monitoring, water testing, and maintenance around meters. The DHHL Kauai District Office does all the billing on a monthly basis. There are approximately 79 accounts on the system which include all the Farm lot lessees and approximately 30 lots that are in the Anahola Bay View area.
2. County Water System. All other residential lessees are on the county water system, including the new Pi'ilani Mai Ke Kai subdivision.

### *Agricultural Water Rate*

The Department of Hawaiian Home Lands constructed and maintains a separate water system for its Anahola Agricultural Subdivision which is located northerly of the residential subdivisions. The system was completed in 1985 and consists of two wells and two storage tanks (a 500,000 gallon and 150,000 gallon tank). Maintenance is contracted to a private service company.

Farmers have an AG rate, but are required to apply for the AG rate. They are also required to have trees/crops growing on their lot. Farmers who are cultivating at least 75% of their lot are allowed 2 building/home structures.

### *Low Water Pressure*

Low water pressure is an issue for the lots on some back streets in the residential subdivisions. Sometimes, insufficient differential creates low water pressure problems, as the houses are located too close to the elevation of the water tank. The water pressure for the system is 30 psi, which is very low.

### *Emergency Connections*

In case of an emergency, there is interconnection between the DHHL system and the County system to access either source.

### *Surface Water*

Surface water resources in Anahola hold potential uses for agriculture and hydroelectric power. In the past, Lihu'e Plantation developed an extensive network of stream diversions, reservoirs, dams, ditches, and pump stations to utilize surface water. Most of the elements of this old system remain intact though in disrepair in many places. In places where reservoirs, dams and ditches are in disrepair, they represent a liability to the DHHL with the maybe potential for another Kaloko type disaster. The department is reviewing options for de-commissioning the reservoirs for safety and reduction of maintenance costs. The community would like to re-establish use of surface water into agriculture and hydro power. This issue will require further assessment and discussion.





# Infrastructure - Energy

DHHL has developed the Ho'omalū Energy Policy to enable native Hawaiians and the broader community working together to lead Hawai'i's effort to achieve energy self-sufficiency and sustainability.

In July 2009, the Department of Hawaiian Home Lands entered into an Energy Partnership with Kaua'i Island Utilities Cooperative to enable native Hawaiians and the broader community to work together in leading Hawai'i's efforts to achieve energy self-sufficiency and sustainability. The DHHL - KIUC Energy Partnership agree to the following:

- Pursuing opportunities that support economic self-sufficiency and contribute to Hawai'i's Clean Energy Initiative through leasing lands owned by DHHL for renewable energy projects;
- Incorporating renewable energy technologies into existing homesteads;
- Conducting outreach programs to educate and encourage the public to live a "green" lifestyle;
- The DHHL-KIUC Energy Partnership agrees to collaborate to achieve critical energy objectives;
- Assist homesteaders in their efforts to affordably incorporate energy efficiency into their own homes;
- Showcase the Homestead Energy Program and the retrofitting of energy saving devices in existing homesteads, including but not limited to solar water heating systems and compact fluorescent light (CFL) fixtures;
- Helping advance the commercialization of developing green energy technology by identifying appropriate opportunities for demonstration of such technology in the Department's projects;

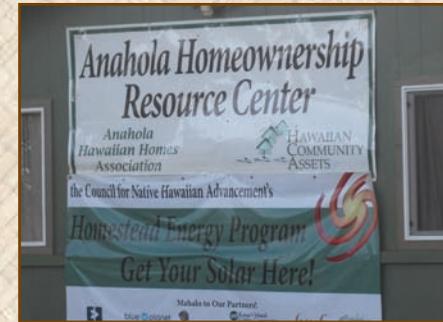
Potential energy opportunities in Anahola include:

## Solar

State law requires all new homes to have solar hot water heating. Additionally, there are several programs (State and Federal) to add photovoltaic panels to homes; DHHL is committed to homeowners reducing their energy cost and living sustainably.

## Hydroelectric power

The potential to utilize surface water and dam capacity to generate electricity is of interest to the Anahola community. A feasibility study for the future application of hydroelectric power generation should be pursued.



## CNHA Homestead Energy Outreach Program

This program has made grants and loans available to install solar water systems. There are a total of 150 grants to those who qualify or \$72/month loans available for those who qualify to purchase new solar water systems. Applications are available at the Anahola Resource Center which is open Monday through Friday from 8:30am to 5:30pm. See Valena Tamanaha. The program includes a bulb exchange component. Free CFL in exchange for standard bulbs. Schools like Kanuikapono can earn \$1 for each bulb exchanged.

DEPARTMENT OF HAWAIIAN HOME LANDS		OBJECTIVE 1	OBJECTIVE 2
<p><b>HO'OMALUŌ ENERGY POLICY</b> To enable native Hawaiians and the broader community working together to lead Hawai'i's effort to achieve energy self-sufficiency and sustainability.</p>		<p><b>Mālama 'āina:</b> Respect and protect our native home lands.</p>	<p><b>Ko'ō:</b> Facilitate the use of diverse renewable energy resources.</p>
		<p><b>ACTIVITIES:</b> Develop a comprehensive strategic plan for the protection, restoration and preservation of DHHL's forest lands. (An appropriate plan that incorporates the preservation of values, traditions, and culture of Native Hawaiians that restore balance, harmony, and sustainability of the forest lands for future generations.) Develop a comprehensive strategic plan for the protection, restoration and preservation of DHHL's other lands—lands other than forest lands, lands for homesteading and lands for general lease. Identify properties in DHHL land inventory that have potential for carbon sequestration and determine if carbon sequestration is a viable use of DHHL lands. Evaluate each Regional Plan to determine if energy self-sufficiency and sustainability goals and objectives should be incorporated into the regions. (The regions contained within the Regional Plans can serve as today's "ohuapua'a" - the past Hawaiian land-management system of self-sufficiency for future generations.)</p>	<p><b>ACTIVITIES:</b> Identify properties in DHHL's land inventory that have potential for renewable energy projects. Pursue the leasing of those lands that are identified as suitable for renewable energy projects. (First priority should be given to entities that would provide "firm" renewable energy power such as garbage-to-energy (mass-burn), geothermal, pump-storage hydropower, solar thermal, and second priority to "as-available" renewable energy power such as wind, solar-photovoltaic, and waves.) Encourage existing and future general lessees and licensees of DHHL's properties to design and build their facilities so that they are energy and resource efficient. Seek partnerships for the development of renewable energy resources. In this connection, build relationships that could assist DHHL in non-energy related issues.</p>
<p><b>OBJECTIVE 3</b></p> <p><b>Kūkulu pono:</b> Design and build homes and communities that are energy efficient, self-sufficient and sustainable.</p>	<p><b>OBJECTIVE 4</b></p> <p><b>Kōkua nō i nā kahu:</b> Provide energy efficiency, self-sufficiency, and sustainability opportunities to existing homesteaders and their communities.</p>	<p><b>OBJECTIVE 5</b></p> <p><b>Ho'ona'auao:</b> Prepare and equip beneficiaries to promote a green, energy efficient lifestyle in and around communities.</p>	
<p><b>ACTIVITIES:</b> Promote, design, and build new affordable homes that minimize lifestyle and visual impacts using the "Hawai'i BuildGreen" and "ENERGY STAR" programs. (These programs ensure the designing and building of new energy and resource efficient homes in Hawai'i.) Strive to plan, design, and build new communities utilizing the "ohuapua'a" concept and the "Seven Communities" program. (The Green Communities program's criteria are designed to provide a cost effective approach and standard for creating healthy, affordable, and environmentally responsible homes and communities.) Assist beneficiaries to utilize energy efficiency rebates, financial assistance, tax credits and other incentives offered by utility companies and federal, state and county governments. Promote the benefits of hybrid electric vehicles to help reduce beneficiaries' transportation (operating) costs. (70% of Hawai'i's imported fossil fuel is used for transportation that must be use efficiently or conserved.)</p>	<p>Assist beneficiaries to obtain mortgages under the "Energy Efficient Mortgage" program. (The program can help beneficiaries save money and, reduce their loan qualifying income requirements.) Seek partnerships with federal agencies like with the U.S. Department of Energy that provide access to current state-of-the-art technical advancements in energy. Seek partnerships that provide grants and other financial assistance for the development of state-of-the-art net zero energy homes. Join with electric utilities and the Public Benefits Administration as partners to advocate, communicate and educate the public on state-of-the-art energy initiatives. Energy efficient homes generate lower electricity and lower maintenance costs that would help beneficiaries qualify for a higher home mortgage or increase their purchasing buying power.</p>	<p><b>ACTIVITIES:</b> Identify effective energy efficiency and conservation retrofit applications and develop a plan to assist homesteaders with the retrofitting of their homes. (Retrofit applications may include: solar hot water heating system, insulation/radiant barriers, low-flow toilet and shower head, photovoltaic system, CFL bulbs, ENERGY STAR appliances, energy efficient windows, clothes line, ventilation techniques, and fire/detect sensors.) Assist homestead communities to achieve potential energy self-sufficiency by identifying properties near existing homesteads that could be utilized for community renewable energy projects that could also generate revenue for their respective regional plan projects. Seek partnerships to assist homesteaders with retrofit applications and energy self-sufficiency projects.</p>	<p><b>ACTIVITIES:</b> Seek partnerships that provide opportunities to learn how to live a self-sufficient and sustainable, greener lifestyle. Develop and implement resource efficiency programs for beneficiaries to reduce, reuse, and recycle resources. These resources include construction and demolition materials, household items, yard waste, and other items which might be sent to landfills or incineration. Assist homestead communities to become more aware of their energy use and carbon footprint.</p>



The Anahola region is not currently serviced by a municipal wastewater treatment system. Individual wastewater disposal systems (IWS) are used in the existing DHHL Anahola homesteads with variances granted by the State Department of Health (DOH).



Individual Wastewater System (IWS)

For developments of 50 or more residential lots, the State DOH requires a wastewater treatment facility. This number also triggers environmental review under HRS Chapter 343. The State has provided an agreement with DHHL to allow for the Anahola Unit 6, or Pili Mai Ke Kai, residences to utilize individual septic tank systems. However, future residential developments, with greater than 50 residential units in Anahola will place increased demand for a wastewater treatment facility.

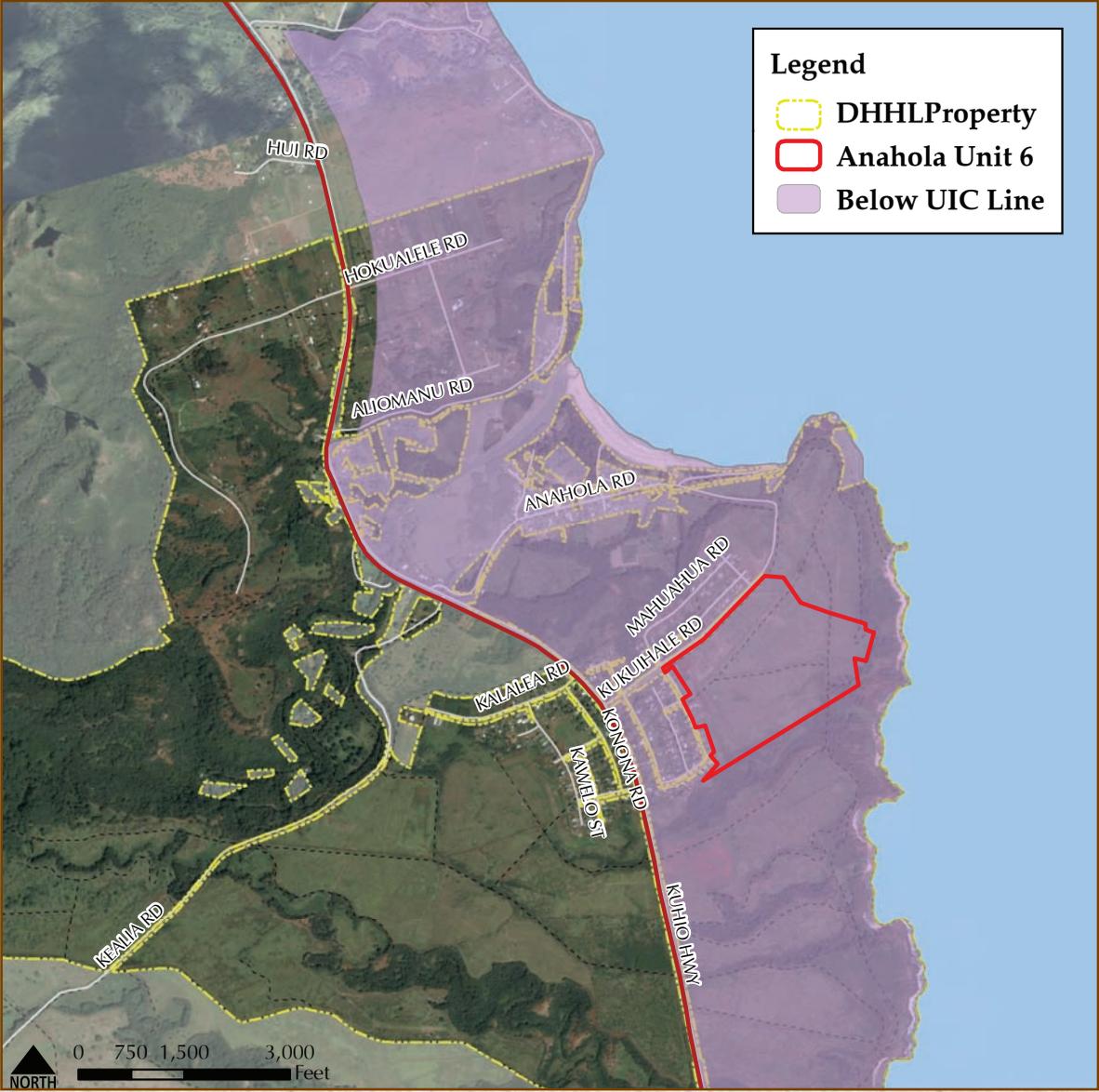
Connecting residential units and other users to a wastewater treatment system would be the best way to protect Anahola Bay and the entire natural environment in the area. However, building a wastewater treatment facility and effluent disposal system (including sewer transmission lines) is generally costly.

The County is currently improving the Wailua Wastewater Treatment Facility and does not have plans to develop a facility in Anahola or to extend the Wailua system into Anahola.

In 2004, the DHHL Kaua'i Island Plan recommended a traditional wastewater treatment plant or an innovative package plant rather than the continuation of the reliance on individual wastewater systems.

Wastewater treatment plants, when developed properly, have a minimal impact on the surrounding environment. Moreover, their effluent, treated to R-1 standards, can be reused to irrigate crops, gardens, and yards. On the other hand, contamination of ground and surface water is often attributed to poorly performing individual wastewater disposal systems. The risks of contamination are of special concern because of Anahola Bay and the use of near shore areas for fishing, swimming, canoeing, subsistence gathering and other activities where water quality is an important consideration.

The creation of a private utility company to operate collection, treatment and disposal system for Anahola may be also be viewed as a potential community economic opportunity.



# Infrastructure - Drainage

The 10 square mile Anahola Stream basin extends from Anahola Bay to the ridge line of the Kealia Forest Reserve at elevation 2800 feet. The basin is almost entirely covered by soils from the Koloa Volcanic Series lavas. These constitute the island's last stage of eruption and are relatively dense lavas with moderate to low permeability. Outcrops of the older, more permeable Waimea Canyon Volcanic Series occur along the north and east boundaries of the basin.

The extent of the Koloa lavas has a significant impact on water resources: A larger fraction of rainfall ends up as runoff in streams rather than as deep percolation to groundwater recharge; water perched in the Koloa formation tends to move laterally to streams so that the base flow of Anahola Stream increases as it approaches the shoreline. Wells in the Koloa formation have more moderate yields than those in Waimea lavas.

Historically, water was diverted from Anahola Stream by Lihue Plantation at two locations. At present, however, only the Upper Anahola Ditch diversion is being used. USGS gauges measure this diversion as well as the residual flow in the stream near the highway bridge. Together with rainfall data from gages monitored by the plantation, an approximate water budget for the basin has been developed.

Abandoned and poorly maintained reservoirs and ditches from the plantation era are part of the overall drainage system. The facilities are maintenance and liability concerns to both the Department of Hawaiian Home Lands and the Department of Land and Natural Resources. Efforts are underway to assess the potential issues of flood impact and develop emergency mitigation plans.



*Broken Irrigation Pipe*



*Old Plantation System Reservoir*



*Irrigation Ditch*



## *Infrastructure - Roads & Transit*

Kūhiō Highway is the primary vehicular transportation corridor through Anahola. This two lane arterial highway is managed by the State Department of Transportation. In the 2007 DHHL Anahola regional plan, vehicular access from Kūhiō Highway was identified as a community concern and designated as a priority project. These concerns continue as future developments like the Anahola Town Center will require access from Kūhiō Highway. Efforts will continue to work with DOT on improvements along Kūhiō Highway that support existing and future developments in Anahola.

### *Road Improvements*

The Kauai County Department of Public Works is repairing Aliomanu Road in Anahola which is projected to be completed by the end of 2010 at a cost of \$1,800,000.

### *Bus Transit*

The Kaua'i Bus operates a public (fixed route) bus service and a paratransit (door-to-door) bus service from Hanalei to Kekaha also operates daily except on Sundays and County holidays. The paratransit system services senior citizens participating in certain agency programs, individuals at the Wilcox Hospital Adult Day Care Center, and residents with disabilities.

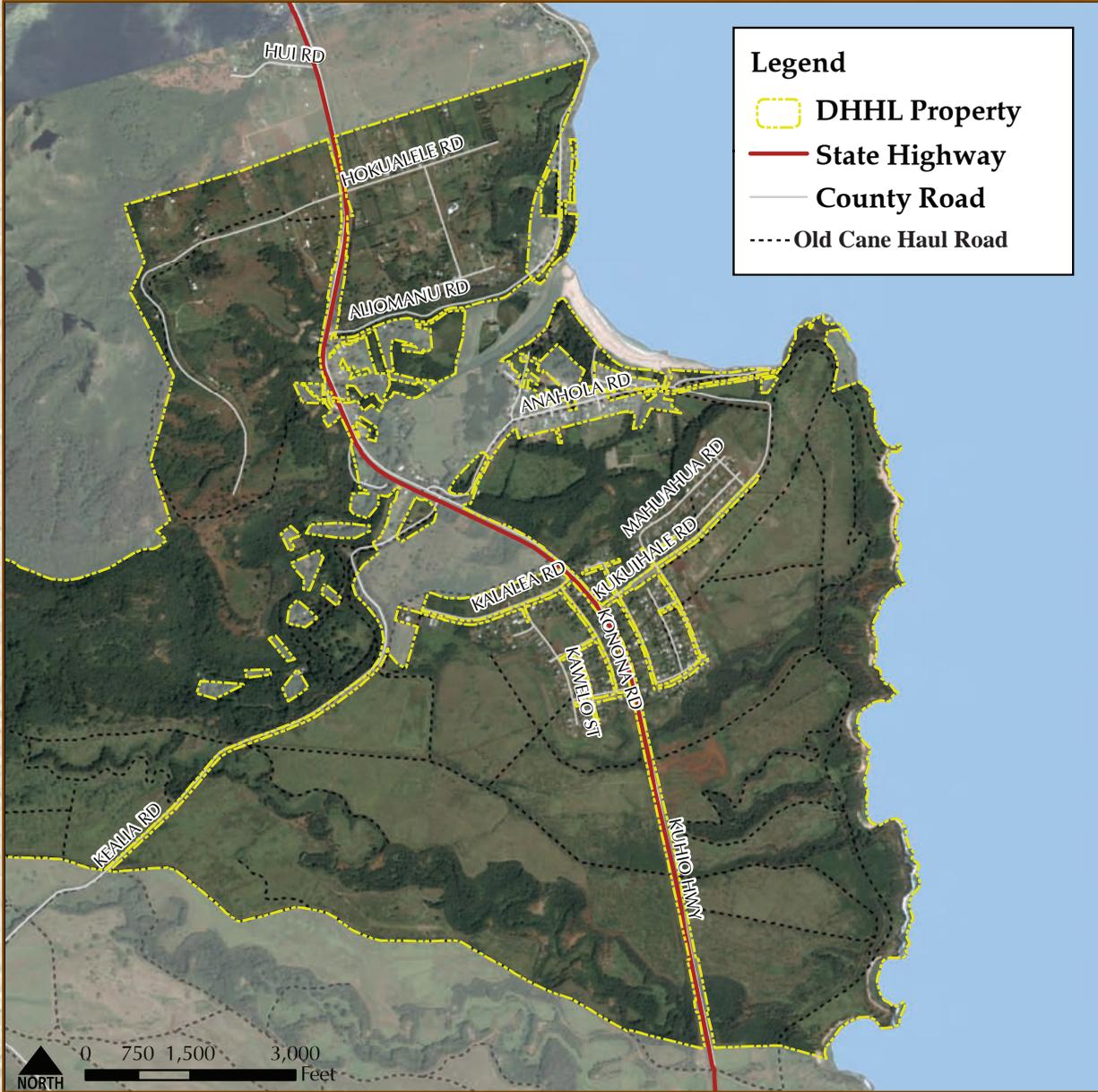
### *Bikeways*

The Nawiliwili to Anahola Bike/Pedestrian Path project plans to protect coastal access for the public in perpetuity by creating multi-use paths and amenities for communities along the route. It will provide transportation and recreational alternatives throughout the island including Anahola. The path will be in compliance with the Americans with Disabilities Act and will offer scenic views, picnic pavilions, and restroom facilities along the way. It will promote health and fitness, enhance access to culturally significant areas, preserve historic railroad corridors, and provide alternative transportation routes and options. This project was a priority in the 2007 DHHL Anahola Regional Plan and continues to be supported by the Anahola community. The bike path has been incorporated into the Anahola Town Center plan to increase connectivity to the future development.



*4-Wheel-Drive Road - Mauka through Albizzia*

# Infrastructure - Roads & Transit



# Infrastructure - Public Facilities

## Schools

Anahola students are served by the State Department of Education (DOE) Kapa'a Complex which includes Kapa'a Elementary I and Kapa'a Elementary II, Kapa'a Middle, and Kapa'a High School. Students are also supported by the Kanuikapono Learning Center Public Charter School which is in the process of expanding its campus in Anahola.

In addition to public schools, St. Catherine's School, a private Catholic school, is located in Kapa'a. Anahola Preschool, which is operated as a collaboration between Kamehameha Schools and the DOE is located in Anahola.



	PUBLIC / PRIVATE	GRADES	ACTUAL ENROLLMENT 2009-20010	PROJECTED ENROLLMENT 2012
Kapa'a Elementary	Public	K - 5	827	865
Kapa'a Elementary II	Public	K - 5	-	-
Kapa'a Middle	Public	6 - 8	652	696
Kapa'a High	Public	9 - 12	1033	1,189
Kanuikapono	Public Charter	K - 12	64	-

## Police Protection

Police protection is provided by the County of Kaua'i Police Department from its main station in Lihue, approximately 15 minutes from Anahola. Radio dispatch 24-hour motor patrol is available to Anahola.

## Fire Protection

Fire Protection is provided by the County of Kaua'i Fire Department. Currently, Anahola is serviced by the Kapa'a Fire Station. Response time is five to seven minutes from Anahola. A new Fire Station at Kealia located along Kūhiō Highway between friendship House and St. Catherine's cemetery is under construction and is expected to be completed by 2011. The new station will offer reduced response times to Anahola.

## Hospitals/Health Care Facilities

Kauai's three hospitals include Wilcox Memorial Hospital, Kauai Veterans Memorial Hospital, and Samuel Mahelona Memorial Hospital. The closest facility is the Samuel Mahelona Memorial Hospital which is located in Kapa'a.

## Recreational Facilities

Public parks in Anahola include the Anahola Hawaiian Homes Park located mauka of Kūhiō Highway, Village Park located makai of Kūhiō Highway within Unit 4, Anahola Beach Park and Lae Lipoa Beach.

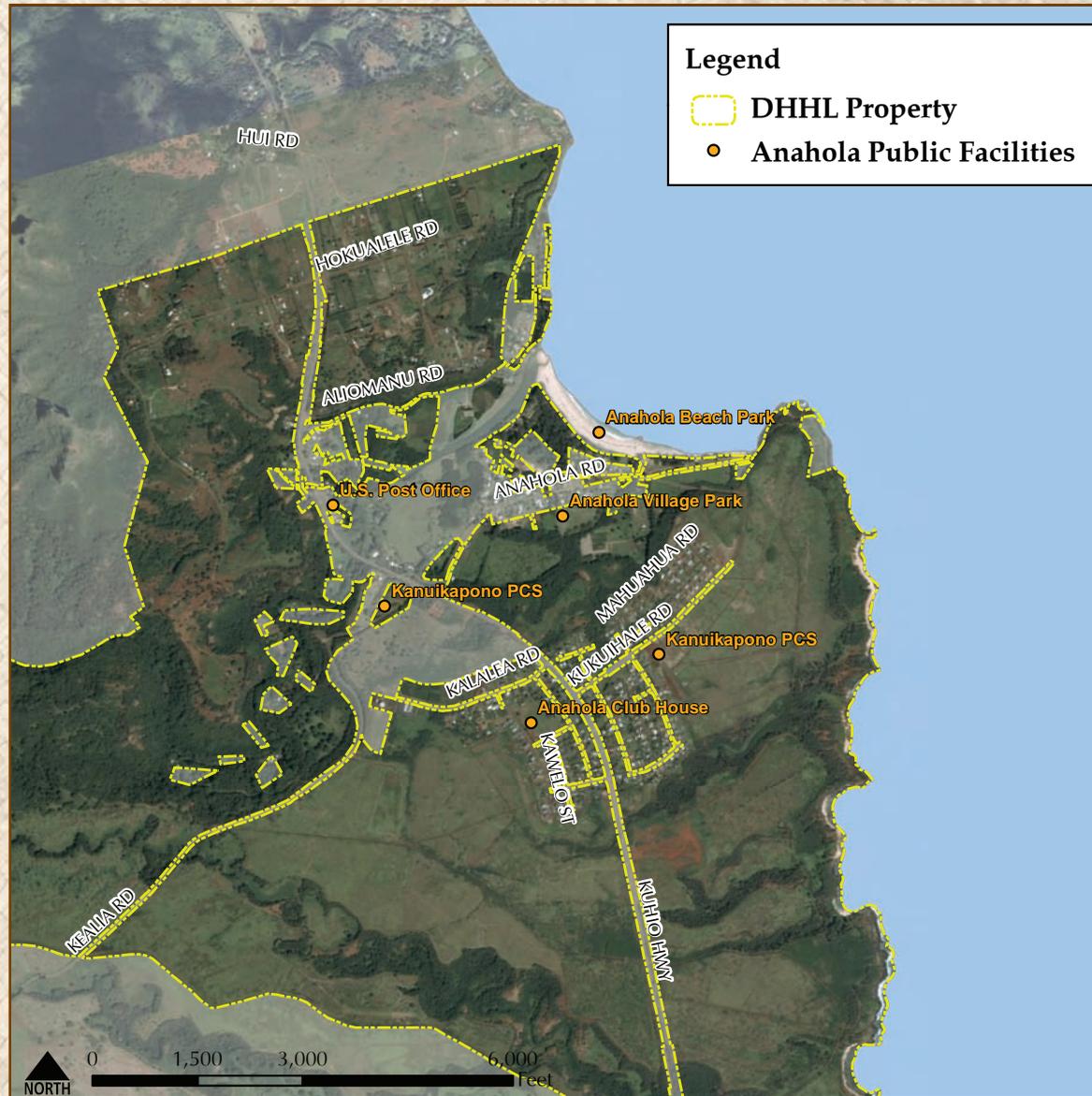
The Anahola Club House is used for community meetings. The United States Postal Service Office Anahola branch is located on Kūhiō Highway. The nearest public library is located in Kapa'a. The primary airport is located in Lihue. There is a remnant gravel airstrip located in the Anahola mauka properties that is no longer in service. Major port services are located in Lihue at Nawiliwili harbor. There is an old pier at Anahola Bay that is no longer in service. Princeville Airport, a private airport, is located in Princeville.



Anahola Beach Park



# Infrastructure - Public Facilities



Kapa'a Middle School students



Samuel Mahelona Memorial Hospital



Kanuikapono Charter School students



## V. Homestead Issues & Priorities

The following project ideas were identified in the regional planning process by homestead lessees and regional stakeholders.

### Potential Projects

- **Implement the Anahola Town Center Plan.** Incorporate the Anahola Town Center Plan (ATCP 2009) in the regional plan. The Anahola Town Plan vision promotes “smart growth” concepts with walkways, commercial areas, community commercial areas, spaces for cultural activities, large athletic fields, a marine education center, a police sub-station, etc. DHHL will identify next steps with the Anahola Town Center Plan Committee to facilitate plan implementation.
- **Secure and Manage Surface Water Resources (non-potable).** Research and plan to secure and manage surface water in Anahola. Investigate water diversions up mauka. Explore watershed development and stream restoration projects. Address dams and reservoir concerns in Anahola. Establish a litigation fund that can be used to fight for homestead water rights. Secure Agricultural water in order to utilize agricultural lands.
- **Research and Expand Existing Potable Water Infrastructure.** Research existing potable water supply, storage and distribution systems to ensure capacity and service for residential and commercial use and fire safety. Provide water pressure booster improvements needed to improve existing customers and potential expansion of service areas.
- **Anahola Beach Park and Association Improvements.** Address management and enforcement issues at Anahola Beach Park: maintenance of the dirt road, beach facilities and reservoir ditch, sand taking and erosion, illegal camping, littering, etc. Explore opportunities to use the vacant lands mauka of the park to create jobs through native Hawaiian businesses. Investigate jurisdictional water system issues at the Park.
- **Develop a community commercial kitchen for Anahola.** Support Anahola Hawaiian Homestead Association (AHHA) in the development of a community commercial kitchen in the vacant outdoor farmers market area. Identify kitchen users that support the continued development and prosperity of the community.
- **Support Kanuikapono’s continued development to support Hawaiian cultural, place-based learning.** Work with DHHL to identify and secure land dispositions to establish educational learning spaces/sites at strategic locations in the ahupua’a. Integrate the curriculum with resource management functions in order to identify, catalog, map, and manage natural and cultural resources within the ahupua’a.
- **Improve Road and Traffic Circulation to Kūhiō Highway.** Analyze the road system in Anahola to facilitate movement within the homestead and access to Kūhiō Highway from existing and proposed developments, including Pi’ilani Mai Ke Kai, the Anahola Town Center and the AHHA Community Commercial Kitchen. Identify and develop projects that will improve circulation and connectivity.
- **Anahola Club House and Park Improvements.** The Anahola Club House needs repair and maintenance (computer room, motion sensor lights, and general building maintenance). Consider developing a commercial kitchen at the Club House facility. Improve park play fields.
- **“Green” Golf Course.** Investigate developing a golf course up mauka in Anahola (potential income generation).
- **Community Cemetery.** Potential site is identified in ATCP 2009. Work with DHHL and other authorities to establish the cemetery.
- **Makai Resource Management Plan.** Develop a plan to identify shoreline resources and access to manage the land between Anahola Beach Park and the edge of DHHL Lands makai of Kūhiō Highway. Include designation of a 5 acre parcel along the shoreline to establish management jurisdiction. Begin implementation.
- **A “Kumu Academy”.** Develop plans for a Kumu Academy (retreat area) for Hawaiian organizations, cultural practitioners, kumu and homesteaders around the base of the Anahola River on Aliomanu Road.
- **Hydroelectric Power.** Research surface water and dam capacity to generate electricity from streams and ditches in Anahola.



- **Wastewater Treatment Plant.** Seek federal funds to develop a “green” wastewater treatment plant to accommodate development of more homes and businesses in Anahola.
- **Sidewalks.** Develop a sidewalk plan for Anahola to ensure pedestrian (children and kupuna) safety.
- **Neighborhood Watch.** Develop and support neighborhood watch programs in Anahola.
- **Community Unification Organization.** Create an organization focused on bringing unity and healing within the Anahola community.
- **DHHL Anahola Airport.** There is an old airstrip that can be renovated and possibly used to generate income. Homesteaders would like the opportunity to own and operate the facility. The airstrip would service Anahola and the Kealia Kai community just as the Princeville Airport services Princeville.

## Prioritization

The community expressed priority preference for the following projects:

- Implement Ke Aloha O Kō Kākou ‘Āina, the Anahola Town Center Plan which includes the Community Cemetery and development of the community commercial kitchen
- Anahola Club House and Park Improvements
- Secure and Manage Surface Water Resources (nonpotable) which includes investigating the feasibility of hydroelectric power
- Support Kanuikapono’s continued development to support Hawaiian cultural, place-based learning
- Improve Road and Traffic Circulation to Kūhiō Highway and in the Anahola Community



# Priority Project: Ke Aloha O Kō Kākou 'Āina, the Anahola Town Center Plan (ATCP)

## Description

In 2009, the Anahola community created the Anahola Town Center Community-Based Conceptual Land Use Plan to create a gathering place with recreational, educational, business, health and civic service opportunities. This long range master plan reflects their vision to create a sustainable Town Center that preserves the Hawaiian culture and provides a “unique” sense of identity and provide to residents living in Anahola.

The priority plan elements at this time include the following:

1. Develop the organizational capacity of the community based management team. Identify next steps to ensure plan implementation, including attention to the phasing of the bike path to Anahola.
2. Seek funding with the Anahola Hawaiian Homestead Association for the community commercial kitchen.
3. Pursue lease agreements with DHHL and other authorities to establish the cemetery as identified in the Town Center Plan.

## Location

194 acres along Kūhiō Highway next to existing DHHL Anahola homestead subdivisions.

## Status

The ATC Plan was finalized in 2009 by the community and approved by the Hawaiian Homes Commission. A Management Team, known as Ke Aloha O Kō Kākou 'Āina - Anahola Town Center was formed to support the forward movement of the plan. The AHHA community commercial kitchen has site commitments and construction funding in place. An Environmental Assessment is underway and construction is expected to be completed by September 2010. \$475,000 has been secured to complete construction. Iwi kupuna that need a secure resting place in Anahola remain in waiting for final internment.

## Partners

DHHL, Ke Aloha O Kō Kākou 'Āina, Anahola Hawaiian Homestead Association, Council for Native Hawaiian Advancement, Pi'ilani Mai Ke Kai Homestead Association

## Cost

\$50,000 for Strategic (implementation) Planning

## Phasing

- Organizational Capacity building for the Ke Aloha O Kō Kākou 'Āina Anahola Town Center Plan management organization
- Become a 501c3 organization to develop the Community Commercial Parcel
- Compete in RFP for development of community commercial parcel
- Seek funding for AHHA community commercial kitchen
- Lease Agreement for cemetery use



## Timeline

2010	2011	2012
<ul style="list-style-type: none"> <li>• Organizational Capacity Building</li> <li>• Become a 501c3 organization</li> <li>• Seek funding</li> <li>• Complete commercial kitchen</li> </ul>	<ul style="list-style-type: none"> <li>• Develop RFP for development of community commercial parcel</li> <li>• Complete cemetery plan</li> <li>• Obtain funding</li> </ul>	<ul style="list-style-type: none"> <li>• Complete lease negotiation with DHHL</li> <li>• Select developer for commercial property</li> </ul>



# Priority Project: Ke Aloha O Kō Kākou 'Aina, the Anahola Town Center Plan (ATCP)



# Priority Project: Anahola Clubhouse and Park Improvements

## Description

The Anahola Club House and Community Park is a valuable community resource providing public meeting spaces and outdoor recreational facility support for local organizations. Improvements are needed at the Clubhouse and park to ensure safety and continued use of the resources. Motion sensor lights are needed around the facility to increase visibility in the evenings and provide additional security. General building improvements and upgrades to the existing kitchen, restrooms and computer room are needed. The playground and basketball courts need improved maintenance and the baseball field should be expanded to support little league tournaments in Anahola.

## Location

Anahola Clubhouse, 3900 Kawelo Street, Anahola, Kauai 96703

## Status

Currently, the County of Kaua'i has a revocable permit from DHHL to manage the Anahola Clubhouse center and park until 2014. Kauai County has proposed expenditures of \$300,000 from the Special Trust Fund for Parks and Playgrounds in fiscal year July 1, 2010 to June 30, 2011 for Capital Improvements for the Anahola Clubhouse. Additional funds are needed to support the improvements specific to this project.

## Partners

DHHL, County of Kauai, Ke Aloha O Kō Kākou 'Āina, Anahola Hawaiian Homestead Association, Council for Native Hawaiian Advancement

## Phasing

Obtain estimates for the proposed improvements  
 Secure additional funding  
 Select contractors for improvements  
 Complete Improvements

## Cost

\$150,000 for facility improvements and \$25,000 for a Commercial Kitchen feasibility study



## Timeline

2010	2011	2012
<ul style="list-style-type: none"> <li>Obtain cost estimates</li> <li>Secure additional funding</li> </ul>	<ul style="list-style-type: none"> <li>Select contractors</li> <li>Complete improvements</li> <li>Start commercial kitchen</li> <li>Start renovations and major maintenance</li> </ul>	<ul style="list-style-type: none"> <li>Complete improvements</li> <li>Biennial Regional Plan Update (assess progress)</li> </ul>



# Priority Project: Anahola Clubhouse and Park Improvements



Sample Commercial Kitchen



Sample Computer Room



# Priority Project: Secure & Manage Surface Water Resources (non-potable)

## Description

Surface water resources from the Kealia watershed through Anahola are an asset and the community would like to better understand current conditions for safety and potential future uses. This includes water that runs from the Upper Anahola Ditch to the Kaneha Ditch, to the Kaneha Reservoirs 1, 2, and 3. Research is also needed for the waters that flow in the Lower Anahola Ditch, through Kaupaku, Kaalula and Kamalomalo'o Streams and Anahola River to the shores of Anahola.

## Potential Use of Surface Water

Anahola is rich with surface water resources. Historically, the plantation created irrigation ditches and water retention reservoirs to manage surface water for agricultural production. Today, DHHL agricultural lessees in Anahola use valuable potable water resources for their farming activities. The Department has engaged the USGS to study the watershed and develop baseline information which will be part of an overall Water Master Plan. Also, an expert on water rights will be contracted to assess the legal issues on water rights and the history of the system in Anahola.

Efforts should be made to reuse the irrigation ditch system and surface water resources. Two opportunities for the use of surface water resources include the previously mentioned agricultural lessees and the other involves potential for economic revenues in the development of hydroelectric power.

**A Master Plan for Surface Water Resources.** The agricultural irrigation system developed in the mauka areas of Anahola needs to be mapped and inventoried as to location, capacity and infrastructural integrity. The history of the transfer of water management should be studied. This inventory will assist in the development of a management plan to secure surface water resources in Anahola and provide water for agricultural uses. The study should identify any water diversions and propose potential watershed management and stream restoration projects. The examination of the flow and integrity of the existing surface water system should specifically include the reservoirs, spillways and dams. A strategic plan should be developed for the use or closure of reservoirs. In addition, a short term project should involve data collection through the installation of a flow meter to measure the intake for a year. A master plan for use of the water resources should include an analysis to identify potential revenue generation opportunities.

**Hydroelectric power.** The potential to utilize surface water and dam capacity to generate electricity is of interest to the Anahola community. A feasibility study for the future possibilities of hydroelectric power generation should be pursued.

**Legal Fund.** Concerns regarding water rights have given rise to the desire for a litigation fund that can be used to support homestead water rights issues that may arise such as research activities to establish the legal foundation for the restoration of stream flows. Other issues may include the following:

- DHHL's legal right to State-owned water in the Anahola-Kalomalo'o ahupua'a and/or watershed.
- Sources of surface water (public and private land)
- Applicable water rights laws that establish rights to water such as native tenants rights and loi kalo water rights to determine water sources, drainageways and amounts that can be set aside for DHHL homestead uses in the Anahola-Kalomalo'o ahupua'a.

## Location

Anahola watershed: Upper Anahola Ditch, Kaneha Ditch, Kaneha Reservoirs 1, 2 and 3, Kaupaku Stream, Ka'alulua Stream, Lower Anahola Ditch, Reservoir 3, Reservoir

## Status

The State Department of Land and Natural Resources is requesting the Department of Hawaiian Home Lands to assess the capacity and safety of the reservoirs under the stewardship of DHHL. The Ke Aloha O Kō Kākou 'Āina is forming a committee to support DHHL and USGS with this work.

## Partners

DHHL, Kauai County Water Department, USGS, DLNR, Native Hawaiian Legal Corporation, Ke Aloha O Kō Kākou 'Āina, Anahola Hawaiian Homestead Association, Council for Native Hawaiian Advancement, Pi'ilani Mai Ke Kai Homestead Association

## Cost

\$150,000 for planning, \$300,000 for legal fund

## Phasing

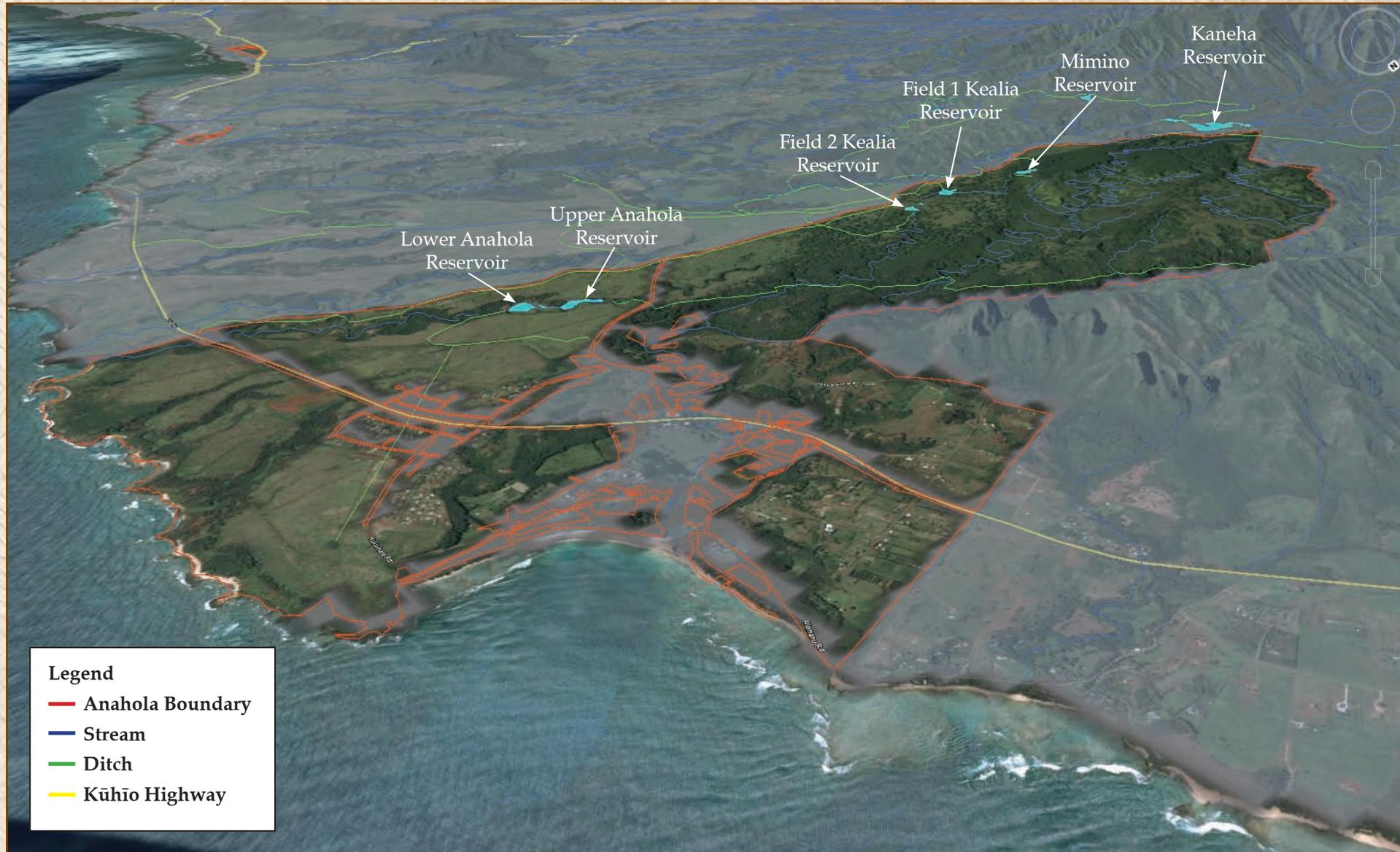
Develop project team. Evaluate condition of reservoirs, dams and ditches. Secure funding. Conduct Survey of water resources and hydroelectric power. Establish litigation team. Biennial plan update.

## Timeline

2010	2011	2012
<ul style="list-style-type: none"> <li>• Organize project team</li> <li>• Seek funding</li> <li>• Establish litigation fund</li> </ul>	<ul style="list-style-type: none"> <li>• Research and inventory system</li> <li>• Assess infrastructure conditions</li> <li>• Conduct field verification surveys</li> <li>• Identify priority projects</li> </ul>	<ul style="list-style-type: none"> <li>• Implement first phase projects</li> <li>• Biennial Regional Plan Update</li> <li>• Review program and assess</li> </ul>



# Priority Project: Secure & Manage Surface Water Resources (non-potable)



# Priority Project: Support Kanuikapono 21st Century Ahupua'a Place Based Labs

## Description

Kanuikapono is a charter school in Anahola offering 21st Century Ahupua'a curriculum which integrates resource management of natural and cultural resources within the ahupua'a. Kanuikapono has two priority projects at this time. The first is the construction of their new Learning Resource Center which will be located on DHHL land adjacent to the Pi'ilani Mai Ke Kai residential units along Kukuihale Road. The second is the development of educational learning labs throughout the ahupua'a of Anahola and specifically in the mauka areas.

Plans for the Learning Resource Center are underway with Phase 1 in the permitting process. Modular units are on the project site and grants are being sought to fund the media lab and recording studio which will support the documentation of history, stories and place names of Anahola. Phase 1 will also incorporate landscaping of native plants which will be incorporated into science learning projects and serve as a community seed bank. Phase 2 involves vertical construction of the school including unique roofing designs that reflect green and native Hawaiian values.

The second priority project for Kanuikapono is the establishment of mobile educational place based learning labs throughout the ahupua'a of Anahola. Examples include mobile units with activities up mauka that utilize the water resources from the Anahola watershed including restoration of taro fields, to labs along the coast that focus on voyaging programs. Kanuikapono is working with DHHL to identify and secure land dispositions to establish these educational learning spaces/sites at strategic locations in the ahupua'a. The program will integrate their curriculum with resource management functions in order to identify, catalog, map, and manage natural and cultural resources within the ahupua'a.

## Location

The Kanuikapono Learning Resource Center school facilities are located on Kukuihale Road in Anahola. The educational learning laboratory sites will be located in the mauka and makai areas of Anahola, but specific locations still need to be identified.

## Status

The Kanuikapono Learning Resource Center school facility has site control, a water meter and has invested \$500,000 in infrastructure. Two portable buildings have been placed on the site and are already in use. Building designs have been completed. Funding is needed for construction. Discussions underway with DHHL to identify locations for educational learning labs in Anahola.

## Partners

DHHL, Kanuikapono, Ke Aloha O Kō Kākou 'Āina, Kamehameha Schools, Anahola Hawaiian Homestead Association, Council for Native Hawaiian Advancement, Pi'ilani Mai Ke Kai Homestead Association.

## Cost

\$2 million for new school construction  
\$150,000 planning for mauka place based learning labs and sites

## Phasing

Educational Learning Lab Planning:  
Learning Labs: Identify appropriate learning lab locations in Anahola  
Work with DHHL for land disposition  
Environmental Assessment



## Timeline

2010	2011	2012
<ul style="list-style-type: none"> <li>Funding commitment for school buildings</li> <li>Select contractors for construction</li> <li>Identify mobile lab locations</li> </ul>	<ul style="list-style-type: none"> <li>Start first phase construction</li> <li>Environmental Assessment and Land disposition for mobile labs</li> <li>Obtain additional funding</li> <li>Finalize Lease/License Agreement</li> </ul>	<ul style="list-style-type: none"> <li>Ongoing</li> <li>Biennial Regional Plan Update</li> <li>Continuing fundraising</li> </ul>





# Priority Project: Improve Road and Traffic Circulation to Kūhiō Highway

## Description

The proposed project seeks to improve roadway connectivity in Anahola by increasing direct access to Kūhiō Highway. The purpose of these improvements is to support future commercial and residential activities in Anahola such as Pi'ilani Mai Ke Kai and the Anahola Town Center. Kūhiō Highway is the primary vehicular transportation arterial through Anahola. The two lane road is managed by the State Department of Transportation. Future commercial activities located along Kūhiō Highway would also benefit from more direct access to Kūhiō Highway.

The main current transportation problem in Anahola is access from the makai residential lots to Kūhiō Highway. Currently there is only one road access and there is no signal light. This makes access difficult and dangerous; especially during rush hour where there are long waits and problems with acceleration onto the Highway. This problem will be compounded when Unit 6 fills up bringing 180 more units to the community. To address current and anticipated near term conditions, problem intersections have been identified and noted in the Transportation Improvements figure (facing page). The existing single road intersection should be studied for improvement and acceleration/deceleration lanes and/or signalization. The two other intersections should be considered for similar improvements without traffic signals. Additionally, the two elbow roads should be reviewed for possible extension such that we have cross intersections without signals at Kūhiō Highway. These improvements are intended to improve access to many of the current facilities in the community that generate larger traffic demand and, if allowed, should improve overall traffic and circulation in Anahola.

The Town Center Plan was strongly influenced by the need for access to Kūhiō Highway and the need for connectivity within the existing and proposed future plans for Anahola. The plan identifies a major new intersection and a new secondary intersection to Kūhiō Highway. The purpose of these roads is to strengthen the mauka/makai links of the community through improved access and connectivity. It also adds roads for lateral connectivity to the existing areas of Anahola. Finally, improvement of the cane haul road access to the makai areas and Anahola Beach Park are also proposed in the plan to make these natural resource areas available to the community.

Kūhiō Highway is a limited access freeway through Anahola and State DOT is generally hesitant to add new intersections along limited access highways. Considering the proposed new development and the Town Center Plan, DHHL and AHHA should meet with SDOT to consider re-designation of this segment to a less stringent highway designation. This will probably mean lower speeds as well. However, given the projected plans such a re-designation seems reasonable and should be discussed.

A roadway circulation hierarchy and connectivity study of Anahola and specifically of the Anahola Town Center Master Plan will be useful in designing roadways and intersections that would provide

desired circulation and access to facilities such as the Anahola Hawaiian Homes Association Community Commercial Kitchen which is part of the Town Center Plan.

The project requires work with the State Department of Transportation in understanding the opportunities and constraints for access to and from Kūhiō Highway. Project should address redesignation of this segment of Kūhiō Highway to allow slower speeds and greater access.

## Location

Kūhiō Highway in Anahola

## Status

DHHL is working with AHHA to identify circulation needs in Anahola. A meeting with State DOT is being coordinated.

## Partners

DHHL, DOT, Ke Aloha O Kō Kākou 'Āina, Anahola Hawaiian Homestead Association, Council for Native Hawaiian Advancement, Pi'ilani Mai Ke Kai Homestead Association.

## Cost

\$75,000 planning and design of transportation study.  
\$150,000 restriping from Ioane to bridge.

## Phasing

Secure Funding. Conduct transportation study.



## Timeline

2010	2011	2012
<ul style="list-style-type: none"> <li>• Develop project team</li> <li>• Secure funding</li> <li>• Coordination meetings with DHHL, Kaua'i County and DOT</li> </ul>	<ul style="list-style-type: none"> <li>• Conduct transportation studies</li> <li>• Assess transportation priorities</li> <li>• Develop plans for improvements, especially first phase</li> </ul>	<ul style="list-style-type: none"> <li>• Biennial Regional Plan Update</li> <li>• Phase 1 Projects</li> <li>• Contract for roadway and intersection improvements</li> </ul>



# Priority Project: Improve Road and Traffic Circulation to Kūhiō Highway

