

KĒŌKEA-WAIOHULI

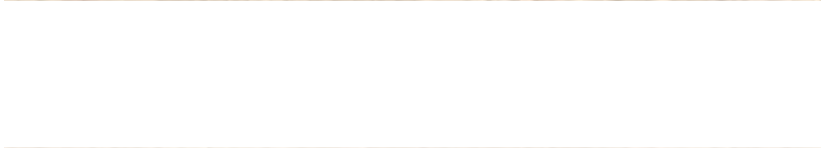


JUNE 2010





KĒŌKEA-WAIOHULI



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I. Introduction

Introduction

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. Kēōkea-Waiohuli is one of the three (3) regions on Maui 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.

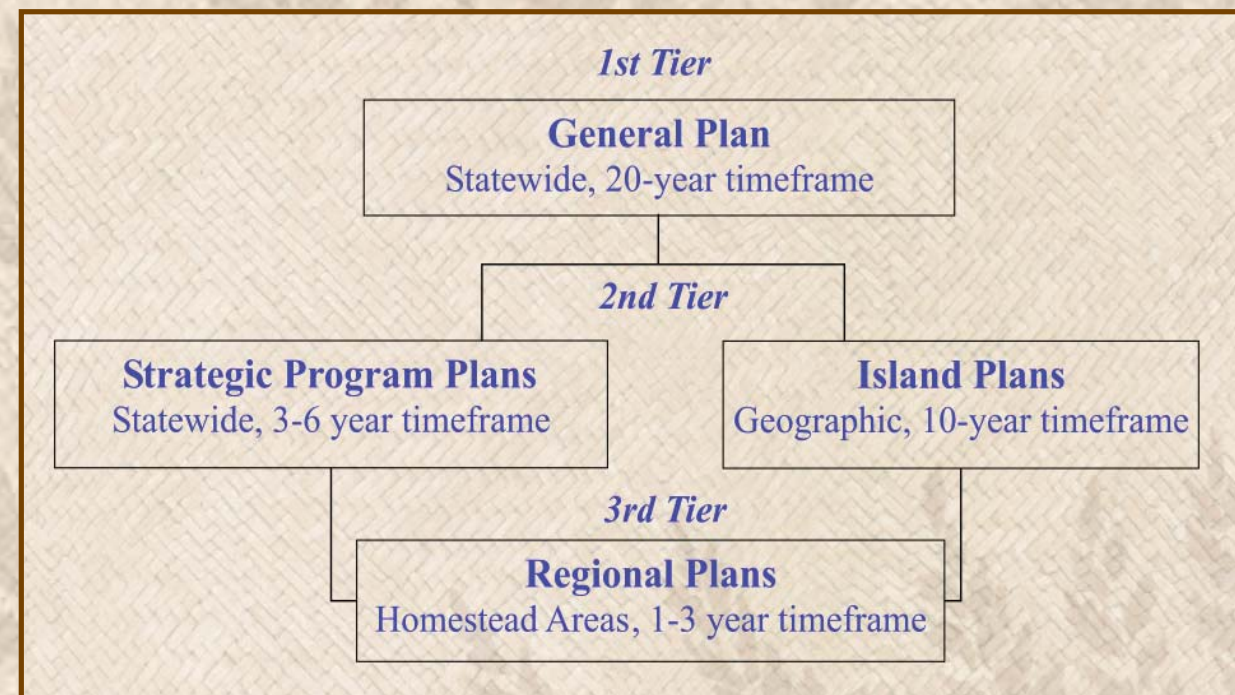


Figure 1: DHHL's Planning System



Regional Plan Goals and Process

How are Regional Plans 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.

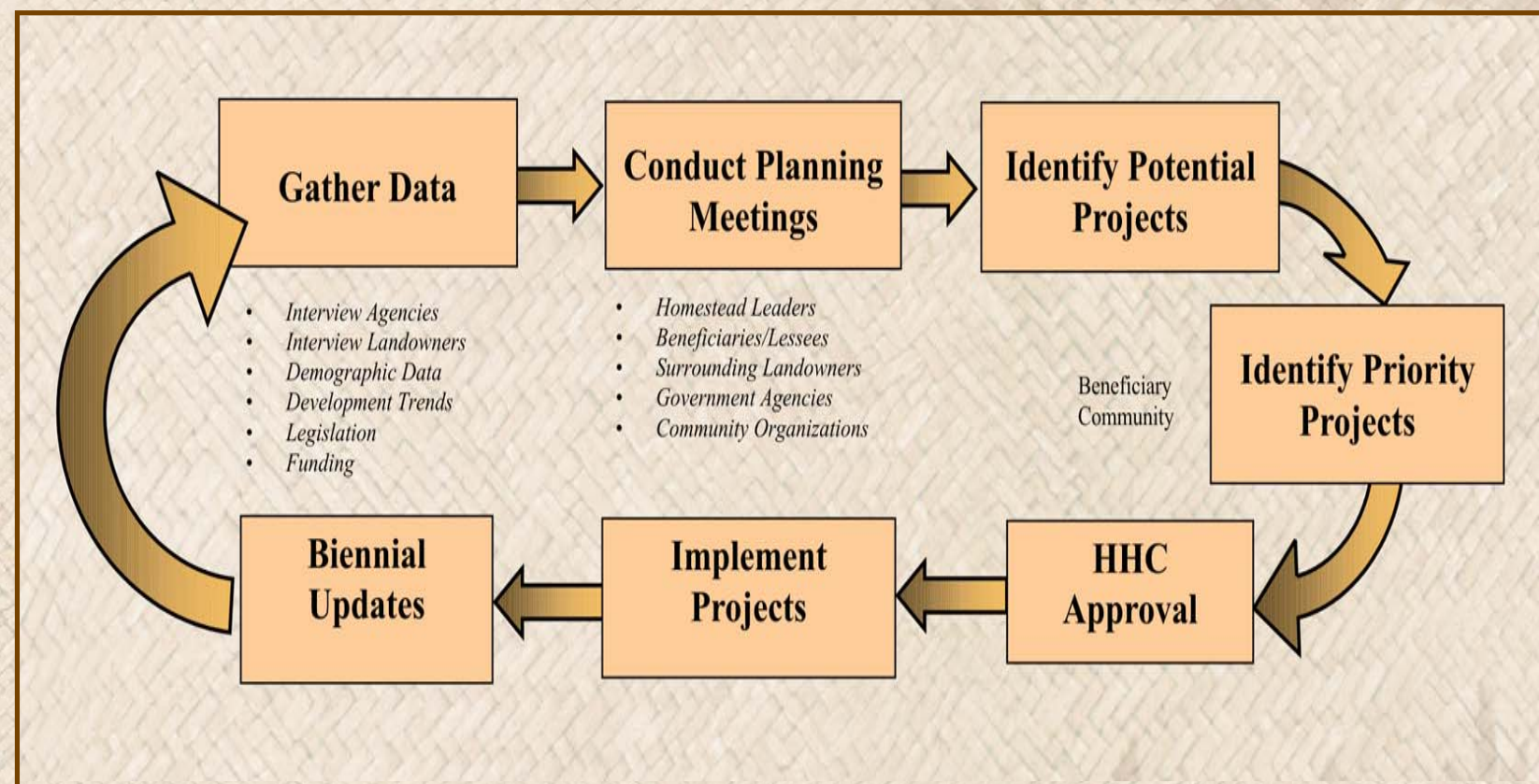


Figure 2: The Regional Plan Development and Update Process

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 are 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 the beneficiary community.

I. Introduction



Kēōkea Waiohuli Homestead
Ground Breaking Ceremony



Paukūkalo Homestead
Multi-Service Complex

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

DHHL has participated in a number of successful partnerships. A few of these are highlighted here.

PUBLIC FACILITIES PARTNERSHIPS

DHHL participated in a number of partnerships involving public facilities and community resources. The most notable partnerships 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 Liliuokalani Children's Center, Alu Like, Papa Ola Lokahi, the Office of Hawaiian Affairs, Hawaiian community organizations, and the counties.



PUBLIC FACILITIES PARTNERSHIPS

(continued)

These multi-service complexes are housing preschools, offices, meeting facilities, health clinics, and activity centers. For example, the Paukukalo 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' homeownership counseling center, and a Kamehameha preschool.

Through a series of management partnerships with DLNR and the Nature Conservancy, unique ecosystems and historic sites are being protected. Examples include the Hakalau Forest Reserve, the 'Aina Hou Management Area, the Palaau and Moomomi preserves, the Kalaupapa peninsula, and the Kamaaoa-Puueo National Historic District where koa forests, endangered plants and animals, and native species are being protected for future generations.

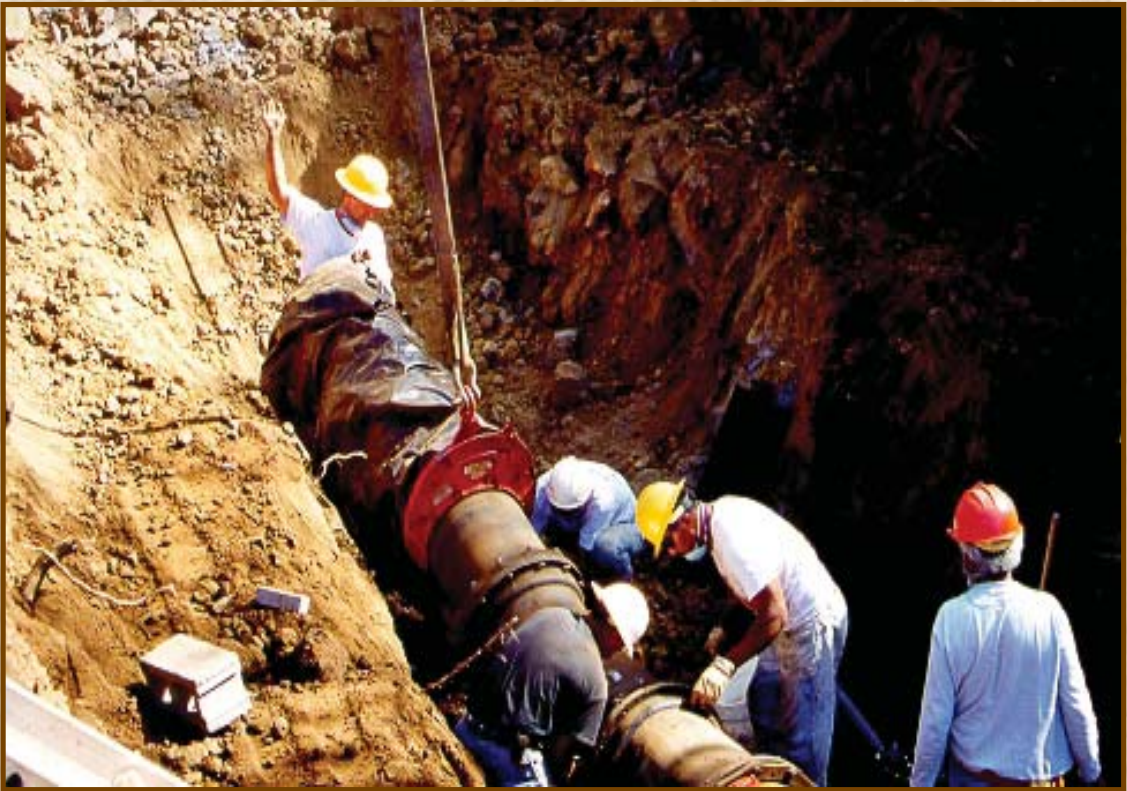
INFRASTRUCTURE PARTNERSHIPS

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 Makuu Water System on Hawaii, and the Wahiawa-Waipahu water system on Oahu.

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.

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 provides the land, secures federal grants, and provides access to, or assistance in, acquiring tax credits, subsidies, or other financing.



Lower Kula Potable Waterline



II. Homestead Highlights

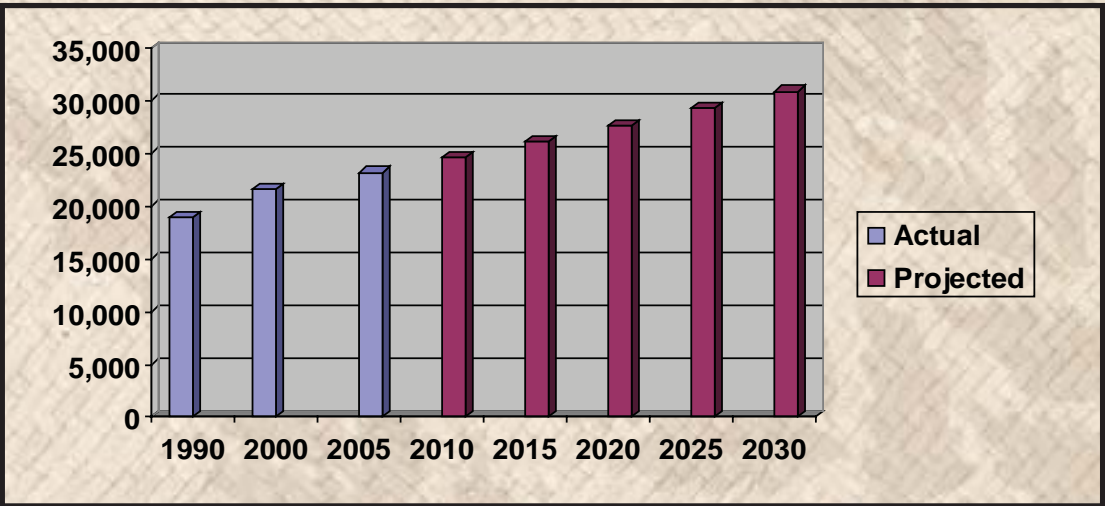


Kula Elementary School



Kula Post Office

Upcountry Population*



*Makawao, Pukalani and Kula

Similar to the DHHL planning system, the County of Maui has a three-tiered approach to long range planning for the future. The County of Maui is currently in the process of updating its overall General Plan. In March 2010, the first tier, the Countywide Policy Plan, was adopted which "...provides broad policies and objectives which portray the desired direction of the County's future." Within the Countywide Policy Plan are goals, objectives and policies which set the framework for the overall long term objectives for the future.

A draft Maui Island Plan (MIP) serves as the second tier, which is currently being reviewed by the Maui County Council. The draft MIP further refines and provides specific policies for areas such as future growth, preservation of natural resources, infrastructure and population parameters. Contents of the draft MIP include new Urban and Rural Growth Boundary maps, which plan for future growth areas through 2030 as well as sections on Natural and Cultural Resources, Economic Development and Housing.

The Kēōkea and Waiohuli Homesteads are located within the County of Maui's Makawao-Pukalani-Kula Community Plan area, one (1) of nine (9) community plans. The Community Plans are the third tier of the County planning system which sets forth the desired land use patterns, as well as goals, objectives, policies and implementing actions for a number of functional areas including housing, transportation and public services. Policy statements, goals, and objectives specific to the region are contained within the community plan document. Similar to the DHHL Regional Plan, input from residents of the community plan area are specifically sought in the updating of plan. The Makawao-Pukalani-Kula Community Plan would be updated following the adoption of the MIP.





Kēōkea Park

The table at the right provides a “snapshot” of the Kula community, based on the 2000 Census data. While the median age was slightly higher for the Kula area than the County of Maui, State or U.S., the percentage of those of Native Hawaiian ancestry was fairly high at 4.3 percent. This percentage is anticipated to increase over time, with the additional units being developed at Waiohuli and Keokea. It is also noted that the median household income for the residents of the Kula area, was higher than the County, State or U.S. and the median value of the single-family residences in Kula was higher than the County.

REGIONAL DEMOGRAPHICS				
General Characteristics				
	Kula CCD*	Maui County	State	U.S.
Total Population	10,715	143,641	1,288,198	238,764,455
Median Age (Years)	44.5	38.1	38.3	36.9
Native Hawaiian Ethnicity	4.3%	7.4%	5.5%	0.1%
Caucasian Ethnicity	63.6%	38.1%	27.1%	75%
Social Characteristics				
High School Degree or Higher	93.1%	89.4%	90.3%	85%
Bachelor's Degree or Higher	40.8%	22.6%	29.1%	27.7%
Economic Characteristics				
Median Income (Household)	\$75,314	\$67,619	\$67,214	\$52,029
Housing Characteristics				
Total Housing Units	5,546	66,224	512,842	129,060,383
Median Value-Single Family Residence	\$480,500**	\$469,000** (Maui Island)	\$560,200	\$197,600

Source: 2008 American Community Survey, U.S. Census Bureau
* Census County Division; Census Data
** Realtors Association of Maui, May 2010



II. Homestead Highlights



Kēōkea Homesteads
Association
Robin Newhouse
President



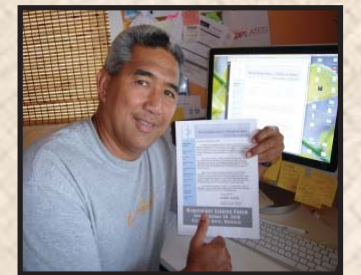
Kēōkea Homesteads
Association
Lynette K. Sanchez
Vice President



Kēōkea Homesteads
Association
Stephen Park
Director



Kēōkea Homesteads
Association
Karen Park
Interim Secretary



Waiohuli Homesteads
Association
Elvin Kamoku
President



Kēōkea Homesteads
Association
Steven Newhouse
Project Coordinator



Kēōkea Homesteads
Association
Oliver M. Sanchez
Strategic Planning



Waiohuli Homesteads
Association
Carl Saffery
Executive Board Member



Waiohuli Homesteads
Association
Charles Rapozo and
Kathy Feliciano
Members



Members of the Kēōkea and Waiohuli
Homesteads Associations



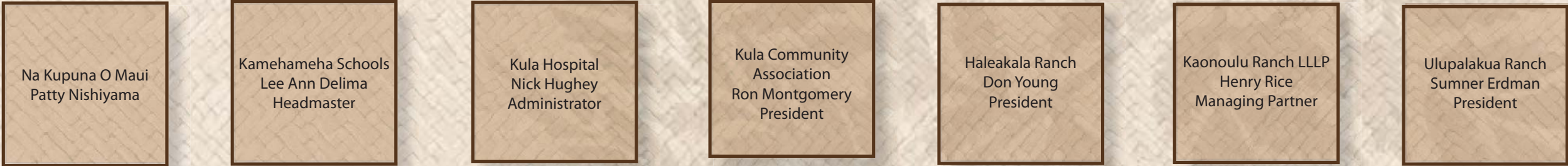
Homesteaders Voting on Priority Projects



Kēōkea/Waiohuli Regional Plan Meeting



Community Stakeholders



Larry Yamamoto, Director.....	U. S. Department of Agriculture, Natural Resources Conservation Service	Jeffrey A. Murray, Fire Chief.....	Department of Fire and Public Safety
Ranae Ganske-Cerizo, Soil Conservationist.....	U. S. Department of Agriculture, Natural Resources Conservation Service	Lori Tsuhako, Director.....	Department of Housing and Human Concerns
George Young, Chief, Regulatory Branch.....	U. S. Department of the Army	Tamara Horcajo, Director.....	Department of Parks and Recreation
Gordon Furutani, Field Office Director.....	U. S. Department of Housing and Urban Development	Kathleen Aoki, Director.....	Department of Planning
Patrick Leonard, Field Supervisor.....	U. S. Fish and Wildlife Service	Gary Yabuta, Chief.....	Police Department
Major General Robert G. F. Lee, Director.....	Hawai`i State Civil Defense	Milton Arakawa, Director.....	Department of Public Works
Sandra Lee Kunimoto, Chair.....	Department of Agriculture	Cheryl Okuma, Director.....	Department of Environmental Management
Kathryn Matayoshi, Interim Superintendent.....	Department of Education	Donald Medeiros, Director.....	County Department of Transportation
Bruce Anderson, Complex Area Superintendent.....	Department of Education (Central/Upcountry Maui)	Jeffrey Eng, Director.....	Department of Water Supply
Chiyome Fukino, M.D., Director.....	Department of Health	Gen linuma, Administrator.....	Maui Civil Defense Agency
Alec Wong, P.E., Chief.....	Department of Health, Clean Water Branch	Deidre Tegarden, Director.....	Office of Economic Development Hawaiian Telcom
Lorrin Pang, Acting Program Chief.....	Department of Health, Maui District Health Office	Gregorysenn Kauhi, Manager Customer Operations.....	Maui Electric Company, Ltd.
Laura Thielen, Chairperson.....	Department of Land and Natural Resources	Sandy Baz, Executive Director.....	Maui Economic Opportunity, Inc.
Daniel Ornellas, Land Agent.....	Department of Land and Natural Resources	Barbara Oura, Principal.....	Kula Elementary School
Dr. Puaalaokalani Aiu, Administrator.....	Department of Land and Natural Resoures, State Historic Preservation Division	John Costales, Principal.....	Kalama Intermediate School
Maui/Lana`i Islands Burial Council.....	Department of Land and Natural Resources	Susan Scofield, Principal.....	King Kekaulike High School
Brennon Morioka, Director.....	Department of Transportation	Emily DeCosta, Principal.....	Makawao Elementary School
Katherine Kealoha, Director.....	Office of Environmental Quality Control	Chad Okamoto, Principal.....	Pukalani Elementary School
Clyde Nāmu`o, Administrator.....	Office of Hawaiian Affairs	Paul Otani, Director.....	Olinda-Kula Soil and Water Conservation District
Mary Lou Kobayashi, Adminstrator.....	State Office of Planning	Warren Watanabe, President.....	Maui County Farm Bureau
		Rev. Tasha Kama, President.....	SCHHA, Maui Ahupua`a
		Blossom Feiteira, Maui Director.....	Hui Kako`o Aina Ho`opulapula
		Kehau Filimoeatu, Maui Director.....	Hui Kako`o Aina Ho`opulapula
		Iris Mountcastle.....	Queen Lilliuokalani Children's Center (Maui Unit)

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II. Homestead Highlights



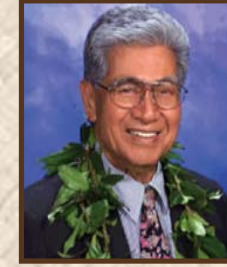
Linda Lingle
Governor



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



Kaulana H.R. Park
Hawaiian Homes Commission
Chairman



Perry Artates
Maui Commissioner



J. Kalani English
State Senate
District 6



Kyle Yamashita
State House of Representatives
District 12



Boyd Mossman
OHA Trustee



Charmaine Tavares
Maui County Mayor



Danny Mateo, Chair
Maui County Council
Moloka'i



Michael Molina, Vice Chair
Maui County Council
Makawao-Paia-Haiku



Gladys Baisa
Maui County Council
Upcountry



Jo Anne Johnson
Maui County Council
West Maui



Solomon Kaho'ohalahala
Maui County Council
Lana'i



Bill Medeiros
Maui County Council
East Maui



Wayne Nishiki
Maui County Council
South Maui



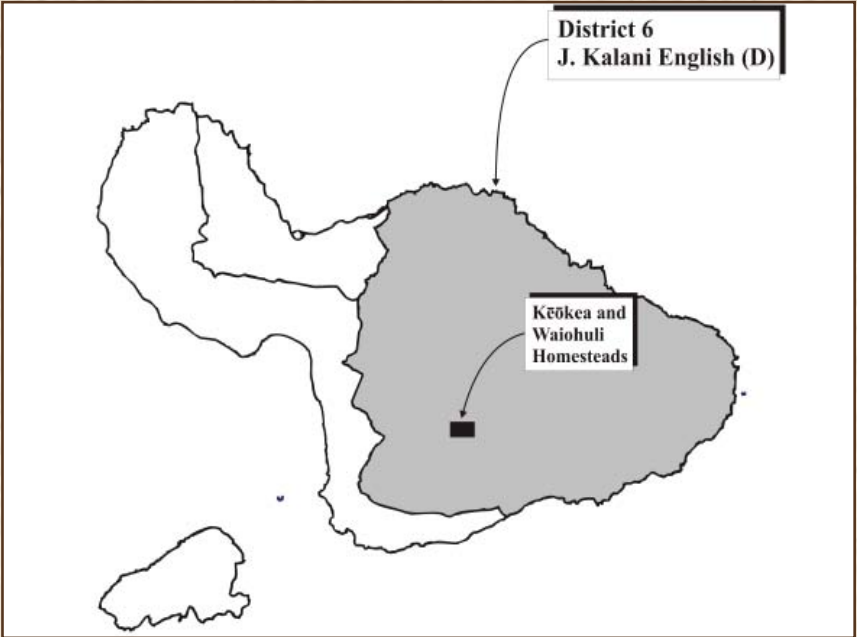
Joseph Pontanilla
Maui County Council
Kahului



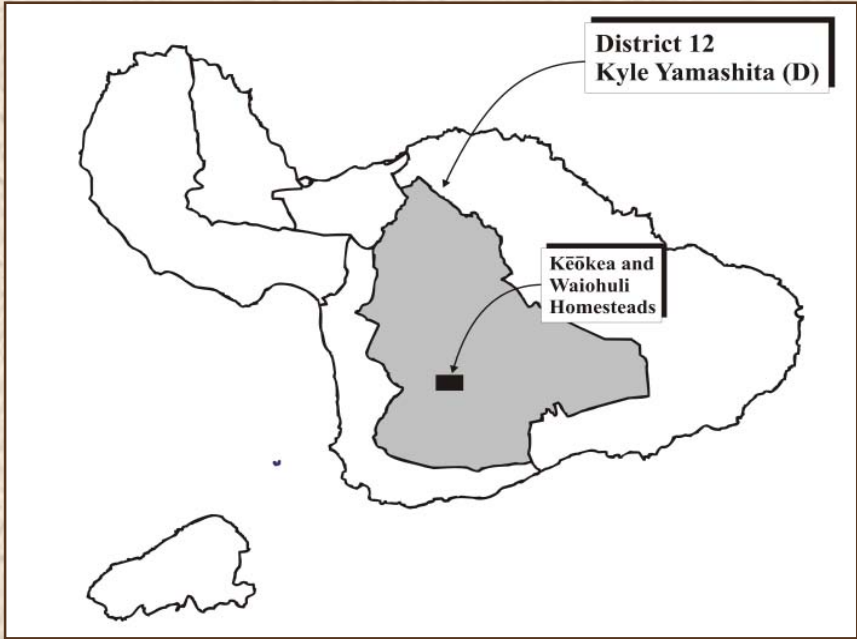
Michael Victorino
Maui County Council
Wailuku-Waihee-Waikapu



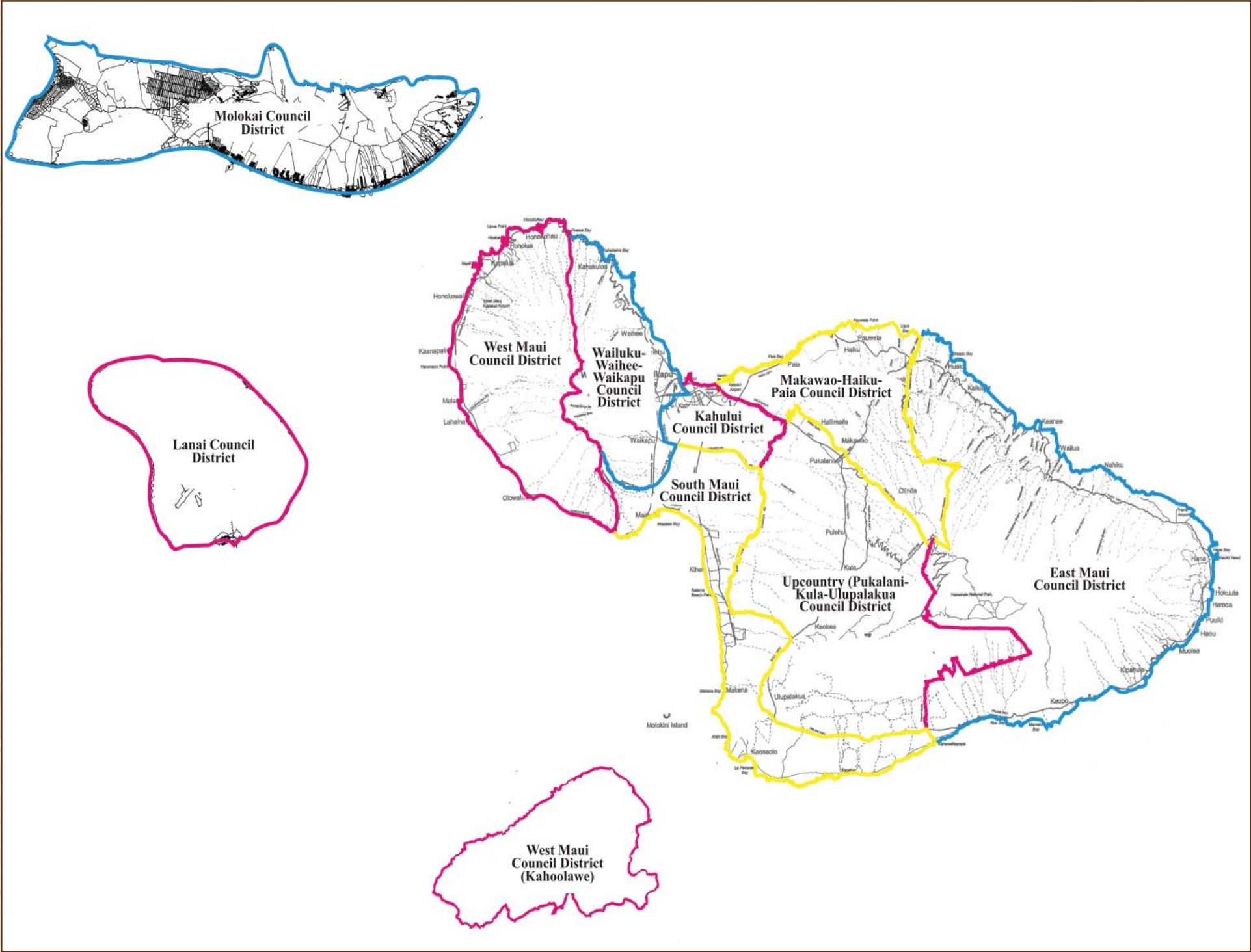
Elected Officials and Political Boundaries



State Senatorial Districts



State House of Representatives Districts



Maui County Council Districts



III. Regional Land and Development

HISTORY AND CULTURE OF AREA



View of Central Maui from Waiohuli Homestead

Pre-contact - Mid 1800s

During the pre-contact and early contact periods, Kula was primarily an area for farming. Dryland taro patches grew in elevations up to 3,000 feet. Farmers were reliant on growth of sweet potatoes and when crops failed due to caterpillars, blight, frost or sun, people in Makawao and Kula suffered from famine.

The arrival of whalers in the 1840s stimulated great demand for Irish and sweet potatoes. Potatoes were taken to Lahaina and sold aboard ships. The California gold rush also resulted in great demand from prospectors for potatoes, other vegetables, sugar, molasses and coffee. Farmers were doing so well that many Hawaiians were going into business for themselves, shipping their goods to San Francisco. Maui fields were referred to as "Nu Caliponi" or "New California." When prices dropped, Hawaiians lost interest in growing potatoes.

In the 1840s, many Chinese from Honolulu, Kohala and China moved to the region and acquired land by lease or deed from Caucasian ranchers or Hawaiian homesteaders for farming. The Territorial government leased the land to ranchers who then subleased to the Chinese. In addition to Irish potatoes, they planted corn, beans, onions, Chinese cabbage, round cabbage, sweet potatoes, wheat and other grains, and cotton. Farmers often bartered their farm produce for payment on leases, in lieu of monetary transactions. In the Kula area, there were three (3) stores that often bartered for goods on other islands.

During the mid-19th century, the Chinese population grew. Kula consisted of Chinese and English schools, Christian churches, a Chinese society, gambling houses, opium dens, general stores, farms and cattle ranches. Kēōkea was often referred to as "Chinatown" and many would travel to the area on Sundays and holidays from the outlying areas of Kanaio, Ulupalakua and Waiakoa.

Late 1800s to Present

In the 1880s, large sections of crown land in lower Kula were leased for grazing for the booming cattle industry. Around the end of World War I, the Territorial government released a large amount of land to the public for purchase. Homestead lands were available to all American citizens at least 21 years old. As a result of the policy, the Chinese population began to decline. In addition to loss of land to parceling, the Chinese population left the area due to severe drought that devastated crops and livestock, soil depletion due to years of harvesting and tilling and a lack of educational opportunities.

Since the late twentieth century, most of the land in the Kēōkea/Waiohuli area served as pasture for cattle grazing.





Agricultural Land on Kēōkea Lots



Haleakala Crater

CLIMATE

- The Kula region is comprised of mountainous areas that are generally higher in elevation and experience more temperate conditions than the rest of the island.
- Temperatures range from low 50 degrees Fahrenheit during the winter to mid-80 degrees Fahrenheit during the summer.
- The Kula region is relatively dry, with rainfall of 20 – 30 inches per year.

GEOLOGY

- The Kula region lies on the Western flank of Haleakala, a massive shield volcano that stands at more than 10,000 feet in height and forms more than 75 percent of the island. In Hawaiian, Haleakala means “House of the Sun”, and according to Hawaiian folklore, it was at Haleakala’s summit that the demigod Maui was able to lasso the sun and slow its pace across the sky.

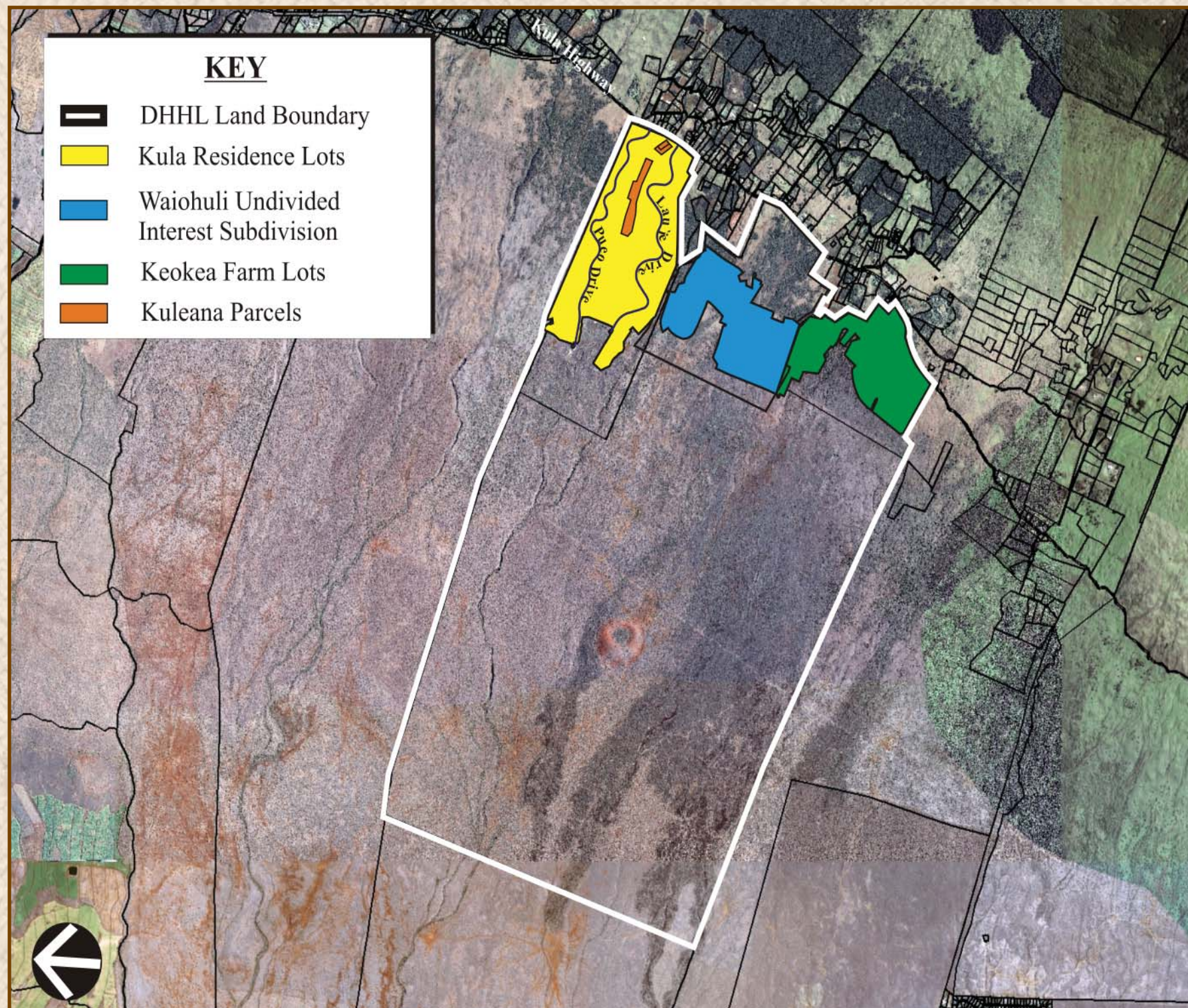
SOILS

- Soils in the Kula area belong to the Pu’u Pa-Kula-Pane association. These soils are found on intermediate and high uplands and consist of deep, gently sloping to steep, well-drained soils that have a medium or moderately textured subsoil. These soils are used for orchards, pastures, truck farming, and wildlife habitats.

FLORA AND FAUNA

- Typical fauna in the Kula region include cats, dogs, rats, and mongoose. Avifauna include the mynah bird, francolins, and the short eared owl, known as pueo. Larger animals such as wild pigs and axis deer traverse through the area as well.
- Typical flora in the area include common grasses, ‘ilima, lantana, and Panini. Kiawe, silky oak, and waddle trees are also prevalent through the area. Kula is also the center of the island’s farming industry. Notable crops that are grown in Kula include ‘uala (sweet potatoes), onions, cabbages, and flowers.

III. Regional Land and Development



Kēōkea-Waiohuli

DHHL's Kula lands cover nearly 6,112 acres on the slopes of Haleakala offering tremendous homesteading opportunities. As shown on the accompanying map, there are currently three (3) homestead areas under development: (1) the Kula Residence Lots subdivision; (2) the Waiohuli Undivided Interest subdivision; and (3) the Kēōkea Farm Lots. Together, these areas include about 800 homestead lots. With adequate water and funding, this area has the potential to be the largest homestead region on Maui.

Kula Residence Lots

The Kula Residence Lots subdivision is located in the northern portion of the Kēōkea-Waiohuli homestead area (yellow on the accompanying map). The subdivision will include a total of 420 lots developed to Rural Residential half-acre standards. The subdivision is being developed in two (2) phases, Unit 1 and Unit 2.

- Kula Residence Lots, Unit 1 contains 321 improved residential lots. The subdivision improvements were completed in 2000. All of the lots have been awarded and approximately three-fourths are occupied.
- Kula Residence Lots, Unit 2 consists of three (3) in-fill areas for a total of 99 lots: Waiohuli Hikina with 35 lots; Waiohuli Uka with 60 lots; and Lot 134 which will be subdivided into four (4) lots.
 - Waiohuli Hikina – Infrastructure for all 35 lots has been completed, and subdivision approval was granted in March 2008. Lot selection for Waiohuli Hikina was held in September 2007. One-third of the residents have completed homes in the subdivision.
 - Waiohuli Uka and Lot 134 – Part of a long-range development program, and deferred due to budget constraints, construction of these subdivisions is scheduled beyond 2013.



Kēōkea-Waiohuli

Kēōkea-Waiohuli Development

The Kēōkea-Waiohuli subdivision is located in the southeast corner of the homestead area (blue and green on the accompanying map). This subdivision consists of the Waiohuli Undivided Interest with 320 residential lots and the 66 Kēōkea Farm Lots. The subdivision is being developed in four (4) phases.

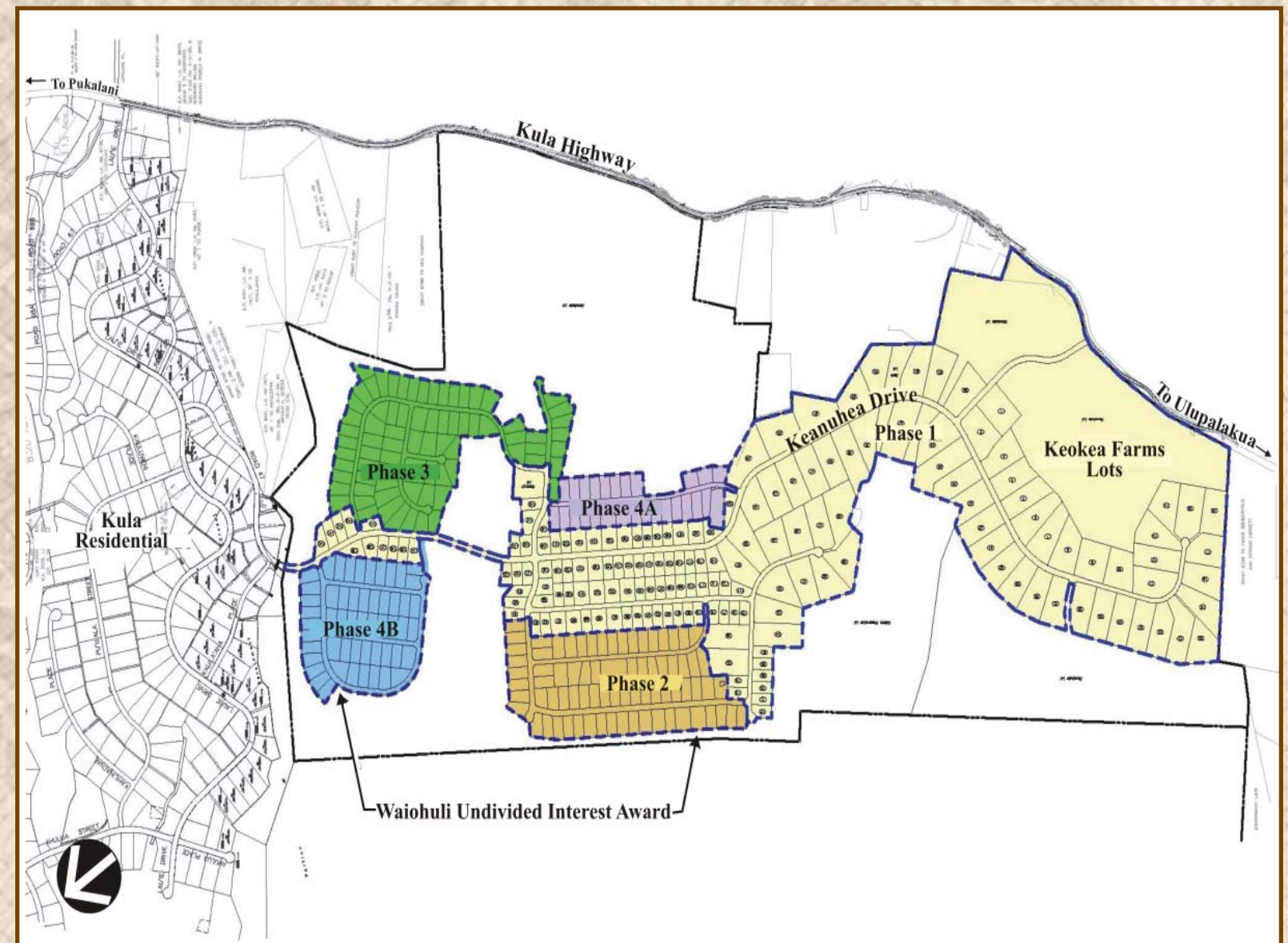
- Phase 1 includes 98 undivided-interest, residential lots, measuring a minimum 20,000 square feet, in addition to the 66 Kēōkea Farm Lots, measuring a minimum of two acres. Site construction began in September 2006, and full completion of infrastructure and final subdivision approval was granted in March 2010. Turnkey homes and vacant lots will be offered in mid-2011, while lessees of the 66 farm lots reselected lots in July 2009.
- Phase 2 is currently on hold due to budget constraints, however, construction is anticipated to commence in late 2013, subject to availability of funds.
- Phase 3 and 4 schedules for design and construction are contingent upon funding availability, and are currently under reevaluation.

Future Development

DHHL has long range conceptual plans for about 1,100 more residential lots in the area below the current developments. The future subdivisions are envisioned to include community facilities, a school site, parks, archaeological preserves, and open space. These future plans are dependent on the development of water, wastewater, road improvements, and funding. The timeframe for these developments is beyond 2020.

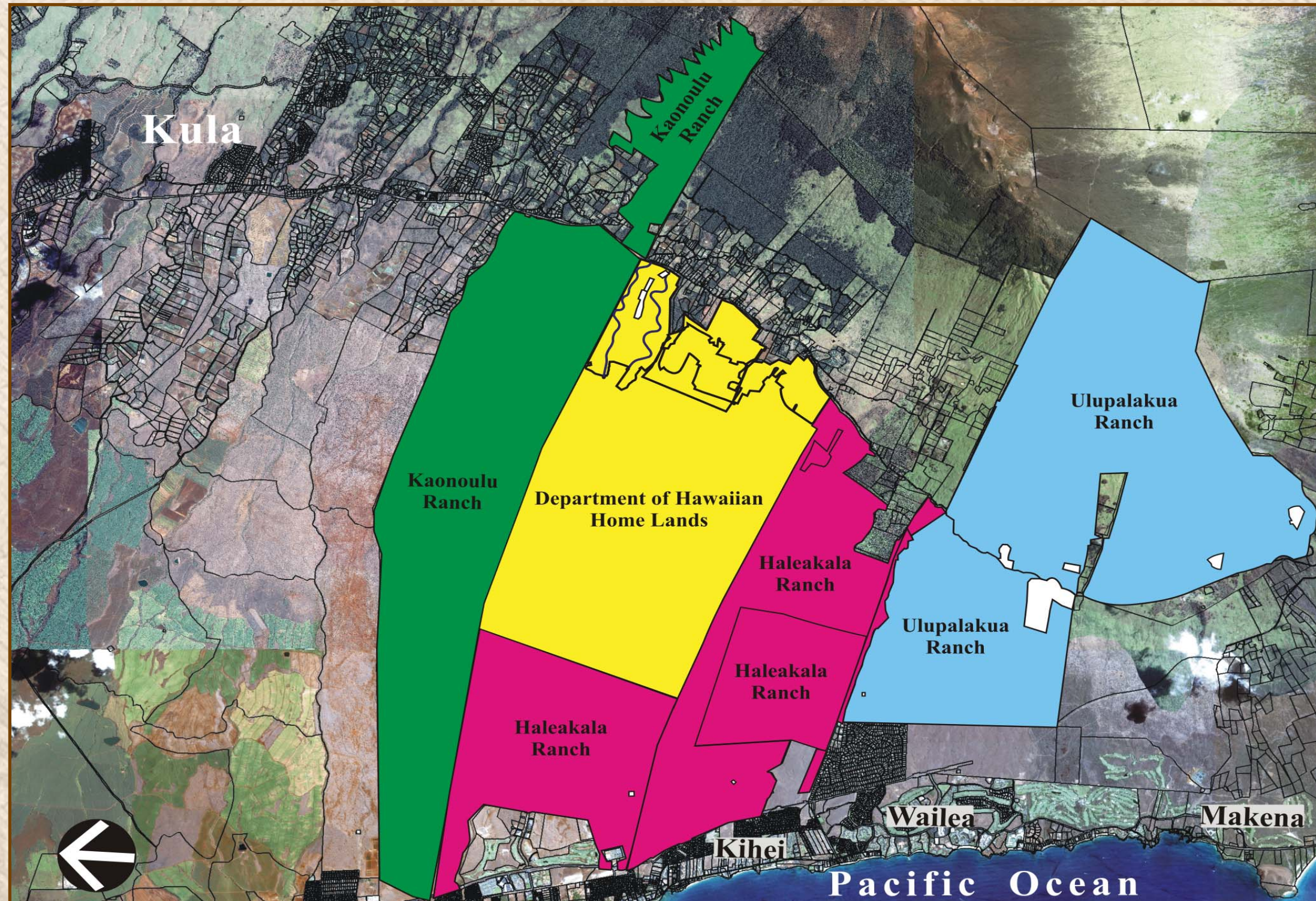
Kuleana Parcels

There are existing *kuleana* parcels located within the Waiohuli homestead. In general, *kuleana* parcels were historically awarded in fee by the Hawaiian monarchy in mid-1800s. History notes that *kuleana* parcels have also been awarded by *Konohiki* (ali'i) to tenants. The DHHL grants access and water easements to the *kuleana* parcels located in Waiohuli.

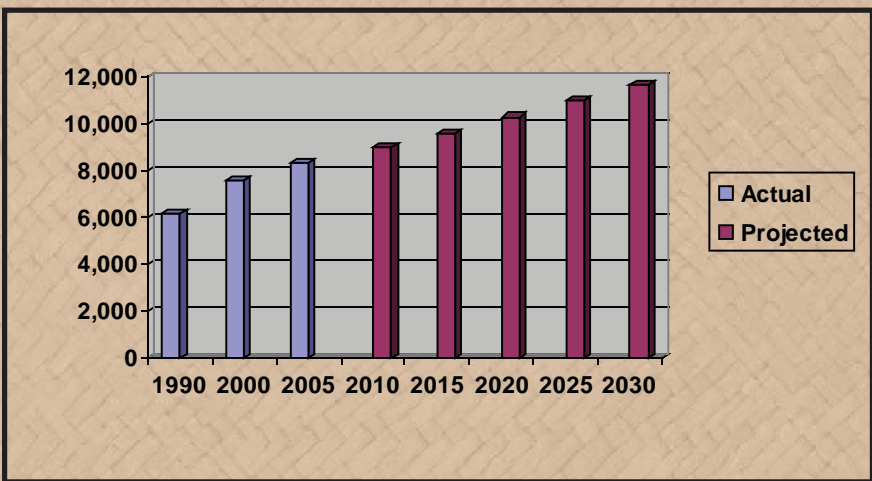


III. Regional Land and Development

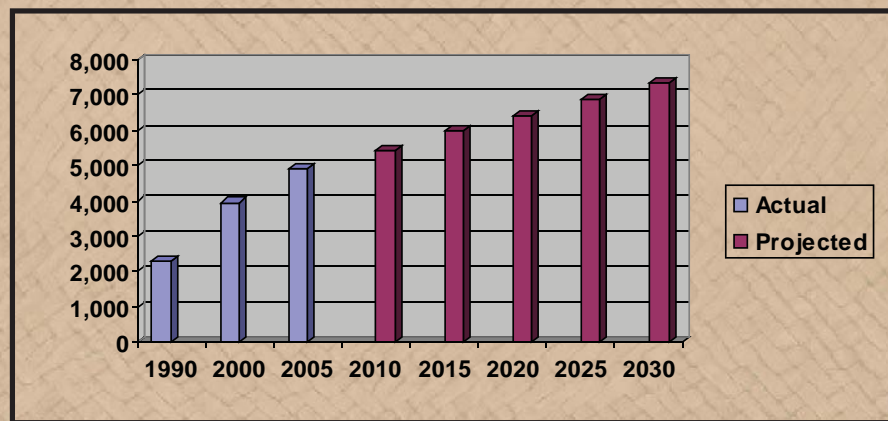
MAJOR LAND OWNERS



Development Characteristics and Trends



Upcountry Housing



Upcountry Jobs

INCOME

- Median family income for the island of Maui: \$75,400 (2009) (HUD adjusted)

HOUSING

- Housing demand of 70,416 total units estimated by year 2020 for the island of Maui

MEDIAN PRICE OF SINGLE-FAMILY HOME IN KULA (March 2010)

Kula	\$480,000
------	-----------

- In the Kula CCD area, there were an estimated 5,546 housing units in 2007.
- The Kula Community Federal Credit Union (KCFCU) is proposing a 36-unit affordable elderly housing project, across the Kula Highway from the Kula Elementary School.
- Waiakoa Ranch, an 1,800-acre agricultural subdivision is proposed to the north of the Kēōkea and Waiohuli homesteads. A total of 86 large lots are proposed, ranging in size from six (6) acres to 40 acres. The lands were previously pineapple and grazing lands. Preliminary subdivision approval for the project has been received.
- Kula 'Ō, an approximately 230 acre agricultural subdivision is located north of the Kēōkea and Waiohuli homesteads, makai of Kula Highway between Naele Road and Holopuni Drive. Thirty-five (35) lots are provided, ranging in size from 2.5 acres to 25 acres. Lots are currently for sale.

KAHULUI AIRPORT UPGRADES

- New airport access road design completed; construction anticipated to commence in 2011
- Runway safety area improvements ongoing

AGRICULTURE

- Haleakala Ranch and Kaonoulu Ranch continue to have cattle ranching operations on their lands in the area. Additional lands are leased to small farmers for diversified agricultural products such as protea flowers and lavender. Currently, Haleakala Ranch and Kaonoulu Ranch are working together to jointly master plan a small percentage of their lands located at the western extent of their land holdings, in North Kihei. The total size of the proposed master plan area is approximately

AGRICULTURE

(continued)

- Ulupalakua Ranch lands cover approximately 18,000 acres and is located to the South of the Waiohuli-Kēōkea homesteads. Ulupalakua Ranch includes a cattle ranching operation, as well as the Tedeschi Winery, which opened in 1974. In November 2009, Ulupalakua Ranch signed a donation easement with the Maui Coastal Land Trust, preserving over 11,000 acres of their lands for perpetual ranching use and wildlife habitat with the potential for farming and renewable energy use. The proposed Auwahi Wind Farm, a 22-megawatt facility, would be located on a portion of those lands.
- A portion of the DHHL lands in the Waiohuli Homestead are leased for cattle operations.
- HC&S continues to cultivate 37,000 acres of sugar cane in Central Maui

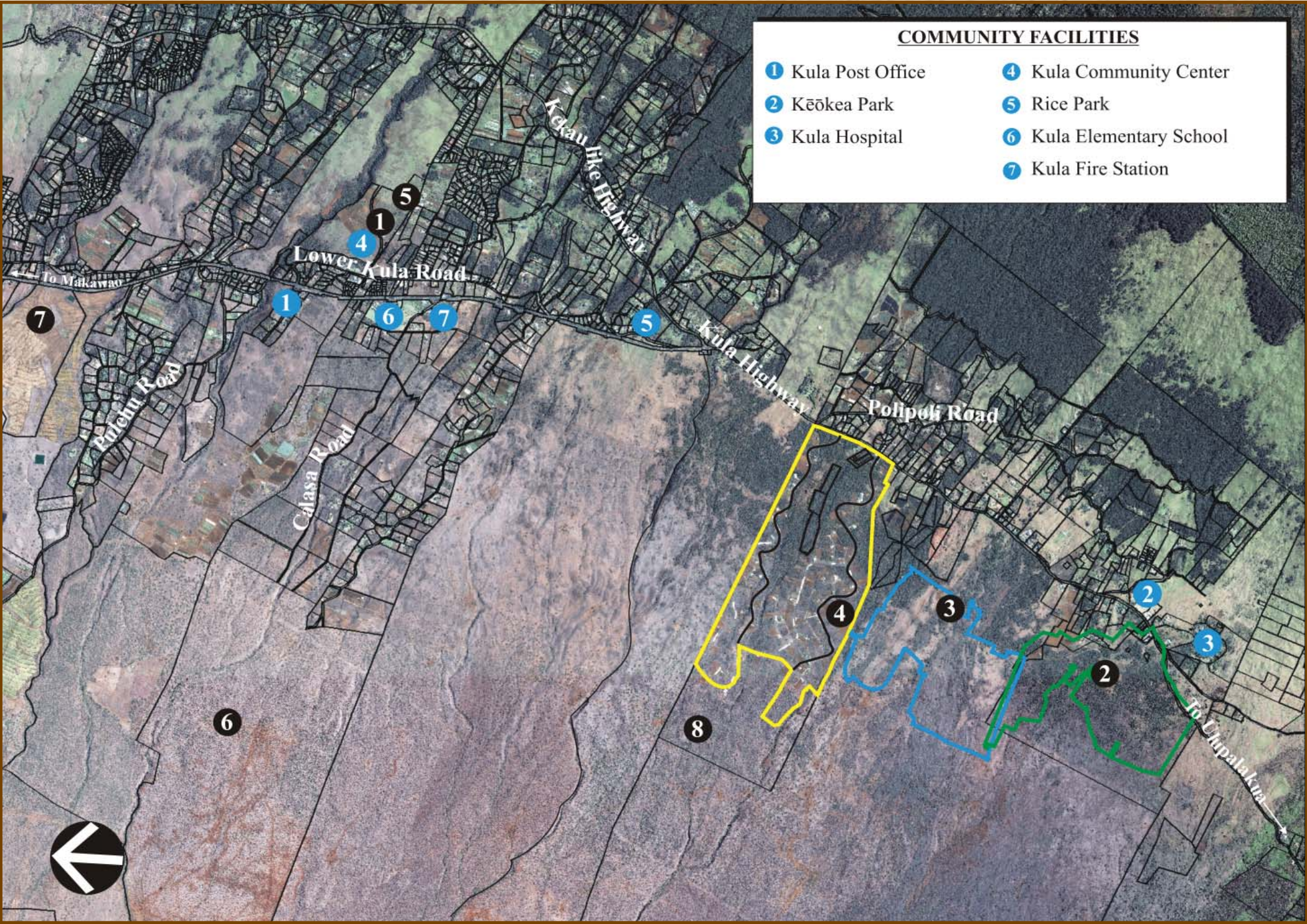
COMMERCIAL

- DHHL owns a 2-acre parcel in the Ulupalakua area which was identified for a possible "general store" in the DHHL Maui Island Plan. This development may provide economic opportunities for DHHL beneficiaries and Upcountry residents.
- In the vicinity of the Waiohuli and Kēōkea homesteads, there is existing commercial development. Ching's Store and gas station is located approximately 2 miles south of the Kēōkea and Waiohuli homesteads. Ulupalakua Ranch Store and the Tedeschi Vineyards wine tasting room are located further south of the homesteads, in the Ulupalakua area. Kula Hardware with gasoline service is located approximately 4 miles north of the homesteads. Also located in the same area as the Kula Hardware store is LA Provence Restaurant. Café 808 and Morihara Store are located approximately 3.5 miles north of the homesteads and provide plate lunches and grocery items. In addition to these commercial/retail establishments in the area, there are a number of smaller cottage industry types of businesses, as well as bed and breakfast accommodations including Kula Lodge and Restaurant, Pacific Motor Works and Alii Kula Lavender farm. Further north of the homesteads is the Kulamalu Town Center with commercial and professional offices.



III. Regional Land and Development

DEVELOPMENT PROJECTS MAP



Development Projects

Housing

- ❶ **Kula Affordable Senior Housing - Kula Community Federal Credit Union**
 - 1.7 acres, zoned Public/Quasi-Public
 - 36 affordable rental apartments
 - Status: Project pending
 - Exp Comp: Unknown
- ❷ **Kēōkea-Waiohuli Development Kēōkea Farm Lot Subdivision - DHHL**
 - Approximately 132 acres
 - 66 2-acre lots
 - Status: Construction began in the 3rd quarter of 2006; reselection of lots was completed in July 2009.
 - Exp Comp: Final subdivision approval received in March 2010
- ❸ **Kēōkea-Waiohuli Development, Undivided Interest DHHL**
 - 523 acres, zoned Agricultural
 - 320 single-family residential improved lots proposed (20,000 sq. ft. minimum lot size)
 - 196 acres for residential lots
 - 100 acres to be used for archaeological/cultural preserves
 - 100 acres for ranching/grazing; and
 - 125 acres for open space
 - Status: Phase 1 subdivision improvements were completed in 2009; Phase 2 construction anticipated in December 2011.
 - Exp Comp: Phase 1 infrastructure and subdivision approval received in December 2009 and March 2010; Phase 2 subdivision improvements anticipated to start in late 2013, subject to funding.

Housing

(continued)

- ❹ **Kula Residence Lots, Unit 2 - DHHL**
 - Approximately 400 acres, zoned Agricultural
 - 99 single-family residential improved lots proposed
 - Status: Waiohuli Hikina 35-lot subdivision improvements completed March 2008; lot selection occurred in September 2007.
 - Exp Comp: Waiohuli Uka and Lot 134 will be completed beyond 2015
- ❺ **Kula Ridge - Kula Ridge, LLC**
 - Approximately 48 acres, zoned Agricultural
 - A total of 116 residential units planned, 70 affordable house/lot packages, 42 market-priced lot-only and four (4) 4-acre large lots.
 - Status: 201H-38 Hawaii Revised Statutes, application pending submittal.
 - Exp Comp: Unknown
- ❻ **Waiakoa Ranch - Kula 1800 Investment Partners, LLC**
 - 1,800 acres, zoned Agricultural
 - 86 large agricultural lots, ranging in size from 5 to 40+ acres in size and one large 323 acre parcel
 - Status: Received preliminary subdivision approval in December 2006; pending final subdivision approval
 - Exp Comp: Estimated in 2011
- ❼ **Kula `Īo - KSD Hawaii**
 - Approximately 230 acres, zoned Agricultural
 - 35 lots, ranging in size from 2.5 to 25 acres
 - Status: Subdivision improvements completed; lots for sale
 - Located makai of Kula Highway, between Naele Road and Holopuni Drive

Public/Quasi-Public Facilities

- ❽ **School Development - DHHL**
 - 30 acres designated for future school in the overall Kēōkea/ Waiohuli Homesteads
 - Cost to be determined
 - Status: Pending further discussions and possible partnership with the State of Hawaii, Department of Education or Kamehameha Schools
 - Exp Comp: Unknown

PROJECT OUTSIDE OF MAP

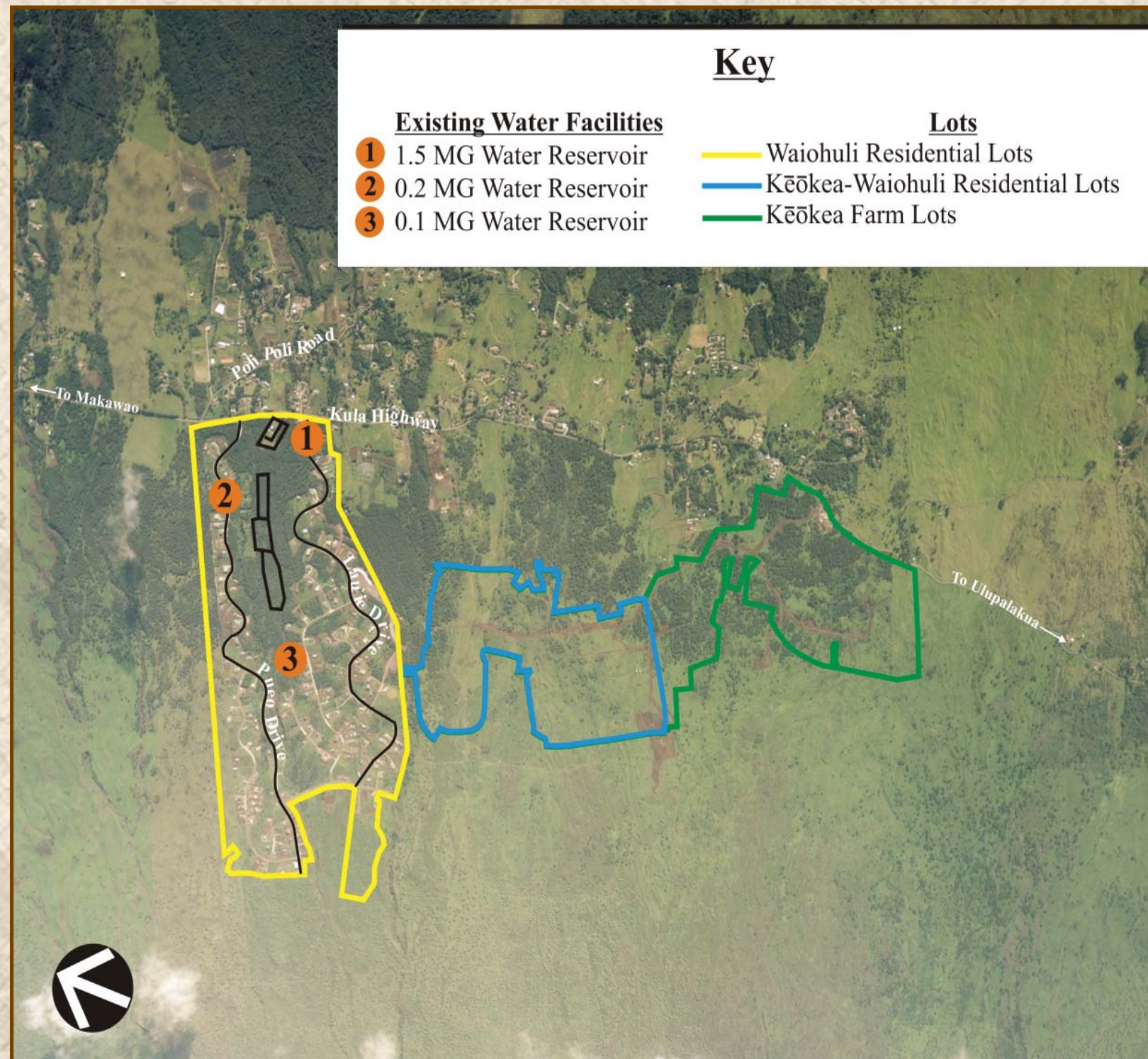
Upcountry to Kihei Highway - DOT

- Construction of highway from north Kihei area to Haliimaile area
- New highway alignment located west of the Waiohuli homestead
- \$710,000 for design; \$95.6 million for entire project
- Status: Environmental review process completed in 2002; design funds released by Governor in January 2006; roadway rights-of-way to be secured; roadway design in progress
- Exp Comp: 2013



IV. Infrastructure

WATER INFRASTRUCTURE MAP



Potable water for the Kula region is provided by the County of Maui Department of Water Supply. The Kula system consists of an upper system at the 4,200 feet elevation, which collects surface water from Haipuaena, Puohakamoa and Waiakamoi Streams, and the lower system, at the 3,000 foot level, which diverts water from the Haipuaena, Puohakamoa, Waiakamoi and Honomanu Streams. Both upper and lower systems supply water to the Kēōkea/Waiohuli area.

DHHL has a Water Credits Agreement with the County of Maui, Department of Water Supply (DWS), which states that 500,000 gallons per day (GPD) of potable water shall be committed to the Kēōkea/Waiohuli home sites. It also states that DWS will maintain improvements and deliver water, except during droughts.

PROPOSED WATER IMPROVEMENTS

- Water may be pumped from the Hamakuapoko and proposed Haiku Wells, however, due to the high cost of pumping to higher elevations, development and utilization of these wells are unlikely. The Po`okela well in Makawao was completed and went online in May 2007. This well is currently utilized only under drought conditions or other emergency purposes, when Upcountry water sources are inadequate.
- Some potable water demand may be alleviated by the proposed dual water system (agricultural/potable) to be implemented by 2010, by the Natural Resources Conservation Service (NRCS), which will eliminate the need for water treatment for irrigation water.
- By 2015, intake improvements are expected on the Lower Kula Water System. By 2020, the County is planning to develop wells in Kēōkea and complete the Pulehu Well and Transmission Project.
- When the Environmental Assessment was filed for the Waiohuli Homestead Community Project, it was assumed that the water demand for Waiohuli, Waiohuli Uka and Waiohuli Hikina would total approximately 293,400 GPD. About 4,250 GPD would be allocated to a 2.5-acre park. However, based on DWS comments, it appears that by the time Waiohuli Uka and Waiohuli Hikina are completed, all of the water allocation will be utilized.
- In the proposed Fiscal Year (FY) 2009, County of Maui budget, approximately \$15 million is proposed for water infrastructure projects in the Upcountry area. Among the proposed projects are improvements to the Kamole Water Treatment Plant, Kula Tank, and Makawao Waterline, as well as increased Upcountry Water Storage and improvements to the Waikamoi Flume. Collectively, these projects will provide and improve water service for the Upcountry area.

EXISTING WATER INFRASTRUCTURE

- 1
- 2
- 3

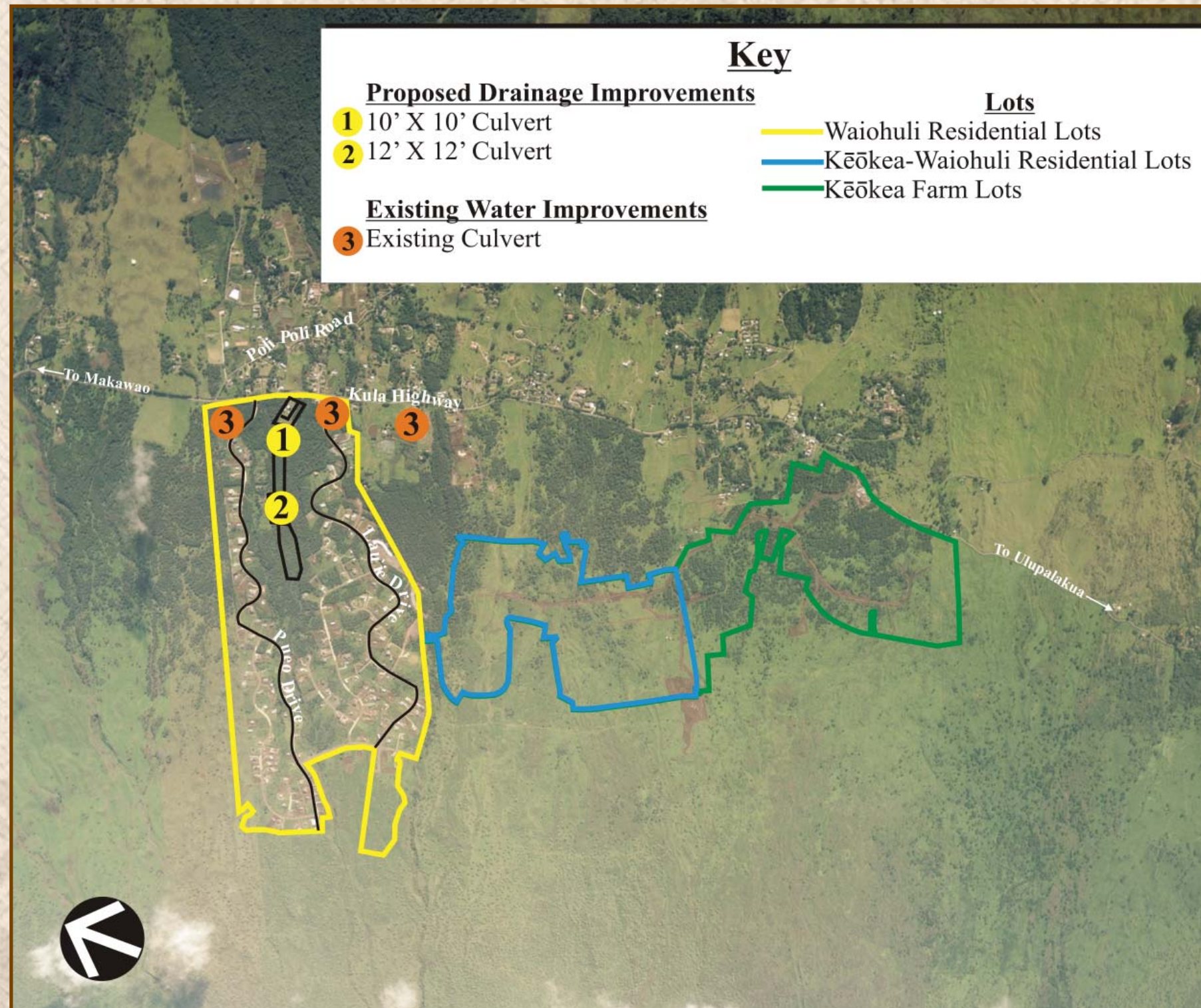
In 2001, in the Makawao-Pukalani-Kula Community Plan region, municipal demand was 6.40 million gallons per day (MGD). This was 1.57 MGD more than 1991 demand. In 2001, the upper Kula, lower Kula, Ulupalakua and Kula Agricultural Park region demand was 4.63 MGD. Thus the estimated water demand for 2011 is anticipated to be increased by 1.5 MGD.

The existing Kula Residential Lots (Unit 1 and Unit 2) have water system improvements which consists of three (3) storage tanks and distribution lines. The three (3) reservoirs consist of a 1.5 MG tank, a 0.2 MG tank and a 0.1 MG tank.



IV. Infrastructure

DRAINAGE INFRASTRUCTURE MAP



DRAINAGE

While typically dry, the Keokea and Waiohuli area has significant drainage facilities; the natural slope and soils provide adequate drainage, however, the complex drainage patterns can affect house construction. The entire area is designated Zone X by Flood Insurance Rate Maps, an area of minimal flooding. When rainfall is heavy, water sheet flows to Waiohuli Gulch, which flows through the northern portion of the site. To mitigate downstream flow to Kihei, DHHL has developed an onsite retention basin to retain flows. To mitigate drainage between lots, swales and cut-off ditches are needed.

The County of Maui does not have any plans for drainage system improvements.

PROPOSED DRAINAGE IMPROVEMENTS

At the Waiohuli Homestead development, two (2) concrete box culverts are part of the Waiohuli Uka subdivision improvements.

- 1** One (1) 10-foot by 10-foot culvert will be located beneath Roadway 68 and will channel water from an existing culvert along Kula Highway. Other subdivision drainage improvements include paved swales along the interior subdivision roadways, diversion ditches and swales and an underground drainage system.
- 2** One (1) 12-foot by 10-foot culvert will be located beneath the interior subdivision roadway (Roadway 67), that will direct water from Waiohuli Bridge on the east side of the property to the west side.

EXISTING DRAINAGE INFRASTRUCTURE

- 3** The Kula Residential Lots have drainage improvements installed as part of the project. Drainage improvements include roadway culverts, detention basins and a subsurface drainage system. Additionally, there are three (3) drainage culverts installed in the area, under the Kula Highway. Between Kēōkea-Waiohuli Development Phase I and Waiohuli Hikina, a bridge has been constructed spanning the Waiohuli Gulch. Two (2) large detention basins and an interceptor ditch have been constructed to mitigate flows.

WASTEWATER IMPROVEMENTS

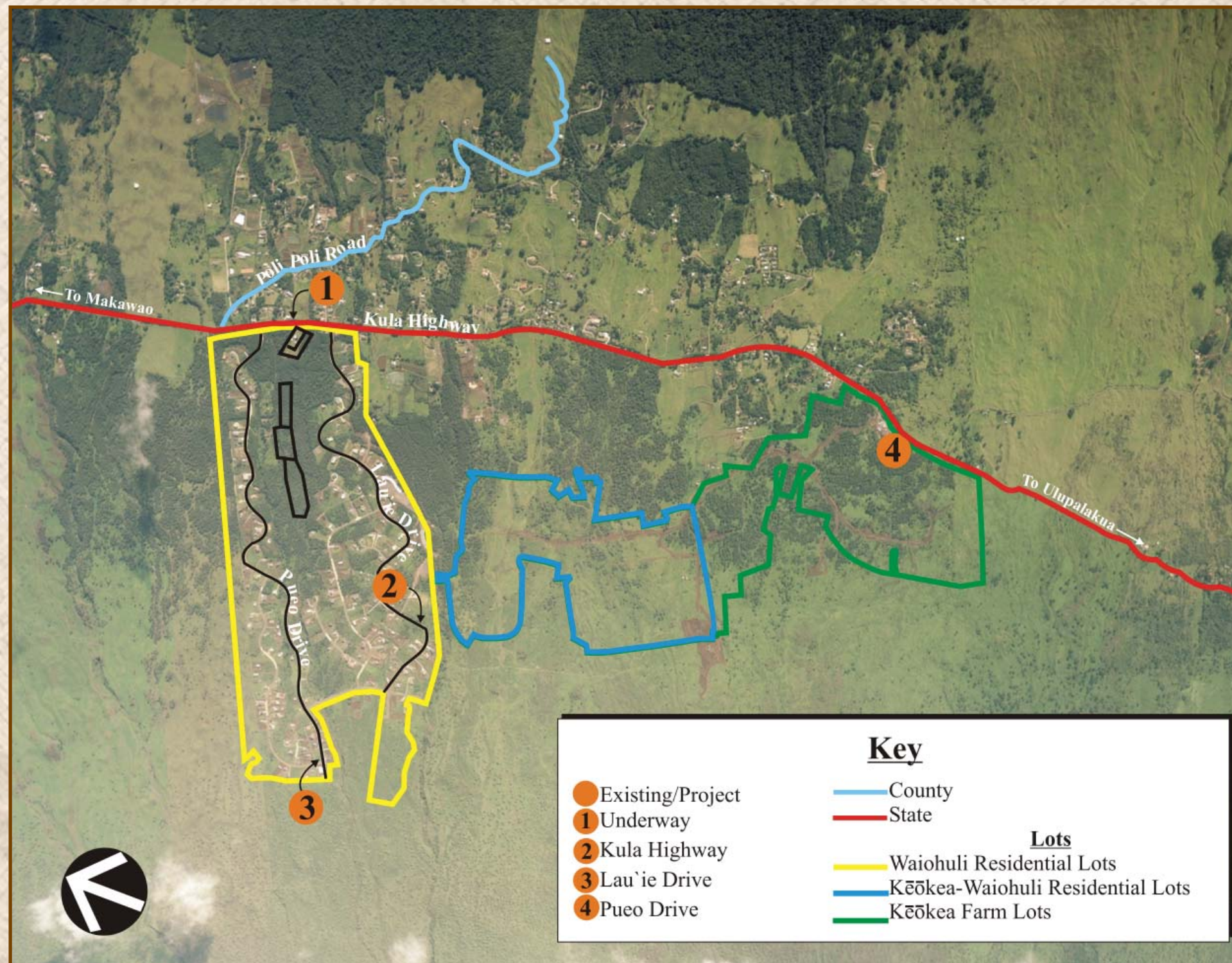
Wastewater in the Kula region is treated, processed and filtered through individual cesspools, septic tanks and leach fields or pits. The County currently does not service the area with a sanitary wastewater collection and treatment system. The Department of Health (DOH) allowed individual waste disposal systems under a variance application for the Kēōkea-Waiohuli homestead lots. The DOH also requires wastewater disposal for the Kula Residential Unit 1 and Unit 2 projects be connected to the County system when available.

- Individual wastewater systems are proposed for the Waiohuli Homestead Community lots. As previously noted, the County of Maui has no immediate plans for the installation of wastewater infrastructure in the Upcountry area. However, should connection to the County wastewater system become available in the future, the homeowners would connect to the County system.
- The Fiscal Year (FY) 2009, County of Maui budget includes a capital improvement project appropriation in FY 2014 for a wastewater master plan study for the Makawao/Pukalani area. The study would review the possible expansion of the wastewater treatment collection system to service the Upcountry community. New developments in the Kula area are anticipated to be accommodated by individual wastewater systems. Long-term development will likely include sanitary sewer improvements



IV. Infrastructure

ROAD INFRASTRUCTURE MAP



PROPOSED ROADWAYS

Upcountry to Kihei Highway

The State of Hawaii, Department of Transportation's proposed Upcountry to Kihei Highway is currently aligned approximately 11 miles northwest of the Waiohuli Homestead boundary. Potential connections to the highway may exist within the Waiohuli homestead allowing for better overall traffic circulation.

Status: Roadway right-of-ways, as well as funding for the Upcountry to Kihei Highway needs to be secured; environmental impact assessment process as completed in 2002. In January 2006, the Governor released \$710,000.00 for the design of the new two-lane highway. Total project cost is estimated at \$95.6 million, with completion anticipated by the end of 2012.

EXISTING ROADWAYS

1 Kula Highway

The Waiohuli homestead is adjacent to Kula Highway, which is a two-lane, two-way State facility. The highway begins north of Pukalani town and extends south toward Ulupalakua. The speed limit along Kula Highway is generally 45 miles per hour.

2 Lau`ie Drive

Primary access and egress to the Waiohuli and Kēōkea homesteads is provided by Lau`ie Drive, a two-lane County maintained collector roadway. This roadway is an internal circulation route through the Kula Residential Lots. Its intersection with Kula Highway is unsignalized. There are no separate left and right turn lanes into or out of the subject property.

EXISTING ROADWAYS

(Continued)

3 Pueo Drive

Secondary access and egress to the Kula Residential Lots is provided via Pueo Drive which runs through the Kēōkea Lots, to the north of Lau`ie Drive. Pueo Drive is a two-lane, east-west, County maintained collector roadway.

4 Keanuheha Drive

A primary access and egress to the Kēōkea homesteads and secondary access to the Waiohuli homesteads is provided by Keanuheha Drive. Keanuheha Drive is in the process of being turned over to the County of Maui by DHHL. Its intersection with Kula Highway at the southern terminus is unsignalized. At its northern terminus Keanuheha Drive intersects with Lau`ie Drive.

ROADWAYS OUTSIDE OF MAP

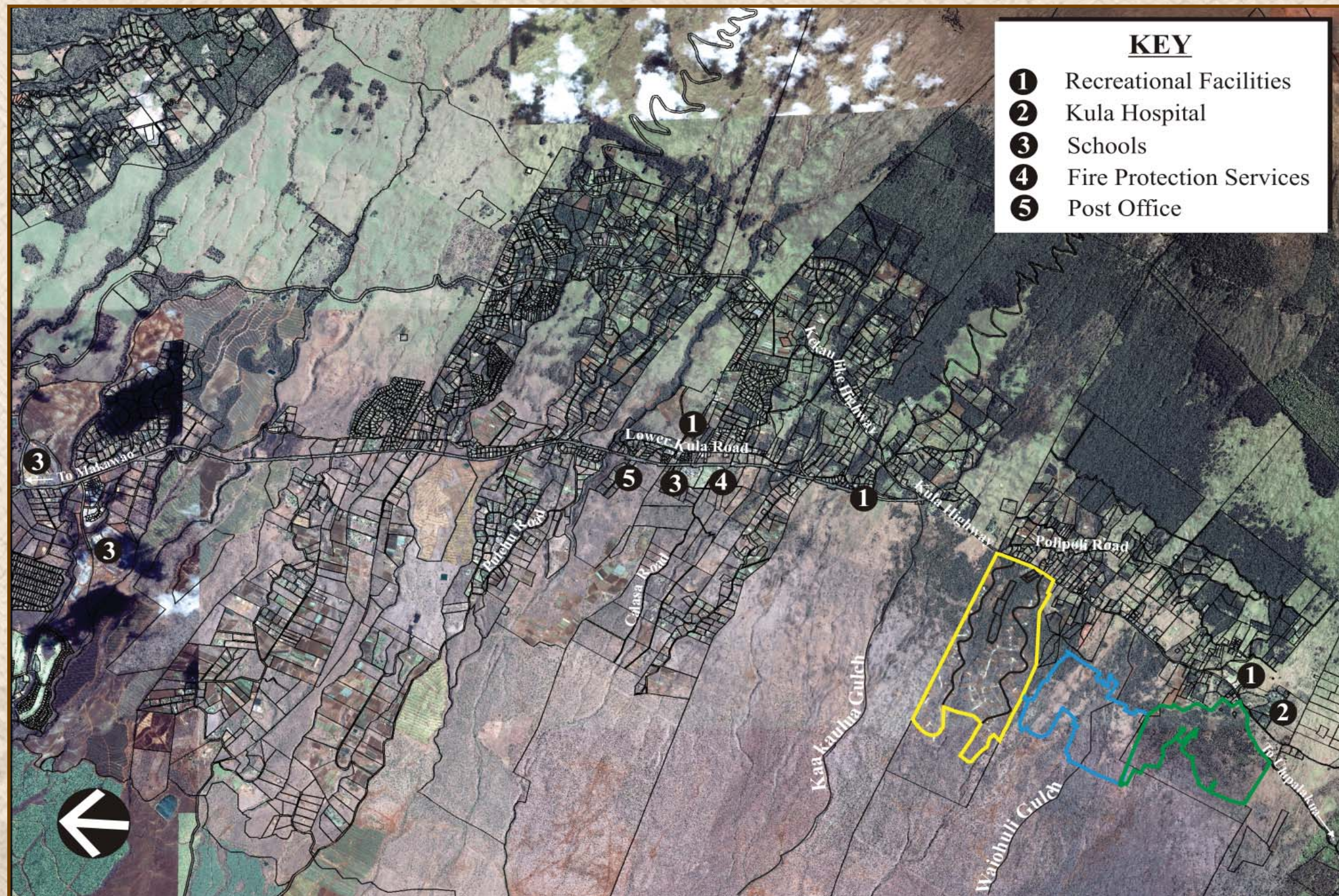
Haleakala Highway

Located to the north of Waiohuli/Kēōkea homestead, Haleakala Highway serves as the principal access route between Central and Upcountry Maui. In September 2008, improvements to a 5.5-mile stretch spanning from Hana Highway to the Pukalani were completed, expanding the highway from two to four lanes.



IV. Infrastructure

REGIONAL SERVICES AND PUBLIC FACILITIES



Regional Services and Public Facilities

Healthcare Facilities - In the region, residents have access to the following major health care facilities:

- Kula Hospital
- Maui Medical Clinic (Pukalani)

Kula Hospital is a Critical Access Hospital with five (5) acute care beds, 99 SNF/ICF (skilled nursing/intermediate care) beds, nine (9) ICF/MR (developmentally disabled inpatient services) beds, a 24 hour emergency room and outpatient clinic with lab and x-ray services. Kula Hospital employs 193 staff including five (5) physicians and two (2) contract-ed clinic based physicians.

Police Facilities - The Wailuku Police Station is located approximately 18 miles to the west of the Kēōkea and Waiohuli Homesteads. The Wailuku Station is the central office for the Maui Police Department and includes eleven (11) beats with 111 patrol officers and 38 investigative officers. A total of 43 officers are dedicated to the Makawao-Pukalani-Kula Community Plan region. There are two (2) beats which patrol the Makawao-Pukalani-Kula region. A police substation is located in the Kulamalu Town Center.

Future Need- Based on the future growth projections for the Upcountry area, it is estimated that by year 2020, police service needs will increase by 30 percent from its current allocation. This would correspond with the need to hire an additional 14 officers and nine (9) support staff.

Fire/EMT Facilities - The Kula Fire Station is located approximately three (3) miles from the homesteads. Emergency Medical Technician/Ambulance services for the Kula region are based out of the Kula Hospital located approximately two (2) miles from the homesteads.

Future Need - The Kēōkea and Waiohuli residential areas are located within the Residential District standard of five (5) road mile service radius and, thus, have adequate fire protection. The Department of Fire and Public Safety has no plans for a new facility in the Kēōkea/Waiohuli area.

Educational Facilities – Within the region, State Department of Education operates one (1) high school, one (1) intermediate school, and three (3) elementary schools.

Educational Facilities (cont.)

	Private/Public	Grades	Capacity	Actual Enrollment 2009-2010	% of Capacity	Projected Enrollment 2011-2012
Kula Elementary	Public	K-5	565	392	69%	405
Makawao Elementary	Public	K-5	602	471	78%	451
Pukalani Elementary	Public	K-5	578	508	88%	404
Kalama Intermediate	Public	6-8	1,118	850	76%	871
King Kekaulike High	Public	9-12	1,339	1,254	94%	1,143
Kamehameha Schools	Private	Pre K-12	1,200	1,084*	90%	N/A
Seabury Hall	Private	6-12	N/A	415*	--	N/A
Haleakala Waldorf School	Private	Pre K-8	N/A	238*	--	N/A

* Enrollment for 2008-2009 School Year

Future Need - The proposed Kēōkea/Waiohuli project is expected to have a population of approximately 3,970 persons at build-out.

Kamehameha Schools has a 175-acre campus on Maui serving grades K to 12. The campus is located east of Pukalani, off of Kula Highway (Highway 37). There were 1,084 students enrolled in grades K to 12 during the 2008-09 school year. At full build-out, the Maui campus will have a capacity to accommodate 1,200 students.

OTHER COMMUNITY SERVICES

Communications - Sandwich Isle Communications provides complete cable service to the area via underground cable lines along Kula Highway.

Electrical Service - Maui Electric Company (MECO) provides electrical service via overhead transmission lines along Kula Highway. Lands have been appropriated by MECO to create a new power generating site along Pulehu Road and Waiko Road.

Recreation - County Parks and Recreation facilities in the surrounding area include: Harold Rice Park, Kula Community Center, Waiakoa Gym, New Kula Ballfield, Kēōkea Park, Sun Yet Sen Park, Upcountry Swimming Pool, Mayor Hannibal Tavares Community Center, Mayor Eddie Tam Memorial Center and Pukalani Park. There is one (1) privately-owned golf course open for public play in the area.



V. Homestead Issues and Priorities

Over the course of several months, lessee beneficiaries identified and discussed the following issues and opportunities facing the Kēōkea-Waiohuli regions:

COMMUNITY

- Provide space for burial, cemetery grounds.
- Establish community center at Waiohuli that would include a park, playground, and certified kitchens.
- Provide land for a riding park for ATVs and motor bikes as a means to stop their current use of vacant agriculture lots.
- Develop a community garden site.
- Organize a community clean-up to remove litter and graffiti from roadways.
- Address conflicts that are occurring and mitigate potential future conflicts between residential and agricultural uses (i.e. animals, noise, etc.) by separating agricultural and residential lessees with an open space buffer zone between them.
- Establish management and training programs for proper care of the archaeological preserve and iwi kupuna.

AGRICULTURAL AND RESIDENTIAL LOTS

- Establish a community site to be utilized by the Kēōkea Farmers Association for a farmer's market.
- Identify a green waste site that could be utilized by agricultural lot lessees who are clearing their lands. Waddle trees could be used for mulch.
- Make use of existing agricultural initiatives and programs such as UH, Maui College of Tropical Agriculture and the USDA, Maui office.
- Obtain agricultural water rates for agricultural lot owners.
- Allow ohana units to be built on residential lots.
- Prevent landowners from renting out their land to others.
- Provide agricultural lot beneficiaries with a check list that identifies the process and approvals necessary to develop homes on their land.
- Notify homesteaders when changes are made regarding land use rules and regulations.

INFRASTRUCTURE

- Extend dual (Potable and Agricultural) Kula Water System waterline to Kēōkea homesteads.
- Develop new water sources and storage areas, and repair existing water lines.
- Reserve land for a future fire station.
- Develop bypass road from Kihei to Kula.
- Extend the busline to Kula Hospital or establish shuttle service to shuttle Kula residents to the nearest bus stop.
- Utilize rural design standards for road development to minimize costs and maintain rural character.
- Investigate alternative energy development opportunities.

SAFETY

- Establish a police substation in the area to assist with public health and safety.
- Ensure that the civil defense siren system provides coverage for Kēōkea-Waiohuli homesteads.
- Ensure safety of kupuna in the event of an emergency.
- Install/re-design speed bumps in the area to discourage speeding.
- Establish a neighborhood watch program.
- Discourage unauthorized entry of recreational vehicles into private lands.
- Install new roadway signs to replace those that have been damaged, removed or vandalized.



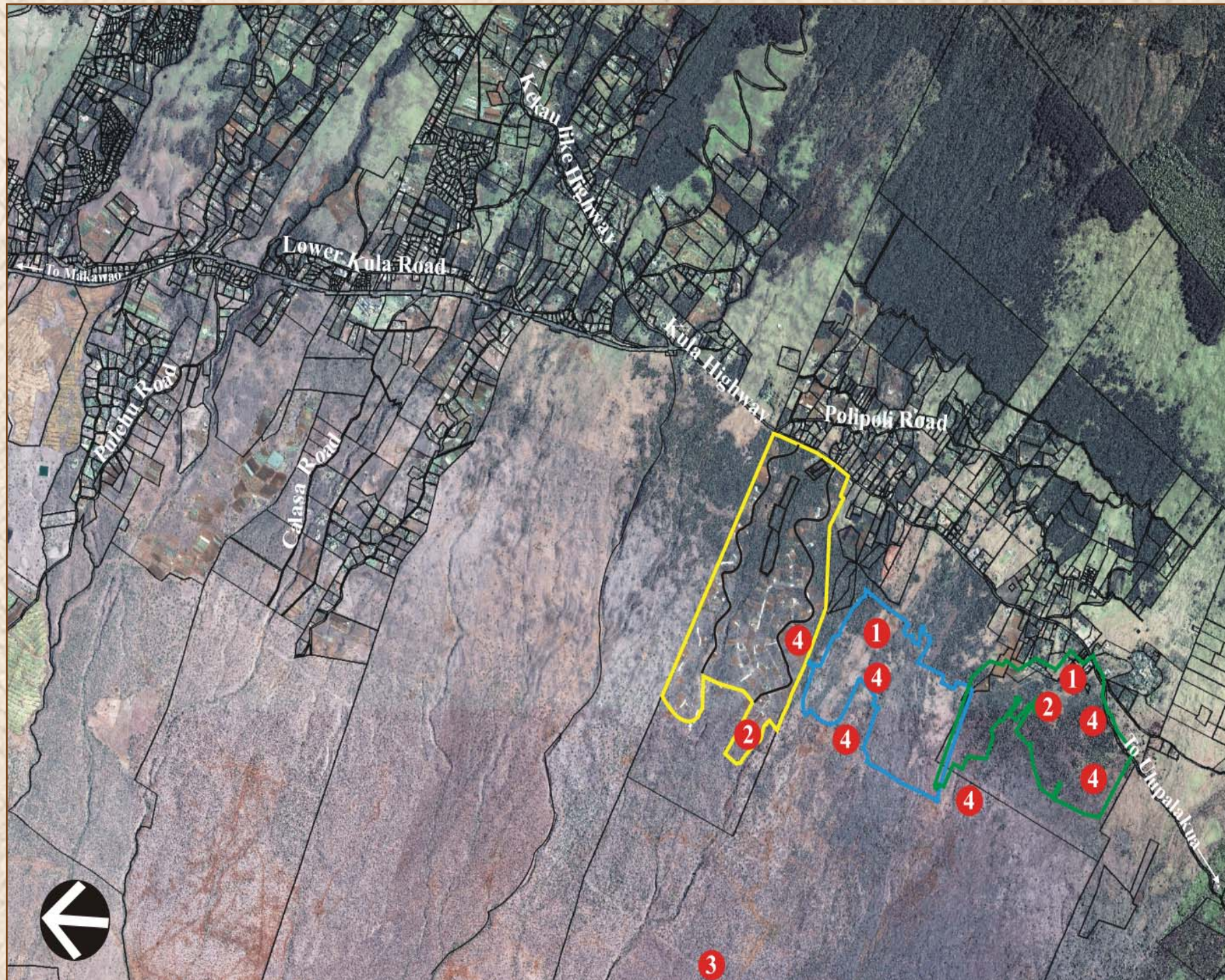
Issues, Opportunities and Potential Projects

Solutions to the identified issues and opportunities were developed into the following potential projects:

POTENTIAL PROJECTS	PROJECT COMPONENTS
1. Identify and Support the Development of Community Facilities for Kēōkea and Waiohuli	<ul style="list-style-type: none"> - With the projected lessee population in Kēōkea-Waiohuli, the region should have a cemetery. - There is a need for a community center, park, and certified kitchen facility to serve the projected population at Waiohuli. - Playgrounds <ul style="list-style-type: none"> - Fire protection infrastructure—development of fire station. - Child care site <ul style="list-style-type: none"> - Police sub-station to help with enforcement and health and safety issues. - Community gardens - “Mini Community Center” for Kēōkea farmers since they have different needs. They would like to have an open market to sell their produce. - No facility for green waste dumping, should identify a site
2. Develop Water Source and Related Infrastructure for Agricultural and Residential Lots	<ul style="list-style-type: none"> - Need for water source development, storage areas, and repairs to existing lines. - All lessees in the Kēōkea-Waiohuli region are restricted to 600 gallons of water per day. - The restriction in water use, limits the ability of our Ag lessees to engage in raising crops and animals. - Need to bring the Ag water line to the Ag Lots. - Maui County Farm Bureau, Maui County, the USDA, and the State Department of Agriculture are working on a dual water line that would extend to Kēōkea.
3. Secure Emergency Secondary Access and Civil Defense Warning System for the Region	<ul style="list-style-type: none"> - In light of recent tsunami warning, lessees want to make sure that the newly opened lands at Kēōkea-Waiohuli have appropriate civil defense warning systems in place. - There was also concern for kūpuna during times of emergency that would need assistance to evacuate or prepare their homes for the emergency.
4. Extend Bus Route or Shuttle Service to Kula Hospital	<ul style="list-style-type: none"> - Bus Transportation—extend the bus line to Kula Hospital or establish a shuttle service that could shuttle residents to the nearest bus line. - Utilize rural design standards for road development
5. Investigate the Potential Development of ‘Ohana Units (2 homes on a lot) on Large Residential Lots.	<ul style="list-style-type: none"> - Allow ‘Ohana units to be built on residential lots if the lots are 7,500 sq. ft or bigger, as long as the ‘ohana units go to ‘ohana members, not for rentals.
6. Awareness Campaign and Other Means to Address Safety Concerns	<ul style="list-style-type: none"> - Speeding cars; Drag races - Vandalism (on new bridge) - Speed Bumps are too far apart and allow vehicles to go right around the speed bumps—need to redesign the speed bumps. - Need to have a Neighborhood Watch program - Theft of sign poles—need to re-install the signs. - 4-wheel/quads/ATV going through vacant lots. - Snare traps were found on vacant lands. - If these are county roads, then the police should get in and enforce the law.
7. Address Complaints and Potential Conflicts Between Residential and Agriculture Uses	<ul style="list-style-type: none"> - Animals (smell and sound) - Pesticides/chemicals for agriculture not compatible with residential homes - Proposal to create a buffer zone to separate land uses.
8. Make Use of Existing Agricultural Initiatives and Programs	<ul style="list-style-type: none"> - University of Hawaii, Maui College - U. S. Department of Agriculture
9. Investigate Alternative Energy Development	<ul style="list-style-type: none"> - More research and studies should be done on the feasibility of developing alternative energy (all types) in Kēōkea-Waiohuli
10. Support Development of Kihei to Kula Road through Hawaiian Home Lands	<ul style="list-style-type: none"> - Participants wanted a direct roadway to Kihei through Hawaiian Home Lands because it would provide greater access to employment opportunities in South Maui for DHHL residents, students may be able to attend the new Kihei High School and the roadway would provide an alternative access in case of emergency. - Planned Kihei to Upcountry Road by State DOT will terminate at Hali’imaile, north of the Kēōkea-Waiohuli Homesteads.
11. Support Efforts to Implement/Malama Cultural Preserve Management Plans	<ul style="list-style-type: none"> - Participants requested assistance from DHHL personnel for training in proper care/management of the Cultural Preserves located within the Kēōkea-Waiohuli lands. - Both Kēōkea and Waiohuli have approved Cultural Preserve Management Plans. - There are additional archaeological sites located within the Kēōkea-Waiohuli homesteads; training was requested for homesteaders for proper procedures to care for these sites also.



V. Homestead Issues and Priorities



PRIORITY PROJECTS

- ① Develop Water Source Related Infrastructure for Agricultural and Residential Lots
- ② Identify and Support the Development of Community Facilities for Waiohuli and Kēōkea
- ③ Support Development of Kihei to Kula Road Through Hawaiian Home Lands
- ④ Support Efforts to Implement/Malama Cultural Preserve Management Plans
- ⑤ Awareness Campaign and Other Means to Address Safety Concerns (not shown on map)



Priority Projects

1 Develop Water Source and Related Infrastructure for Agricultural and Residential Lots

- Coordinate with the Natural Resources Conservation Service (NRCS), State Department of Agriculture (DOA), County Department of Water Supply (DWS) and Maui County Farm Bureau to extend dual agricultural waterline from Naalae Road to Kēōkea Agricultural lots
- Develop new water source, storage and transmission infrastructure to serve the build-out of the Waiohuli-Kēōkea homesteads
- Cost: To be determined, Federal Funds available for a portion of the dual agricultural line construction
- Status: Ongoing discussions with NRCS, DOA, DWS and DHHL to determine scope of improvements and additional funding needed
- Exp Comp: 2012 (to initiate design for agricultural waterline)

2 Identify and Support Development of Community Facilities for Waiohuli and Kēōkea

- A total of 69 acres are allocated for community and park use throughout the Waiohuli and Kēōkea homesteads
- A site has been identified and community planning is in progress for a community facility in Waiohuli on 17 acres of land
- During the update of regional plan, beneficiaries expressed the need for an additional community center in the Kēōkea homestead, as well as other community facilities such as an area for horse riding and ATV use, a green waste composting site and a cemetery
- Costs: To be determined
- Status: Community planning for the Waiohuli Community Facility is underway, funding for construction drawings and environmental review needed; Waiohuli-Kēōkea Homestead association meetings to be scheduled to determine other possible locations for community uses
- Exp Comp: 2011 (to acquire funding and initiate Environmental Assessment process for Waiohuli Community facility and to identify and assess sites for other community facilities in Kēōkea and Waiohuli)

3 Support the Development of a Kihei to Kula Road Through Hawaiian Home Lands

- During review of the regional plan update, beneficiaries expressed a desire for a new roadway that would connect the Waiohuli-Kēōkea lands to the South Maui area. The new roadway would run through the DHHL lands
- Costs: To be determined
- Status: Preliminary discussions with the State Department of Transportation and DHHL are needed to determine whether the proposed roadway could be added to the State Transportation Infrastructure Program (STIP) for funding
- Exp Comp: December 2011 (to initiate discussions with Haleakala Ranch, SDOT and initiate environmental review process)

4 Support Efforts to Implement/Malama Cultural Preserve Management Plans

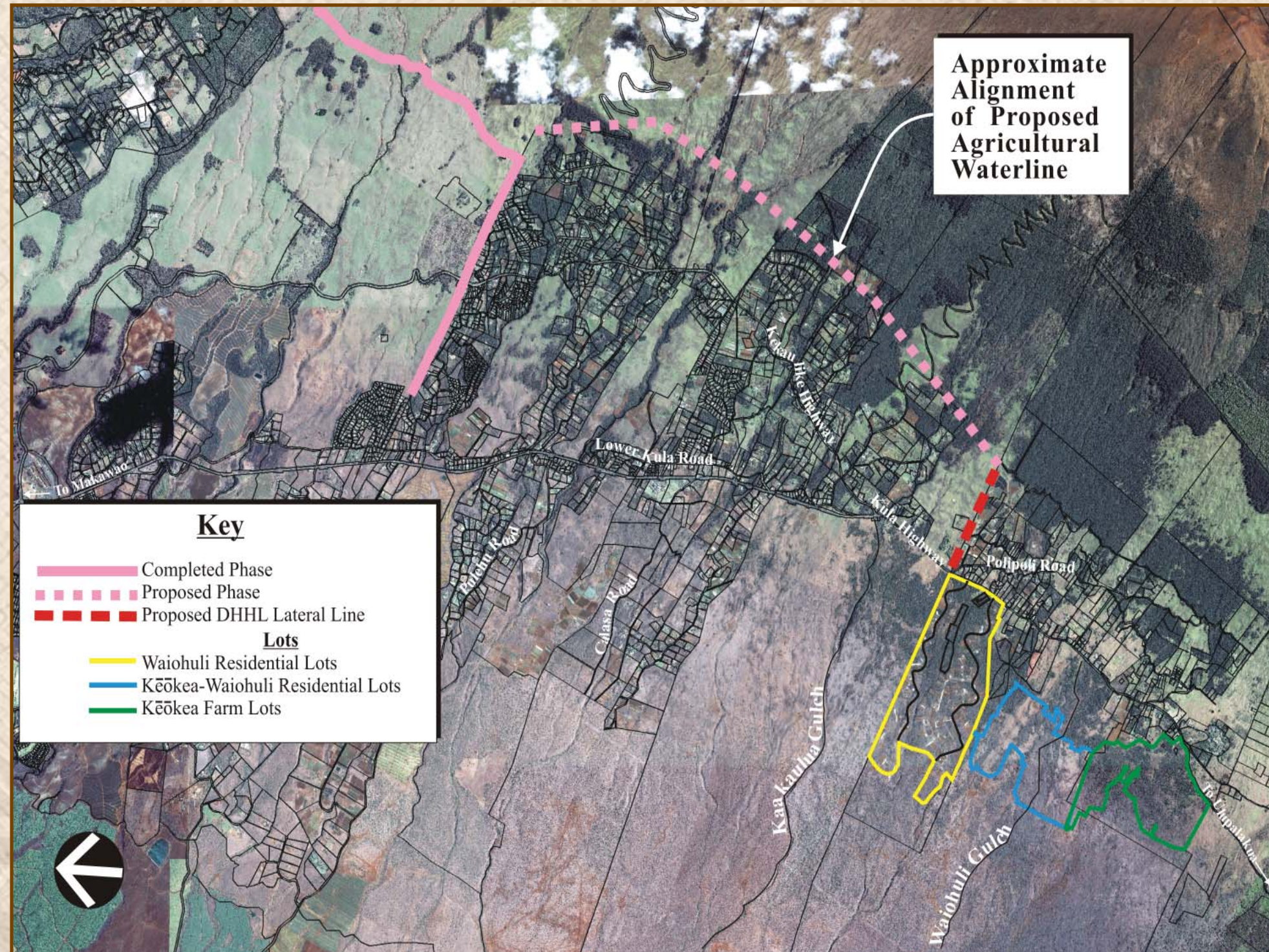
- During review of the regional plan update, beneficiaries expressed a need to maintain and care for the various archaeological and cultural sites located within the Waiohuli-Kēōkea Homesteads. Both Waiohuli and Kēōkea have approved Cultural Preserve Management Plans in place.
- Cost: To be determined
- Status: Follow up with DHHL staff for training and guidance for homesteaders in the implementation of the Cultural Preserve Plans
- Exp Comp: May 2011 (Ongoing Malama efforts)

5 Awareness Campaign/Letter Writing Campaign to Address Safety Concerns

- Beneficiaries have expressed concerns about safety and vandalism issues in their area. To address these issues, a letter writing/awareness campaign has been proposed.
- Cost: To be determined
- Status: Meet with Waiohuli and Kēōkea homesteads to discuss safety concerns and related issues and organize letter writing/awareness campaign.
- Exp Comp: December 2010



V. Homestead Issues and Priorities

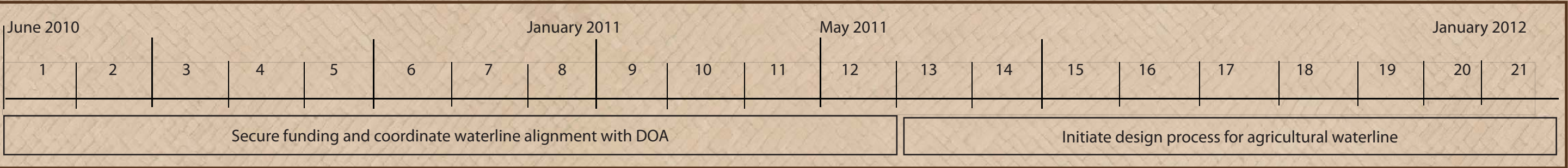


Priority Project - Develop Water Source and Related Infrastructure for Agricultural and Residential Lots

Description:	<p>This project originally began in 1997 as a way to provide Upcountry farmers with sufficient agricultural water to use on their lots. Since then, an Environmental Impact Statement (EIS) has been completed for the project, allowing construction of the waterline to begin. The Kēōkea homesteads are near the end of the waterline and have not been able to benefit from the project. Because these homesteaders are restricted to using only 600 gallons of water per day, their agricultural pursuits remain limited. As Federal funding is already in place, and the County of Maui, Department of Water Supply (DWS) is proposing infrastructure improvements to its Upcountry system. DHHL will need to coordinate with the State Department of Agriculture to extend the line into the Kēōkea homesteads and identify funds for the construction of internal lateral distribution lines.</p> <p>In addition, homesteaders are also interested in extending a dual (Agricultural and Potable) waterline to Kēōkea and Waiohuli that would increase their usage capacity for both agricultural and potable drinking water. There is a Capital Improvement Project (CIP) proposed by the DWS for source development in the Paia-Haiku region in the Fiscal Year 2011 budget. The new source project may assist in providing source for the Upcountry area, particularly for the agricultural waterline. Continued support for this and other source projects which may benefit the Upcountry area should be supported.</p>
Estimated Completion Date:	2012 (to initiate design for agricultural waterline)
Location:	Kēōkea
Status:	The State Department of Agriculture is currently working to extend an agricultural waterline into Kēōkea but lacks the necessary funding. Federal funding and County support for the project has been secured and the project currently has support from Senator Daniel Inouye. Separately, the Fiscal Year 2011 budget for the County of Maui has allocated funding for water infrastructure improvements in the upcountry area. These improvements will support the water service infrastructure in the Upcountry area.
Partners:	Maui County Farm Bureau, Natural Resources Conservation Service (NRCS), State of Hawaii, Department of Agriculture (DOA), County of Maui, Department of Water Supply (DWS), DHHL
Cost:	Unknown, to be determined when waterline alignment confirmed.

CRITICAL PATH

- Coordinate with DOA to secure funding for lateral distribution lines to service the Kēōkea homesteads..
- Coordinate with DOA to design the lateral distribution lines.
- Monitor and support DWS funding for new source, storage and transmission projects for the Upcountry area.



V. Homestead Issues and Priorities

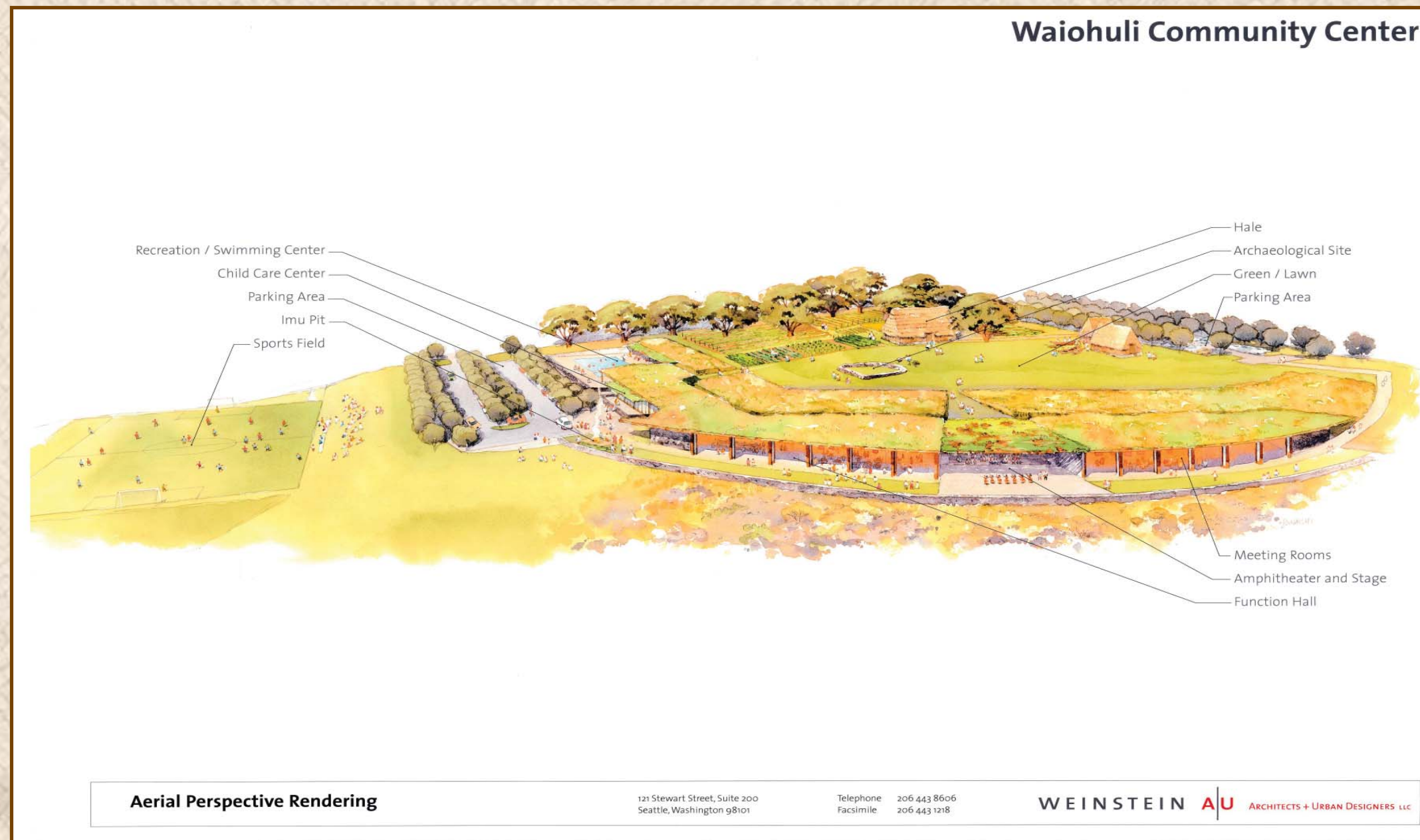


Figure 1
Rendering of Waiohuli Community Facility
(provided by the Waiohuli Development Project)

POTENTIAL COMMUNITY USES

- Waiohuli Community Center (see Figure 1)
- Riding Park for ATVs and Motorbikes
- Community Garden
- Burial, Cemetery Grounds
- Farmer's Market
- Green Waste Site
- Fire Station
- Police Sub-station
- Playgrounds
- Child Care Site

Acknowledgements: Clyde Murashige, AICP, CMUR Group; Kirk Tanaka P.E., R.T. Tanaka Engineers, Inc.; Paul Flinn, Paul Flinn Design; Edward Weinstein FAIA, Weinstein A/U Architects + Urban Designers; Doreen Napua Gomes, LLC, Project Coordinator; Wailani Artates, Artistry8; Barbara J L Purdy, Accounts Receivables/Payables; Kaulana H. R. Park, Chairman, Department of Hawaiian Home Lands; Linda Chinn, Administrator, DHHL, Land Management Division; Officers and Directors of Waiohuli Hawaiian Homesteaders Association, Inc.



Priority Project - Identify and Support the Development of Community Facilities for Kēōkea and Waiohuli

Description:	There are many different needs of the community that Kēōkea and Waiohuli homesteaders would like to see met. This project would help to address those needs by identifying and developing various community facilities and spaces. Waiohuli homesteaders, for instance, have expressed a need for a community center, park, and certified kitchen. Kēōkea farmers on the other hand, have expressed a need for a community farmer's market to sell their produce. Other projects that homesteaders have expressed an interest for include a riding park, child care site, police sub-station, community gardens, playgrounds, community cemetery, fire protection infrastructure, and green waste sites. Currently, a total of 69 acres has been allocated for community and park use for the Kēōkea and Waiohuli homesteads.
Estimated Completion Date:	2011 (To acquire funding and initiate Environmental Assessment process for Waiohuli Community facility and to identify and assess sites for other community facilities in Kēōkea and Waiohuli)
Location:	Kēōkea and Waiohuli homesteads
Status:	Preliminary designs as well as a project report for the proposed Waiohuli community center site has been completed, including a master-plan conceptual drawing. Waiohuli-Kēōkea Homestead Associations meetings to be scheduled to determine other possible locations for community uses.
Partners:	Kēōkea Homesteads Association, Waiohuli Homesteads Association, and DHHL
Cost:	Unknown

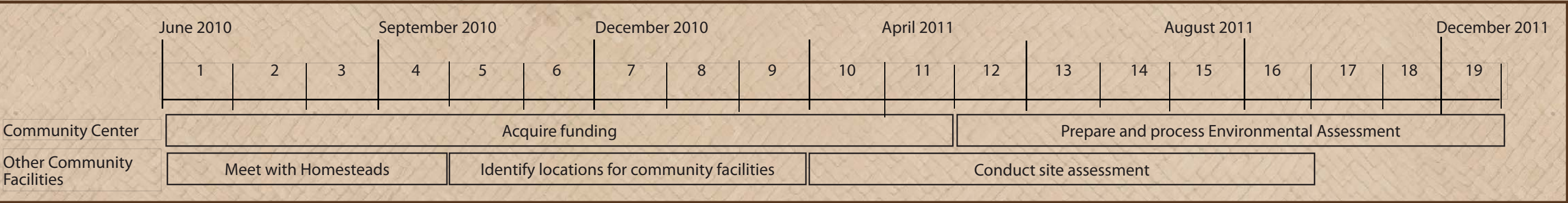
CRITICAL PATH

Community Center

- Acquire funding for project implementation.
- Environmental Assessment Process to be initiated and completed.

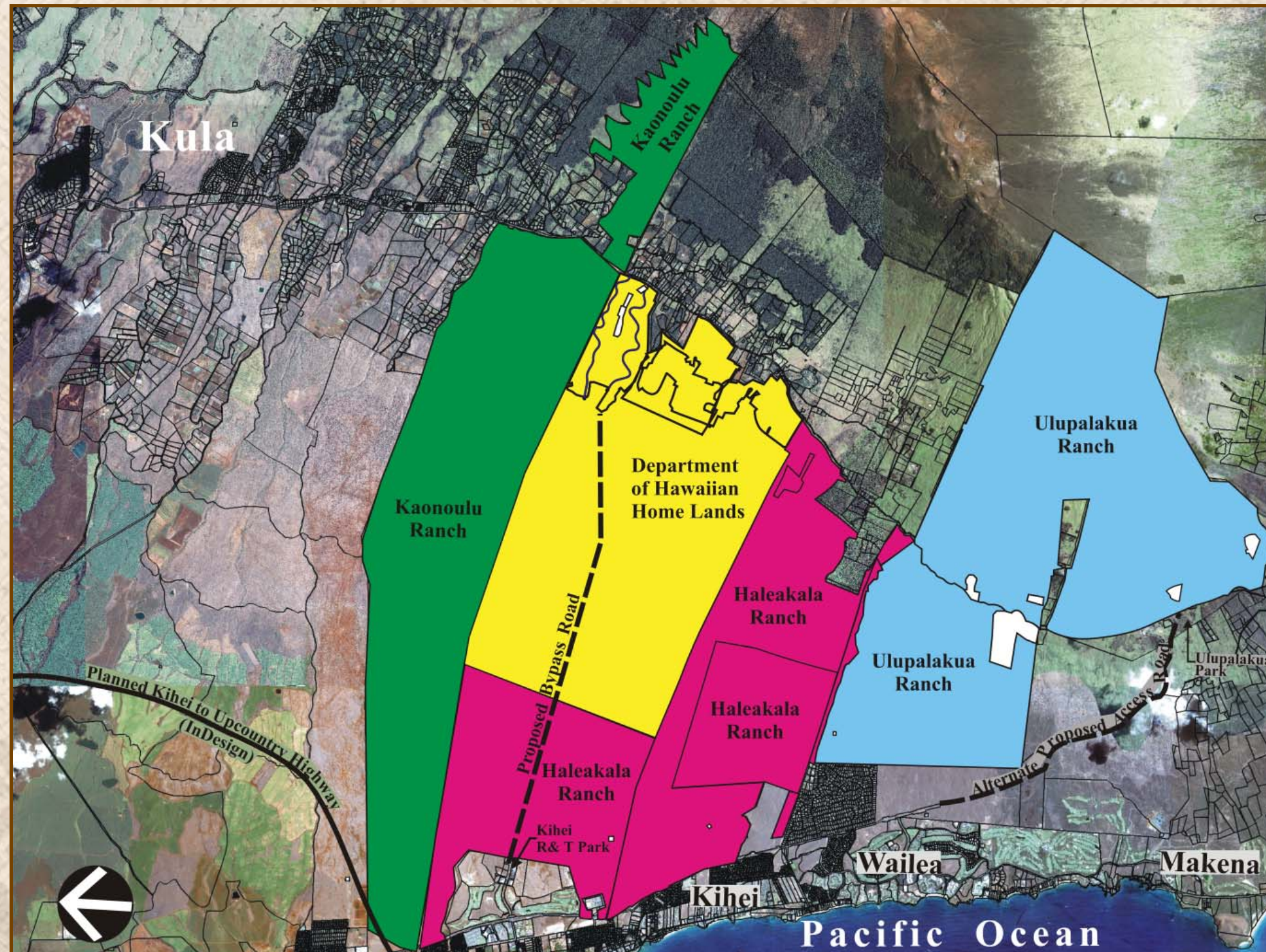
Other Community Facilities

- Meet with Kēōkea and Waiohuli Homesteads Associations to organize, discuss and prioritize potential community facilities.
- Identify community facilities to be implemented.
- Conduct site assessment study for proposed community facilities.
- Acquire funding and support for community facilities.



V. Homestead Issues and Priorities

KIHEI TO KULA ROAD ALTERNATIVES



Priority Project - Support Development of Kihei to Kula Road Through Hawaiian Home Lands

Description: Kēōkea and Waiohuli homesteaders expressed a desire for a bypass road connecting Kula to Kihei. This would provide upcountry residents with easier access to the urban and commercial centers of Kihei, provide an alternate access road out of Kula in the event of an emergency, allow upcountry youth to attend Kihei schools, and bring more business into the upcountry area.

Estimated Completion Date:

December 2011 (To initiate discussions with Haleakala Ranch, SDOT and initiate environmental review process)

Location:

Kula, Kihei

Status:

Currently there is a parcel of land between Kihei and the DHHL homesteads that is owned by Haleakala Ranch. Coordination with Haleakala Ranch would need to be undertaken to negotiate use of their land. Discussions with the State Department of Transportation is needed to determine whether the proposed roadway could be added to the State Transportation Infrastructure Program (STIP) for funding.

Partners:

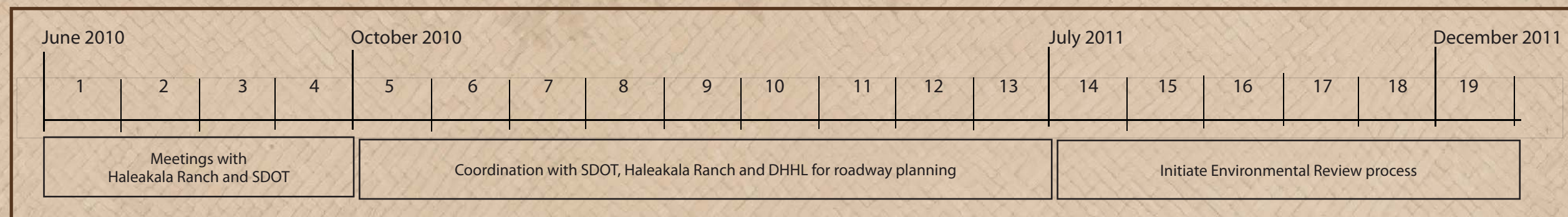
Haleakala Ranch, State Department of Transportation (SDOT), DHHL

Cost:

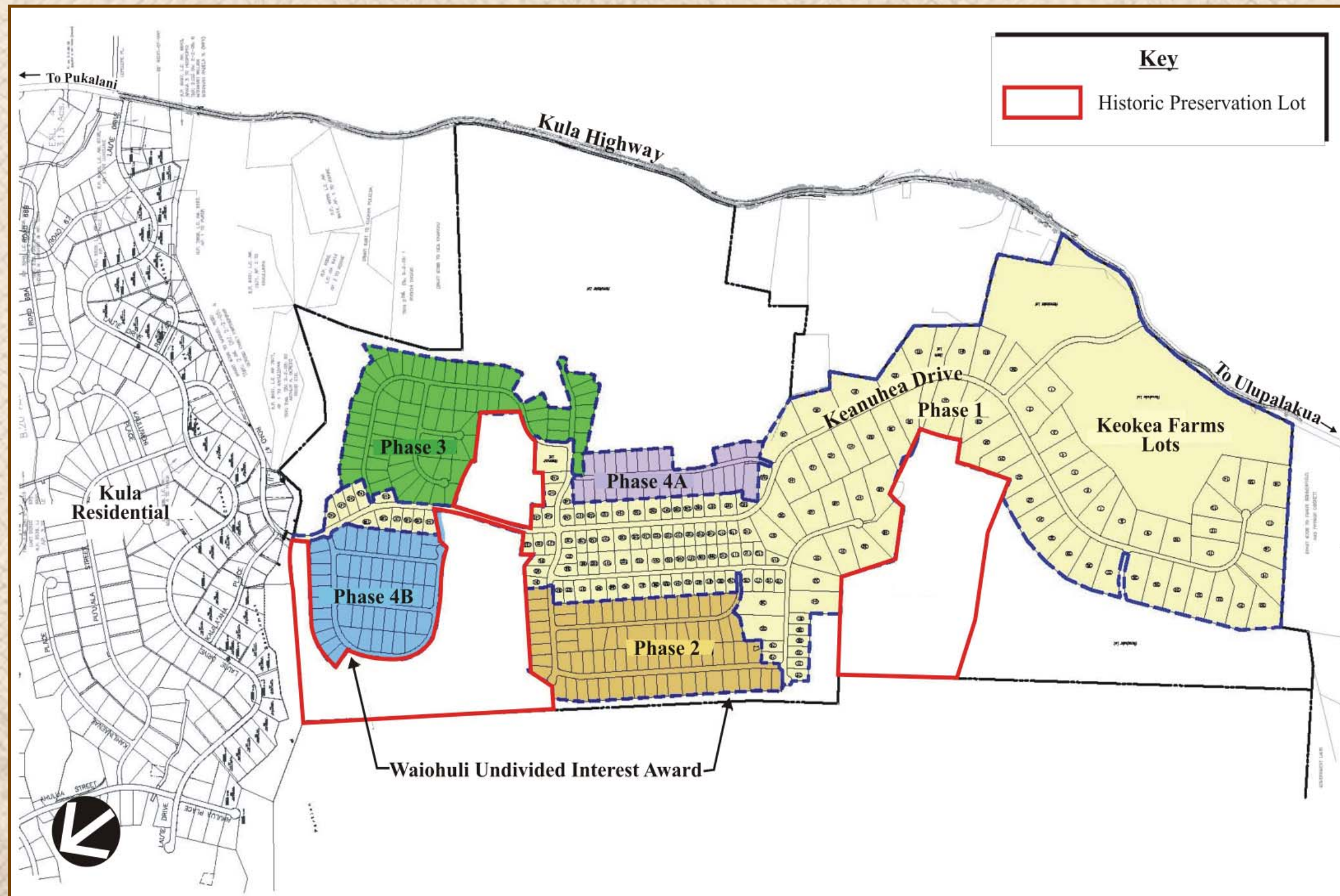
Unknown

CRITICAL PATH

- Schedule meetings with Haleakala Ranch to discuss proposed roadway bypass and negotiate use of their land.
- Schedule meetings with SDOT to discuss STIP funding.
- Coordinate with SDOT and neighboring landowners for future regional roadway planning.
- Initiate environmental review process upon securing potential alignment for roadway.
- Secure financing for DHHL's portion of the proposed roadway bypass through DHHL lands.



V. Homestead Issues and Priorities

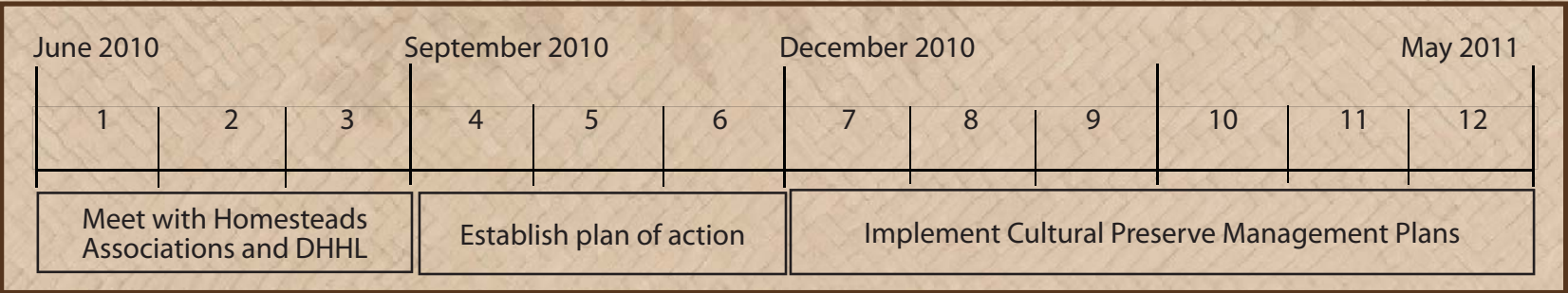


Priority Project -Support Efforts to Implement/ Malama Cultural Preserve Management Plans

Description:	Within the Kēōkea and Waiohuli homesteads there are an abundance of cultural resources. Homesteaders would like to ensure proper preservation of these cultural resources through the training and management component of existing plans for the area.
Estimated Completion Date:	May 2011 (ongoing Malama efforts)
Location:	Kēōkea and Waiohuli Homesteads
Status:	Cultural preserve management plans currently exist for both the Kēōkea and Waiohuli homesteads.
Partners:	Kēōkea Homesteads Association, Waiohuli Homesteads Association, DHHL
Cost:	Unknown

CRITICAL PATH

- Meet with Kēōkea and Waiohuli Homesteads Associations and DHHL personnel for training and guidance in the implementation of cultural preserve management plans.
- Establish plan of action for homesteaders detailing what provisions of the cultural preserve management plans can be implemented, and how they will be implemented.
- Implement cultural preserve management plans.



V. Homestead Issues and Priorities



Bridge Between Waiohuli and Kēōkea Lots



Discussion with Residents



Speed Bumps on Keanuhea Drive

Priority Project - Awareness Campaign and Other Means to Address Safety Concerns

Description: A variety of incidents within the homesteads areas in recent years has been a cause for concern for many residents of the Kēōkea and Waiohuli homesteads. Incidents that have been observed in the area include vandalism, speeding, theft of traffic sign poles, unattended snare traps, and unauthorized entry onto private lands. In addition, homesteaders have identified other issues they would like to have addressed, including adding a traffic signal and rumble strips to Kula Highway and installing security fences around water tanks and drainage culverts. Homesteaders have suggested implementing a letter writing campaign to county officials, community leaders and their fellow residents, to address their safety concerns and spread awareness of these issues. Support from county officials as well as from the community could be garnered to implement a neighborhood watch program and community clean-ups.

Estimated Completion Date: December 2010

Location: Kēōkea and Waiohuli homesteads

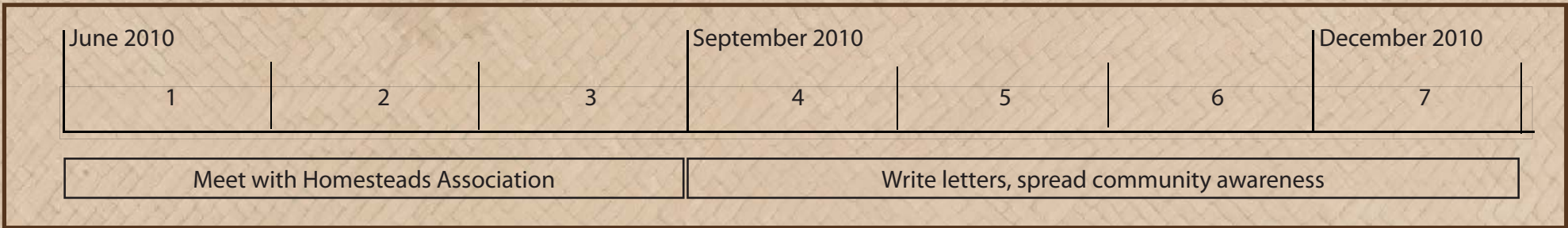
Status: Kēōkea-Waiohuli Homestead Association meetings to be scheduled to discuss safety concerns and related issues in region.

Partners: Kēōkea Homesteads Association, Waiohuli Homesteads Association, and DHHL

Cost: Unknown

CRITICAL PATH

- Meet with Kēōkea and Waiohuli Homesteads Associations to discuss safety concerns and related issues in the region. Identify county officials and other community leaders to voice concerns. Organize community members on how to best spread awareness of these safety concerns and related issues into the community.
- Write letters to county officials, community leaders and residents regarding the safety concerns and related issues of the Kēōkea and Waiohuli homesteads. Spread awareness of these issues into the community.





Prepared by:



DEPARTMENT OF HAWAIIAN HOME LANDS

