



HAWAIIAN HOME LANDS TRUST  
DEPARTMENT OF HAWAIIAN HOME LANDS

WAIIOHULI UNDIVIDED INTEREST

# MEETING AGENDA

- Pule
- Welcome and Ground Rules
- Introductions
- Objectives for tonight
  - \* Acknowledge
  - \* Provide an update
  - \* Seek partnership to accelerate progress
- Mana'o
- Q & A

# Prince Jonah Kūhiō Kalanianaʻole Piʻikoi



Aliʻi and Delegate to Congress

His concern for the dwindling number of native Hawaiians led to the  
Hawaiian Homes Commission Act



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STATUS UPDATE

# KEOKEA-WAIOHULI BY NUMBERS

- ◉ Original Number Undivided Interest Lessees: 320
- ◉ Number of Rescissions: 2
- ◉ Lots offered: 29 (Relocation)
- ◉ Lots selected: 28 (December 2011)
- ◉ Number of undivided interest lots to complete: 289
- ◉ Cost to date Phase 1 (98 undivided interest residential lots and 66 farm lots):

Planning & Design Contract: \$ 3.65 million

Infrastructure Construction: \$31.34 million

Construction Management: \$ 1.50 million

TOTAL: \$36.50 million

- ◉ Cost per constructed lots: \$222,000
- ◉ Cost per lot going forward: \$250,000
- ◉ Projected cost to complete all 289 lots: \$72.2 million

# DEVELOPMENT CHALLENGES

- ◉ Terrain
- ◉ Drainage design so lots meet HUD guidelines.
- ◉ Soil conditions
- ◉ Archeological sites
- ◉ Wastewater disposal
- ◉ Government plan review and permitting
- ◉ Procurement
- ◉ Staffing capacity and turnover
- ◉ Increasing costs of construction, engineering and construction management.
- ◉ Fuel costs (driving up overall costs)

# TIMETABLE TO DATE

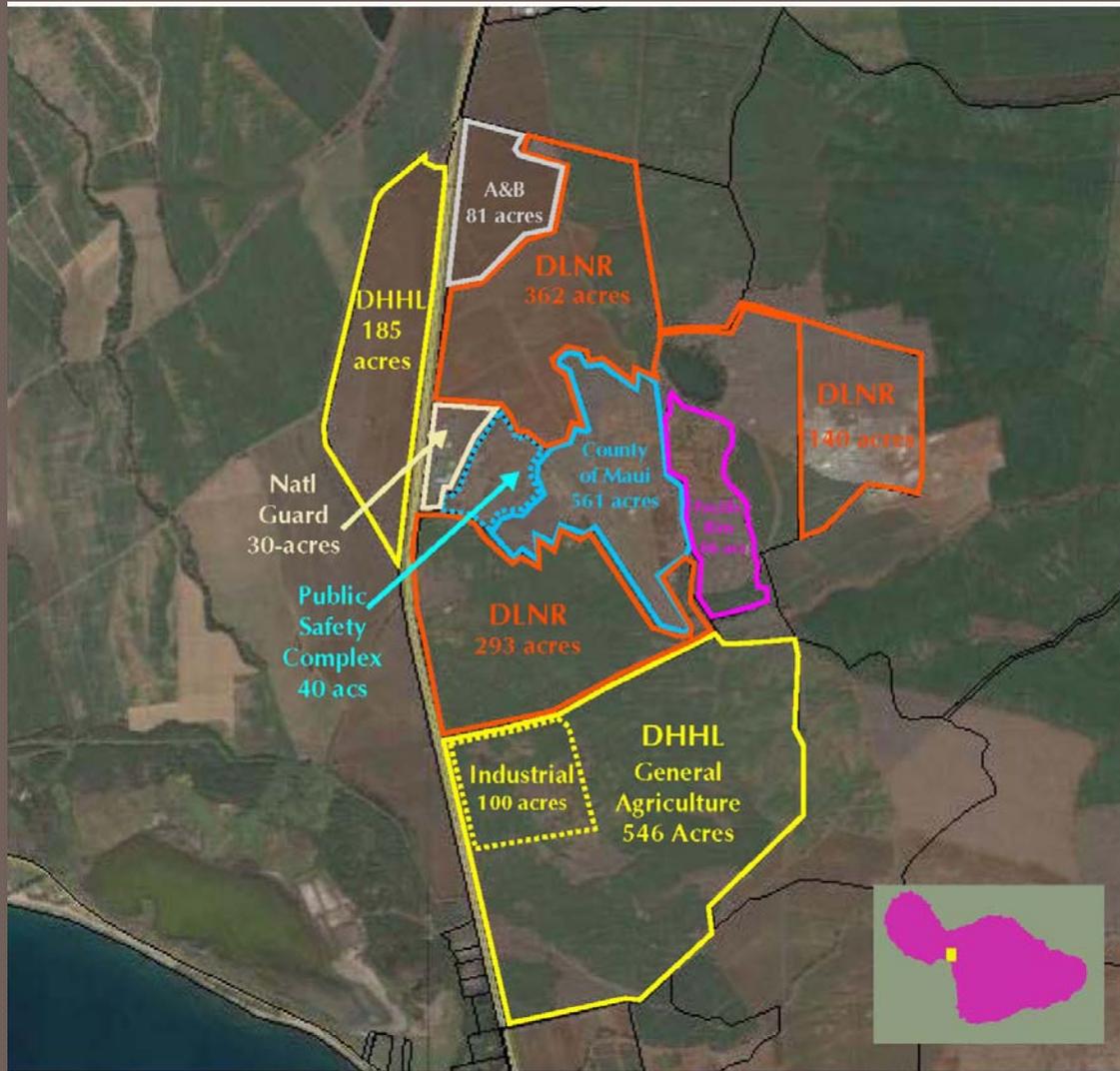
- ◉ Engineering Consultant Selection Phase – Consultant to resubdivide 98 lots of Keokea-Waiohuli Development Phase. Consultant to award in Spring 2012.
- ◉ Complete Updated Environmental Record Review of Entire Keokea-Waiohuli Development. Completion end of 2012.
- ◉ Consultant selection for completion of construction plans for Keokea-Waiohuli Development Phase 2. Spring 2012.
- ◉ Bid and construct drainage and lot improvements commence. Fall 2013
- ◉ Complete Drainage Construction and lot subdivision. Winter 2014
- ◉ Initiate vacant lot, self-help and turnkey awards. Spring 2016



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# PULEHUNUI MASTER PLAN

# Hawaiian Home Lands Pu'unēnē-Pūlehunui Lands, Maui



- 80-Acre Parcel – transferred by DLNR to DHHL in 2002. Light industrial use.
- Roughly 105 acres acquired in February 2011 from DNLN
- 100 Acre Parcel – Wastewater Plant
- Agriculture Parcel – Homesteads and Commercial

# Pu'unēnē Landowners & Potential Land Uses

Landowner	Acres (# of parcels)	Proposed/Potential Uses
Army National Guard	30 acres	Existing National Guard facility
County of Maui	182.6 acs	Existing Maui Raceway Park drag strip, go-kart racing, and model airplane flying.
Public Safety Department	40 acs	Maui Correctional Facility
Dept of Hawaiian Home Lands	Parcel 1: 185 acs Parcel 2: 646 acs	-Commercial, Light-Industrial -General Agriculture -Industrial
Dept of Land and Natural Resources	3 parcels: 795 acs	Revenue-Generation
Pacific Rim Land Company	86 acres	Industrial Uses, including recycling facility.
A&B Properties	81 acs--A&B owns all surrounding lands	-Revenue-Generation -Surrounding lands dedicated to Agricultural use

Pu'unēnē Interagency Working Group:  
DHHL, DLNR, Public Safety, DAGS, Maui County  
Working together to develop regional water & wastewater infrastructure  
and to spur economic development for the region and Maui.

# Why Hawaiian Home Lands Taking Lead In Planning Maui Correctional Center?

- ◉ HHCA & State Constitution: Returning native Hawaiians to their ancestral lands as part of rehabilitation.
- ◉ Track record in developing both homestead and commercial projects.
- ◉ Eventually on HHL surrounded by a master plan of homestead and commercial projects.
- ◉ Hawaiian Homes beneficiaries are incarcerated in the Maui Correctional Facility.
- ◉ Hawaiian community supports a correctional facility on Hawaiian Home Lands if it is consulted and involved in formulating culturally-centered rehabilitation programs.
- ◉ If successful, this model could be replicated on other Hawaiian Home Lands properties with proper consultation of beneficiaries and communities.

# ASSERTING WATER RIGHTS

- ◉ Water needs to be brought in to support economic development of the region.
- ◉ The Hawaiian Homes Commission Act and the State Water Code sets Hawaiian Home Lands priority rights to water.
- ◉ The Trust will be asserting its rights to water in near future.



# PARTNERSHIP TO ACCELERATE PROGRESS

- ◉ Kimo Kai
  - ◉ (808) 620-9281
  - ◉ [james.k.kai@hawaii.gov](mailto:james.k.kai@hawaii.gov)
- ◉ Quarterly Updates
- ◉ Leadership working group



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MAHALO!