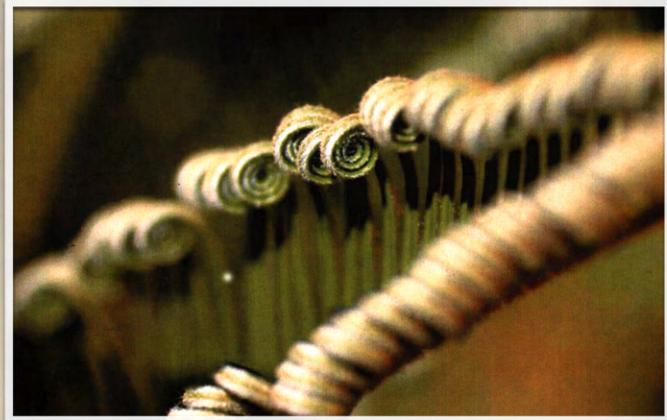


ISLAND OF LĀNA‘I



REGIONAL PLAN

June 2010



DEPARTMENT OF HAWAIIAN HOME LANDS

DEPARTMENT OF HAWAIIAN HOME LANDS

KAULANA H.R. PARK

Chairman
Hawaiian Homes Commission

COMMISSIONERS

Perry O. Artates (Maui)
Alapaki Nahale-a (East Hawai'i)
Donald S. M. Chang (O'ahu)
Stuart Keahiahi Hanchett (Kaua'i)
Malia Patrice Kamaka (West Hawai'i)
Francis Kahoku Lum (O'ahu)
Trisha Morikawa (O'ahu)
Henry K. Tancayo (Moloka'i)

ANITA S. WONG

Deputy to the Chairman

Robert J. Hall

Executive Assistant

DEPARTMENT OF HAWAIIAN HOME LANDS

**HALE KALANIANA'OLE
91-5420 KAPOLEI PARKWAY
KAPOLEI, HI 96707**

www.hawaii.gov/dhhl

CHAIRMAN'S OFFICE

Telephone: (808) 620-9500
Facsimile: (808) 620-9599

MAILING ADDRESS

P.O. Box 1879
Honolulu, Hawai'i 96805

PLANNING OFFICE

Telephone: (808) 620-9480
Facsimile: (808) 620-9559

CONTENTS

I. Introduction	1
Regional Plan Process	2
Partnering Benefits	3
II. Homestead Regional Profile	
Regional Demographics	4
Community Leaders and Stakeholders	5
Elected Officials and Political Boundaries	6-7
III. Regional Land and Development	
Historic and Cultural Aspects of the Area	8-9
The Ahupua'a	10
DHHL Lands	11
Development Projects	12-19
IV. Infrastructure	
Roads, Water, Sewer, Utilities	20-21
Public Facilities	22-23
V. Homestead Priorities	
Issues and Opportunities & Potential Projects	24-25
Priority Project - Alternative Energy Plan to Reduce Residential Cost	26-27
Priority Project - Award 18 Remaining Lots	28-29
Priority Project - Establish a Hawaiian Homestead Community Association	30-31
Priority Project - Interim Use and Management of Vacant and Undeveloped Lots	32-33
Priority Project - Install Speed Control Mechanism Along Kamoku and Fifth Streets	34-35
Priority Project - Explore Land Acquisition Opportunities	36



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. 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.

DHHL's Planning System

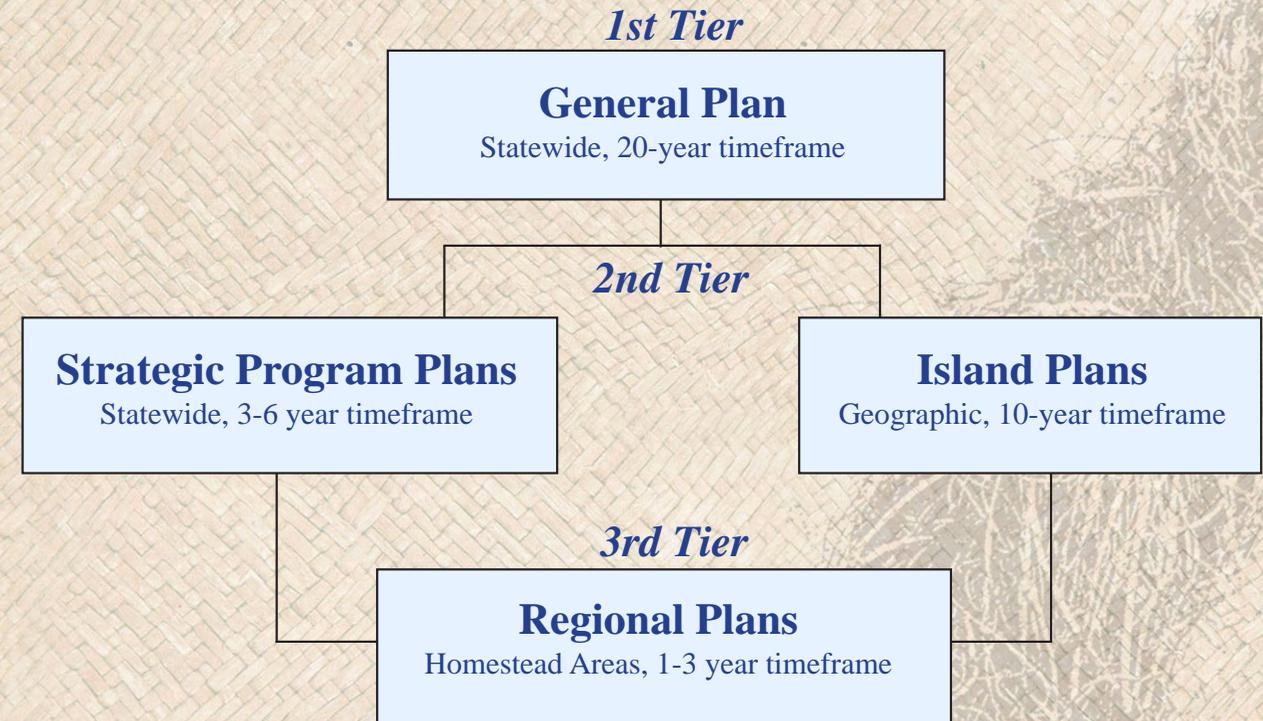


Figure 1. DHHL's Planning System



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.

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 our beneficiary community.

The Regional Plan Development and Update Process



Figure 2. The Regional Plan Development and Update Process

Shared Costs & Multiple Financing Benefits

DHHL is working in partnership with other government agencies, the private sector and community organizations to 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. DHHL is currently working to develop partnerships with the State Department of Education, the County of Maui, Castle & Cooke Resort, LLC, and Lāna‘i Culture & Heritage Center.

These partnerships allow for better prioritization and coordination of infrastructure improvements, helping the development of regional and public residential facilities move forward. This coordination helps individual organizations achieve their goals while bringing long term benefits to the community and region. DHHL will continue to engage both public agencies and private organizations on Lāna‘i in an effort to preserve the history and culture as well as provide opportunities for advancement of Lāna‘i’s native Hawaiian Community.



DHHL BRINGS TO THESE PARTNERSHIPS:

- Land acquisition opportunities
- 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

II. HOMESTEAD REGIONAL PROFILE

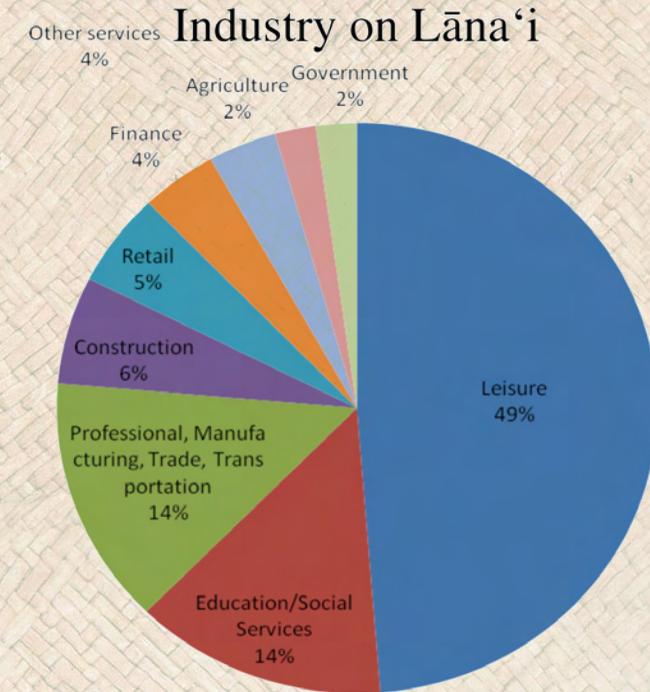
Regional Demographics

Based on the County of Maui DataBook, there are approximately 3,193 people on Lānaʻi in approximately 1,161 households. The gender breakdown is 1,609 males and 1,584 females. Approximately 20% of the population or 659 people are of Native Hawaiian or other Pacific Islander descent. Approximately 27%, or 890, of the population are school aged children. The resident population has been increased between 1960 and 2000 after a 33% decline from the 1950 US census. Due to limited employment and housing opportunities on the island, the resident population is not expected to increase above the current level.

Median income on Lānaʻi is comparatively lower than the State's. In 2000, the State's median household income was \$49,820, the median household income on Lānaʻi was \$43,271. The cost of living on Lānaʻi is higher than any of the other islands in the State. Based on the 2000 US Census, the percentage of families living below the poverty level statewide was 7.6%, whereas on Lānaʻi it was 8.5%. As of 2009, the poverty level for the State rose to 8.8%. It is likely that families on Lānaʻi living below the poverty level have increased, but current information is not available.

The primary industry today on the island is in leisure services at approximately 49%. This includes tourism, art, entertainment, recreation, and food services. There are three hotels on the island, Hotel Lānaʻi, Four Seasons Resort Lānaʻi at Mānele Bay, and Four Seasons Resort Lānaʻi the Lodge at Kōʻele. The hotels have nearly 350 rooms to accommodate visitors and residents of Lānaʻi. According to the Hawaiʻi Tourism Authority, roughly 61,000 people visited Lānaʻi in 2009. That constitutes a 24% decrease from the year before. This is second only to Molokaʻi which saw a 29% decrease during the same period.

Limited economic opportunities have always been a problem for Lānaʻi residents. The recent downturn in the economy has made it worse. The unemployment rate (not seasonally adjusted) for Lānaʻi as of February 2010 was 7.5%. It was at 6.7% and 10.4% for the State of Hawaiʻi and the US respectively during that same period. While the unemployment rate is one of the lowest in the State (Hawaiʻi, Maui and Kauaʻi County averages are all higher), this indicator does not paint a clear picture of the state of the economy on Lānaʻi as it does not include out-migration, loss of a second job, or decrease in hours/salary. Castle & Cooke and the Four Seasons, the island's largest employers have let go approximately 20% of their workforce since 2008. For workers fortunate to keep their jobs, hours have been cut by up to 15%. All major construction has halted, and some estimates indicated that up to 500 Lānaians have left the island in the last year and a half. Subsistence fishing and hunting is on the rise as families struggle to make ends meet. More economic opportunities will be necessary to stem the high unemployment and the out-migration of the people of Lānaʻi.



source: U.S. Census, DBEDT, DLIR



Government

Morris Atta, Land Division Administrator – State of Hawai‘i Department of Land & Natural Resources
 Keith Chun, State Land Planning & Development Manager – State of Hawai‘i Department of Land & Natural Resources
 Laura Thielen, Chair – State of Hawai‘i Department of Land & Natural Resources
 Ken C. Kawahara, Deputy Director – Commission on Water Resource Management
 Lindsay Ball, Complex Superintendent, Hāna-Lahainaluna-Lāna‘i-Moloka‘i– State of Hawai‘i Department of Education
 Clyde Nāmu‘o, Administrator – Office of Hawaiian Affairs
 Haunani Apoliona, Chairperson Aide: Scotty Bowman – Office of Hawaiian Affairs, Board of Trustees
 Gary Yabuta, Police Chief – Maui County Police Department
 Jeffrey A. Murray, Fire Chief – Maui County Department of Fire Control
 Kalbert Young, Director – Maui County Department of Finance
 Lori Tshuhako, Director – Maui County Department of Housing & Human Concerns
 Tamara Horcajo, Director – Maui County Department of Parks & Recreation
 Kathleen Ross Aoki, Director – Maui County Department of Planning
 Milton Arakawa, Director – Maui County Department of Public Works & Environmental Management
 Jeffrey Eng, Director – Maui County Department of Water Supply
 Shelly Barfield –Lāna‘i Planning Commission
 John Ornellas –Lāna‘i Planning Commission
 Stanley Ruidas –Lāna‘i Planning Commission
 Alberta de Jetley –Lāna‘i Planning Commission
 Matthew Mano –Lāna‘i Planning Commission
 Leticia Castillo –Lāna‘i Planning Commission
 David Green –Lāna‘i Planning Commission
 Gerald Rabaino –Lāna‘i Planning Commission
 Clyde Sakamoto – Chancellor, Maui Community College
 James J.C. Haynes- Regent, Maui County, University of Hawai‘i
 Pierce Myers - Principal, Lāna‘i High and Elementary

Stakeholders

Jo-Ann Ridao, Maui County
 Pierce Myers, Lāna‘i High and Elementary
 Castle & Cooke
 Pearl Ah Ho, OHA
 Lāna‘i Culture & Heritage Center
 Ke Ola Hou o Lāna‘i

Community

Benjamin Kaaikala Jr.
 Celeste Magaoay
 Chad Campbell
 Charles Kaukeano
 Cheno Manō
 Chentell Schilling
 Darylene Alboro
 E.K. Renee Plunkett
 Edwin Woolsey
 Eleanor L. Kekini
 Ernest Magaoay
 Ernest Mayam
 Garrett Hera
 George K. Kaho‘ohalahala
 Georgette Woody
 Georgette Woolsey
 Gordon W. Schilling Jr.
 Ikaika Gamulo

Isaac Zablan
 Jackie Woolsey
 Jonathan Preza
 Jeremi Lopez
 Joanna Alconcel
 Jonathan Preza
 Kahananui-Peralta
 Karen J.K. Biho
 Kaulana Kaho‘ohalahala
 Kē‘onēhana K. Manō
 Kepā Maly
 La‘ikealoha Hanog
 Larenda Fukami
 Larry Plunkett
 Laverda Eskara
 Leina‘ala Manō
 Luana Koanui
 Marianne Feiteira
 Mark Alboro

Martha Ann H. Evans
 Michele Holsombach
 Ola Ropa
 Onaona Maly
 Pauahi Lopez
 Pearl Ah Ho
 Pualani Kaho‘ohalahala
 Rechenda M.R. Kahananui
 Rochelle Alboro-Kahananui
 Rodney Alonzo
 Roselani Kaho‘ohalahala
 Sam Alboro-Kahananui III
 Samuel Kahananui Jr.
 Sarah Campbell
 Scott Kalehuawehe
 Sidney Alejado
 Sol P. Kaho‘ohalahala
 Wendy Kaopuiki
 Winnie Basquez
 Yasha-Anne Kahananui-Peralta



Disclaimer: The information and recommendations expressed in this report are not necessarily endorsed by the individuals on this page. These same people cannot be held liable for the information presented or the results of the report.

Community members listed took part in the 2009-2010 Regional Planning Process and signed in on meeting attendance sheets. Every effort has been made to accurately represent the attendees. Our apologies for any omissions or errors.

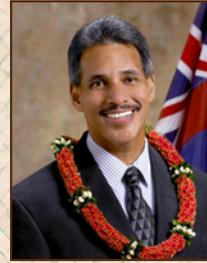


State, Federal, & County Leaders

Disclaimer: The information and recommendations expressed in this report are not necessarily endorsed by the individuals in this section. These same people cannot be held liable for the information presented or the results of the report.



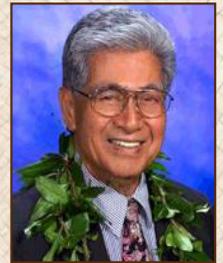
Linda Lingle
Governor



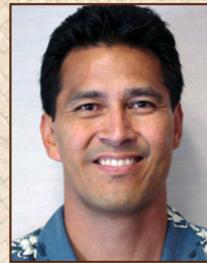
James "Duke" Aiona
Lt. Governor



Dan K. Inouye
U.S. Senator



Daniel K. Akaka
U.S. Senator



Kaulana Park
*DHHL Commissioner
Chairman*

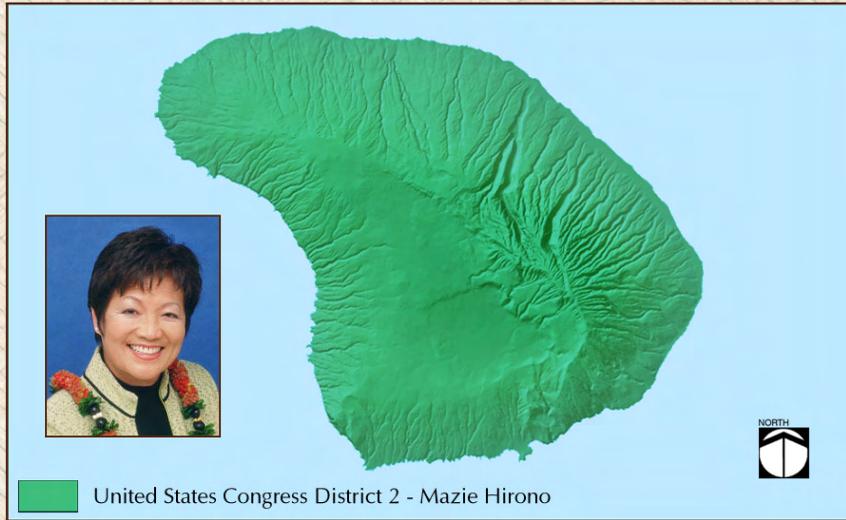


Colette Machado
*OHA Board Member,
Moloka'i, Lāna'i*

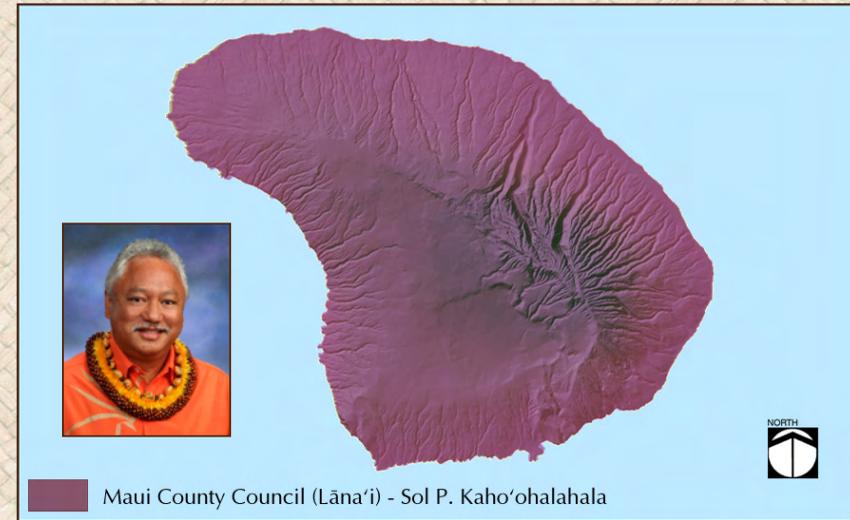


Charmaine Tavares
Maui County Mayor

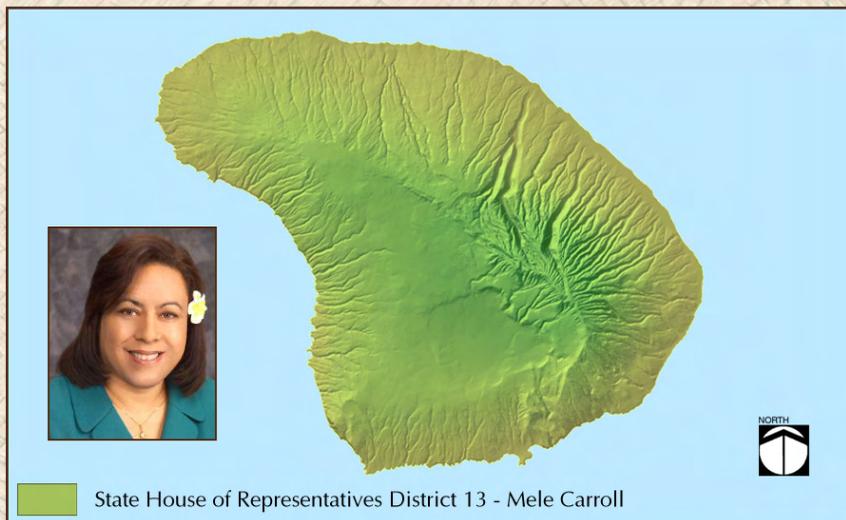
UNITED STATES CONGRESS DISTRICT 2



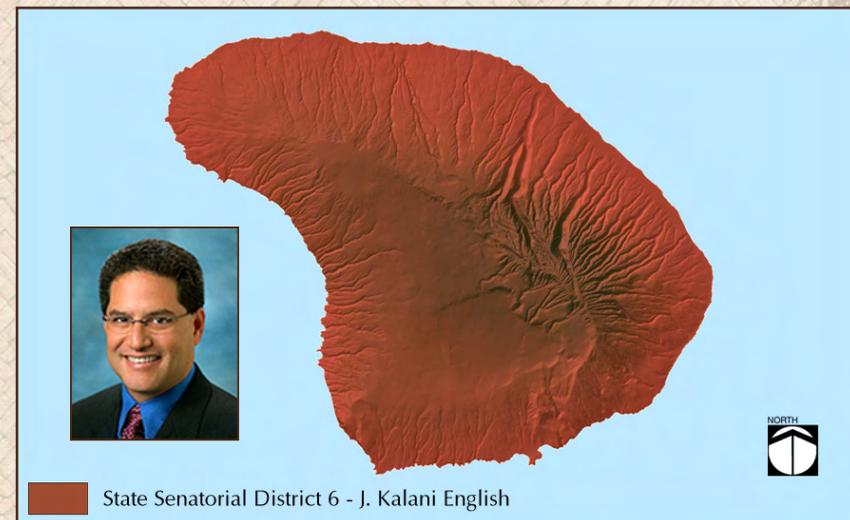
MAUI COUNTY COUNCIL DISTRICT (LĀNAʻI)



STATE HOUSE OF REPRESENTATIVES DISTRICT 13



SENATE DISTRICT 6

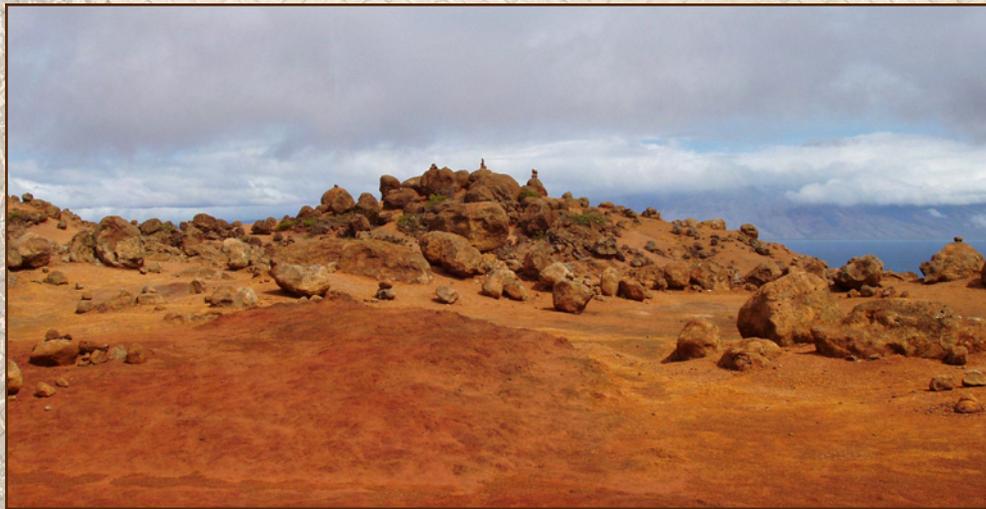


III. REGIONAL LAND AND DEVELOPMENT

‘O Lāna‘i a Kaululā‘au, hiehie iā Lāna‘ihale

Lāna‘i, domain of the Chief Kaululā‘au. Distinguished with its peak of Lāna‘ihale

With a land area of only 140.6 square miles, Lāna‘i is the third smallest of the eight main Hawaiian Islands, after Ni‘ihau and Kaho‘olawe. It is often called “The Private Isle” or “Pineapple Island”, because of its protected, secluded location, as well as its history in pineapple production.



HAWAIIAN POPULATION

Oral traditions and genealogies suggest that Lāna‘i began to be populated by a “significant” amount of Hawaiians around 1400 AD. It is estimated that prior to western contact, the island’s population reached over 3,000 people. In 1779, Captain James Cook related that Lāna‘i appeared to be “well inhabited.” Kamehameha conquered Maui and O‘ahu in 1795, and united all the Hawaiian Islands under one rule shortly after that. In 1798, Kamehameha erected his summer residence in Lāna‘i, at Kaunolū. The Islands underwent a dramatic transformation that led to a rapid decline in the Hawaiian population and forever altered Hawai‘i’s socio-cultural, economic and ecological makeup. Disease quickly spread throughout the Native populace not yet immune to foreign diseases, proving fatal to much of the population. From the approximation of over 3,000 Hawaiians on Lāna‘i prior to Cook’s arrival, the population steadily declined. Missionaries estimated the population at around 2,500 in 1823. Nine years later, a missionary census estimated the population decreased to 1,000 individuals, and by 1850, the official census verified the Lāna‘i resident population at no more than 604. While the decimation of the Hawaiian population occurred throughout the State, only 5% of the pre-contact Hawaiian population still remained on the island in 1926. Only 176 Hawaiians called Lāna‘i home, able to share their mana‘o and pass on mo‘olelo about the history and culture of their island.

STORIED TRADITIONS

Although decimated, the people of Lāna‘i were able to keep the wahi pana (*storied places*) and mo‘olelo alive. According to oral traditions, Lāna‘i was inhabited by evil spirits. Fearing these spirits, Hawaiians did not venture to the island, until a young disobedient chief, Kaululā‘au of Maui rid the island of these spirits. Kalaehi, now known for its amazing vistas is identified as the location that Kaululā‘au vanquished the supernatural beings, making it available for human settlement.

Along the southern shores is another storied place, a tall lava tower islet named after the beautiful chiefess Pu‘upehe (*often referred to as Sweetheart Rock*). According to tradition, her husband hid her away in a cave on the islet that flooded in a storm ending her life. Anguished, her grieving husband scaled the cliffs of the islet, placing his beloved on a funeral platform; then leapt to his death. The people of Lāna‘i kept these and many other stories, such as those of Kaunolū, (*a place of refuge*), and Keahikawelo (*a significant traditional landscape known for its unique geological features*) a part of the cultural legacy of Lāna‘i.

Historical and Cultural Aspects of the Area

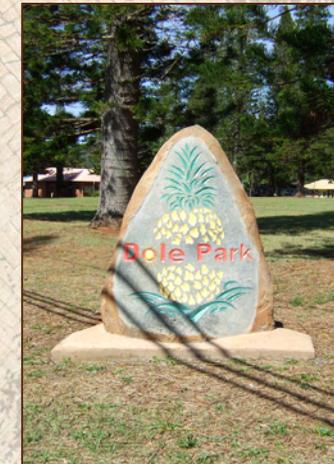
PRIVATE OWNERSHIP

As a result of the Māhele (1848), changes in land tenure permitted the sale and lease of land. Lānaʻi Island became home to a large ranch leased by Walter Murray Gibson. Extreme erosion problems plagued the island, as a result of ranching activities. Charles Gay bought nearly the entire island in fee simple from Gibson. Maunalei Sugar Company was formed during the late 1890 sugar boom during the Gay family tenure of Lānaʻi. Major capital investments included water source and transmission development, a railroad system for cane hauling, as well as a sugar mill. The sugar venture only lasted for a few years before failing. The Gay family started a successful pineapple cultivation project on Lānaʻi, however, the Gay family ultimately liquidated their Lānaʻi land vassets within ten years, leaving much of their holdings in the hands of Harry and Frank Baldwin. By the early 1920's, livestock grazing had taken an enormous toll on Lānaʻi Island, and the Baldwin brothers were also faced with the difficulties of cattle ranching on a now almost completely barren landscape. The Hawaiian Pineapple Company (James D. Dole) bought out the brothers' holdings and a large operation, including over 3,000 acres of pineapple fields which was up and running by 1927. In a short time, Lānaʻi made the switch between ranching to large-scale pineapple cultivation, and quickly emerged as the world's largest supplier of pineapple. As workers were brought in to work the pineapple fields, Lānaʻi's population increased to around 4,000 by 1939.

Pineapple cultivation was extremely profitable for Dole and was successful for many years on Lānaʻi. However, competition increased from around the world and by the 1970's, profitability of pineapple production in Hawaiʻi began to steadily decline. By 1992, the era of pineapple production on Lānaʻi ended, leaving much of Lānaʻi Island unproductive and fallow. With the decline in pineapple productivity, Dole eventually merged with Castle & Cooke looking to phase out pineapple cultivation and concentrate on expanding tourism. This merger quickly led to the Mānele Bay Resort and companion golf course opening in 1988, followed by the Kōʻele Resort ("The Lodge") in 1990.

A RICH HISTORY

The people of Lānaʻi have struggled with the decimation of the original population, as well as several large economic failures. Through it all, the community has held on to their heritage be it native Hawaiian, or plantation immigrant. Even with the loss of so many Hawaiians, the island has a rich cultural history, a place where stories of great love, power, and devotion abound. According to Lānaʻi Culture & Heritage Center, plantation workers would find artifacts, care for them, and pass them down to their children, as there was no repository for the relics. Since its opening in January 2010, hundreds of pieces as well as stories have been given to the Center for safe keeping and preservation with hopes of perpetuating Lānaʻi's culture.



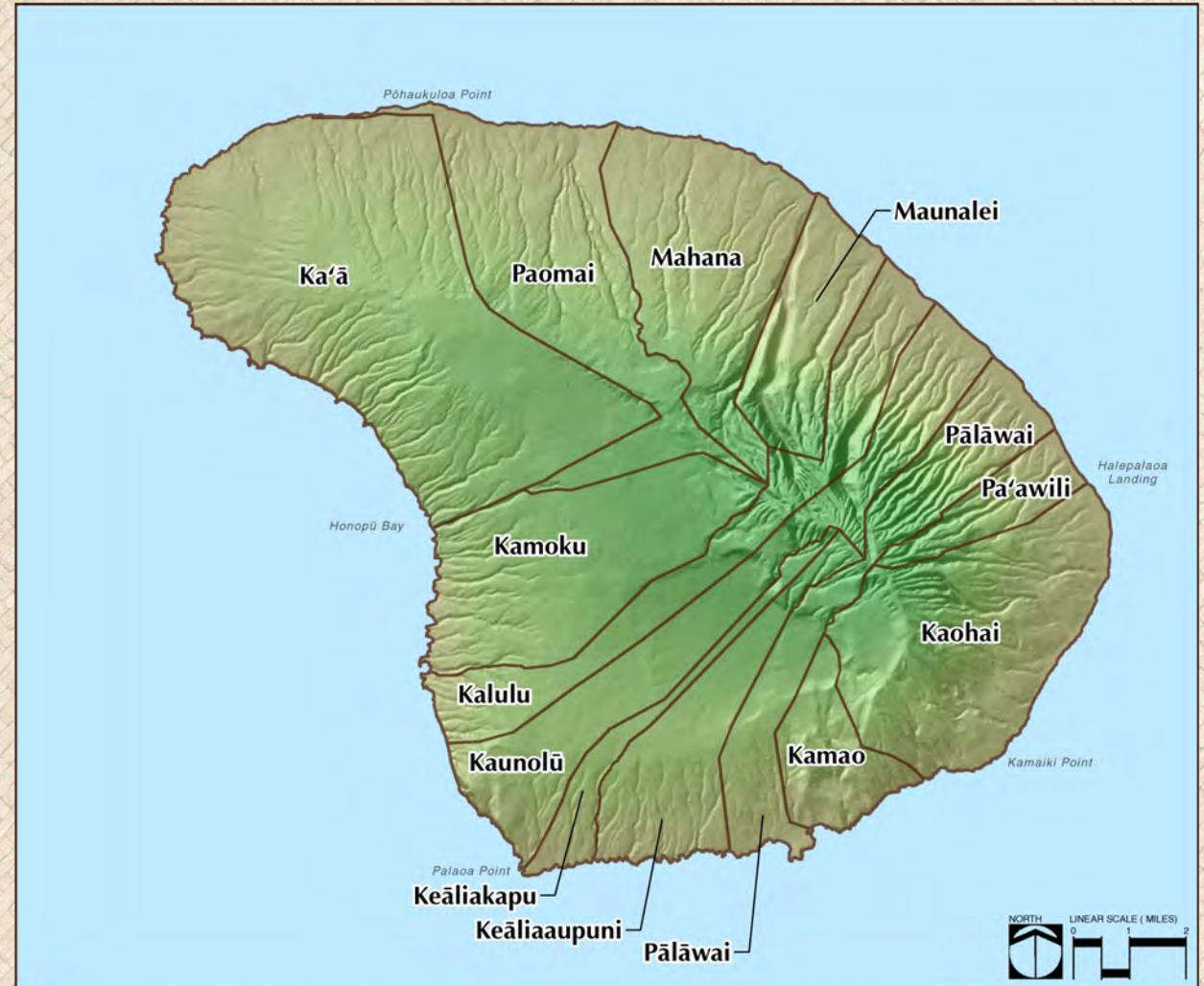
the ahupua‘a

Traditional Land Divisions

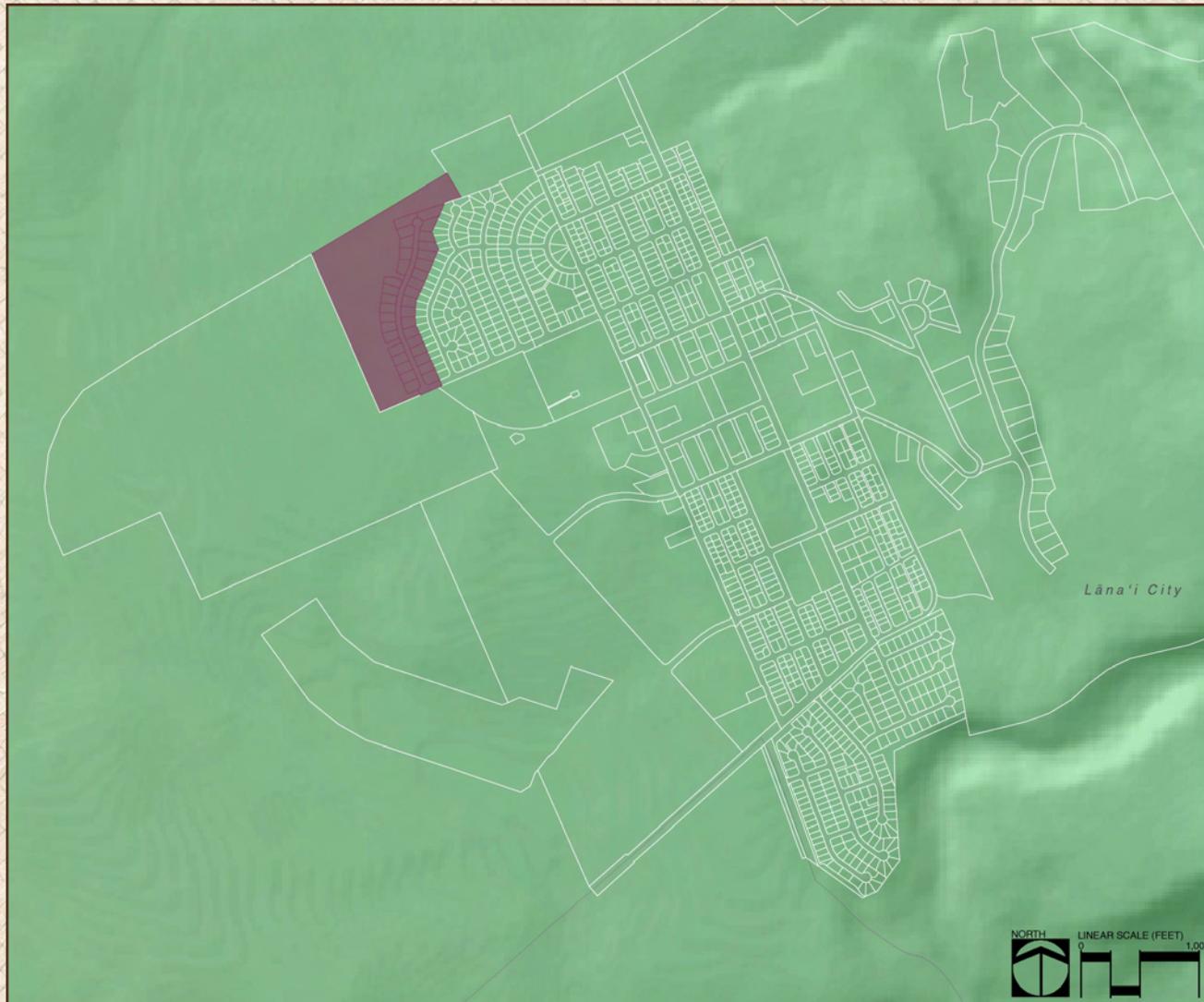
Prior to the Māhele in 1848, it is estimated that the island of Lāna‘i was divided into 13 ahupua‘a. Traditional community demographics and accounting were based on these land divisions. An unusual feature of the ahupua‘a on Lāna‘i is that several span the width of the island, from makai to makai, rather than mauka to makai.



Traditional agriculture in Maunalei.
Photo Courtesy of Lāna‘i Culture & Heritage Center



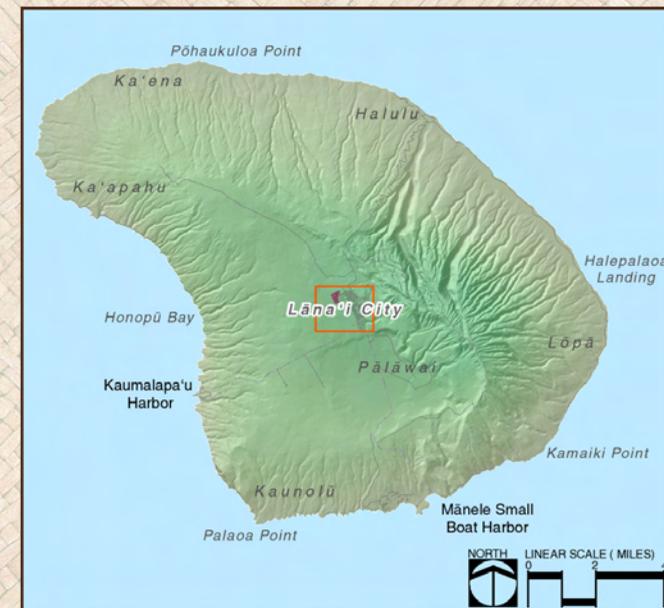
Ahupua‘a of Lāna‘i



DHHL landholdings on Lāna'i

DHHL acquired 50 acres of land from Castle & Cooke in 1999 located in Lāna'i City. The land was given to the State as part of a deal brokered to allow redevelopment on the island of Lāna'i from a primarily agricultural based economy to one that includes tourism and expanded service industries.

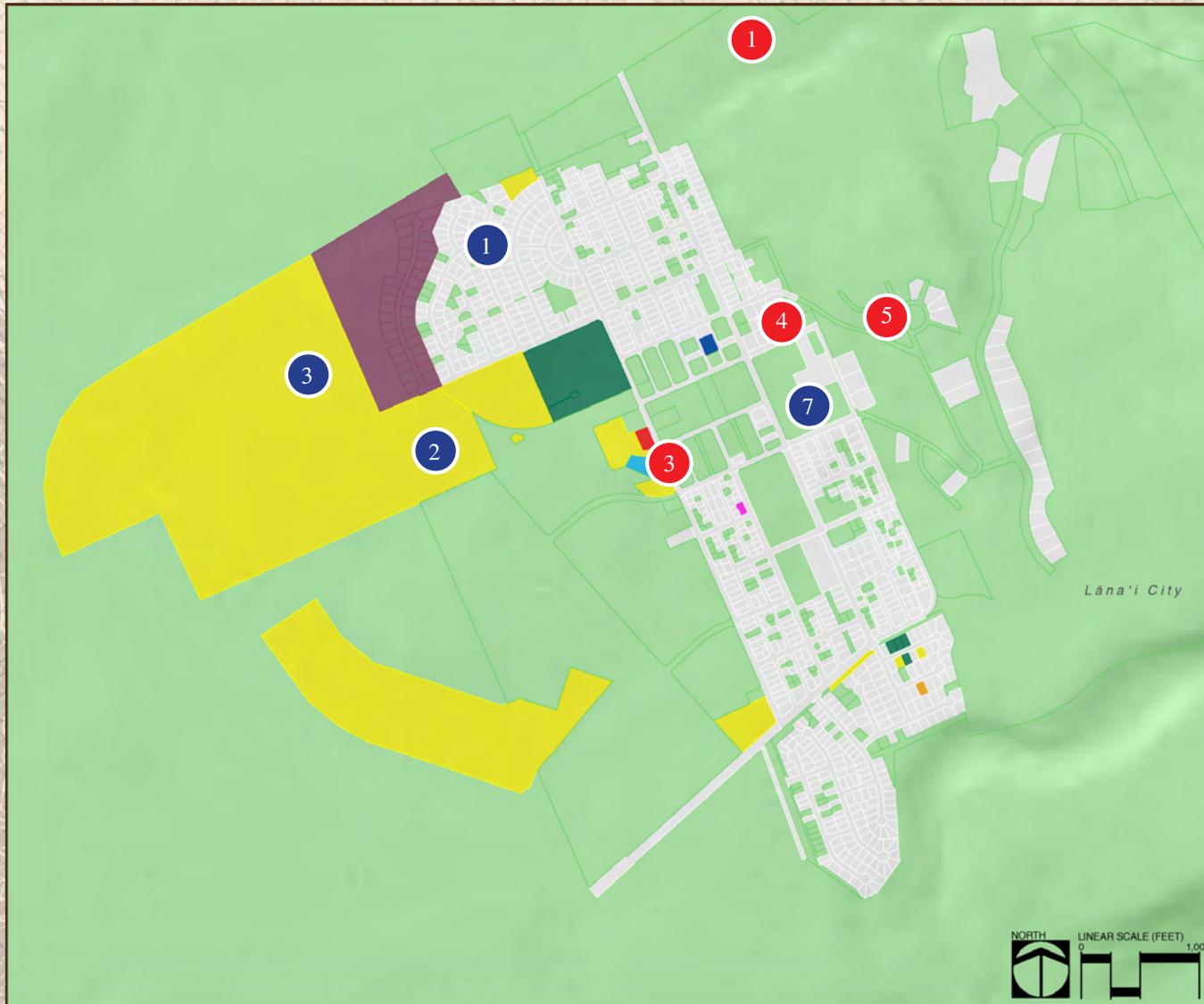
As of January 2010, DHHL had 29 active leases on Lāna'i.



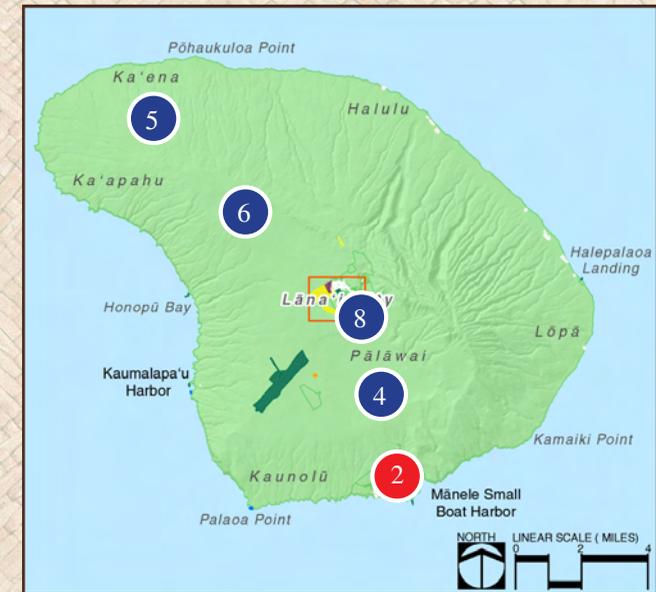
LAND SUMMARY

Total DHHL Land: 50 acres





Proposed Projects and Existing Development



LEGEND

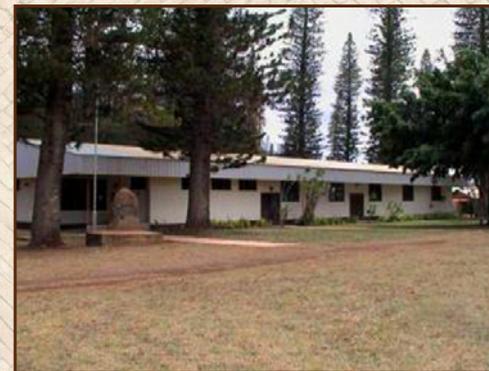
- Federal
- State of Hawai'i
- State Department of Hawaiian Home Lands
- County of Maui
- Castle & Cooke
- Hawai'i Conf. Foundation
- Lāna'i Company
- Maui Electric
- Roman Catholic Church
- Other

PROPOSED PROJECTS

- 1 **DHHL** –Expansion of Hawaiian Homestead Residential community
- 2 **Department of Education** – Expansion of educational facilities- The Lāna‘i High and Elementary School has been planning a massive renovation of the existing school. The renovation would increase the campus by 42 acres and include space for a preschool and community college facilities along the periphery.
- 3 **Maui County’s Lāna‘i Affordable Housing Project** – Development of affordable housing for Lāna‘i residents on 73 acres owned by the County of Maui. As proposed, the project will consist of approximately 412 residential units.
- 4 **Castle & Cooke** – The solar farm currently operational is being expanded to include energy storage capability. The goal is to provide 30% of Lāna‘i’s daytime power usage in a manner that does not negatively affect the stability of the existing MECO grid on Lāna‘i.
- 5 **Castle & Cooke** – Discussions are underway to erect 100-200 wind turbines on up to 22,100 acres on the northwestern end of the island and lay an undersea cable that would send the power to O‘ahu. The project would produce 300- to 400-megawatts of energy. As proposed, the facility is not intended to reduce on-island energy costs. The area is currently open to the public under a State lease allowing hunting and shoreline access.
- 6 **Nature Conservancy** – Preservation of native forest through continued invasive plant, fire and ungulate (axis deer, mouflon sheep) control in Kānepu‘u.
- 7 **Lāna‘i Culture & Heritage Center** – Cultural-historical and natural resource stewardship projects facilitated through grant funding and community volunteers at various locations on Lāna‘i.
- 8 **Lāna‘i Senior Center** – The County of Maui appropriated \$600,000 during fiscal year 2010 for the planning of a Senior Center.
- 9 **Gymnasium Renovation** – The County of Maui has proposed the appropriation of \$250,000 for the renovation of the old gymnasium. Final approval on the appropriation of general funds to the gym renovation is expected during the summer of 2010.

EXISTING PROJECTS

- 1 **The Four Seasons Resort, Lāna‘i Lodge at Kō‘ele**
- 2 **The Four Seasons Resort, Lāna‘i Mānele Bay**
- 3 **Lāna‘i Community Center**
- 4 **Maui Community College Extension**
- 5 **Lāna‘i Community Health Center**



Lāna‘i Community Center



The Lodge at Kō‘ele



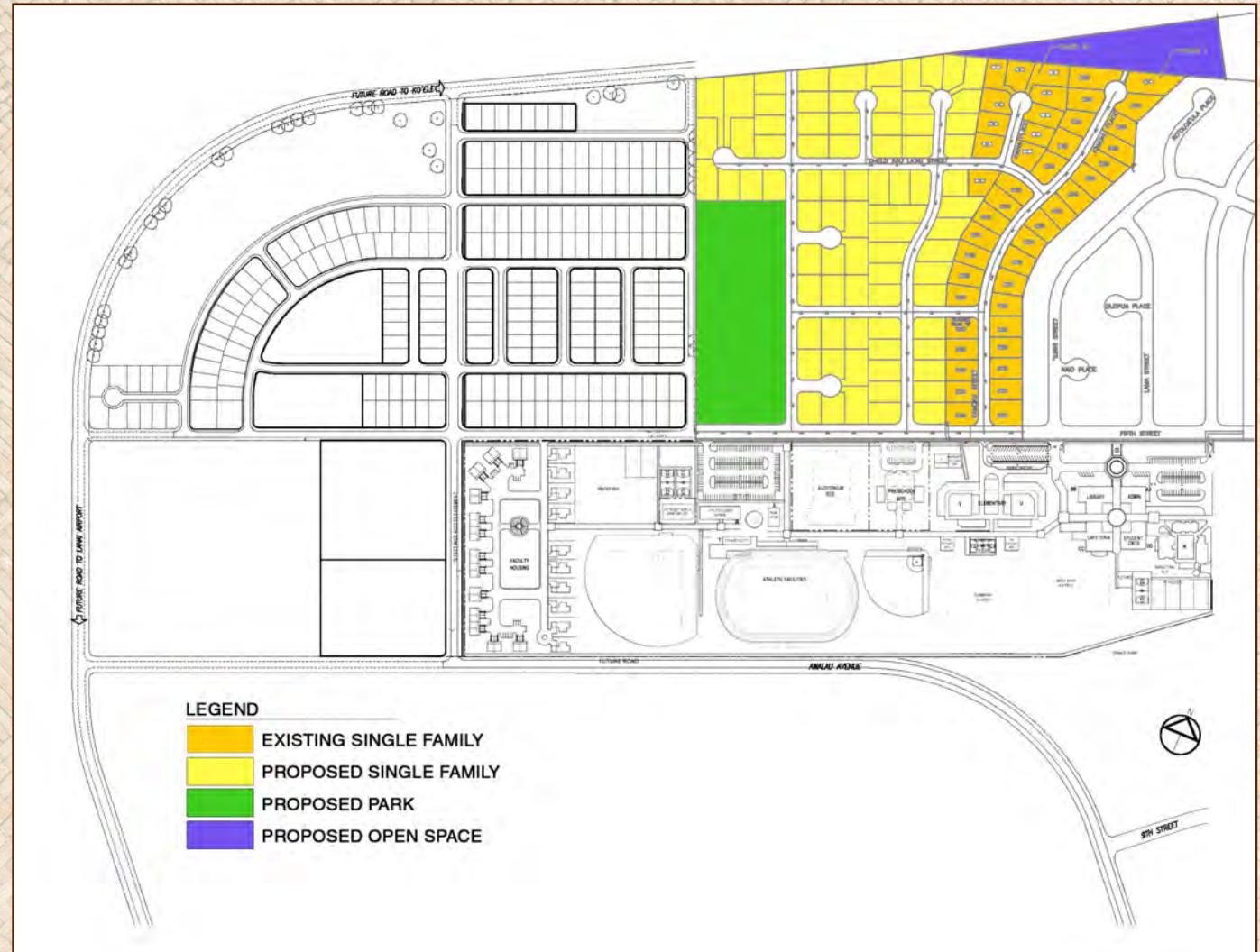
Department of Hawaiian Home Lands Development

DHHL has been working to meet the needs of its beneficiaries on Lānaʻi. Acquisition of 50 acres of land provided native Hawaiians on Lānaʻi an opportunity to become homeowners and DHHL lessees. As of June 2010, DHHL has developed 15 acres into 45 single family residential lots. Twenty-seven lots have been awarded.

The remaining 35 acres of DHHL land are undeveloped. DHHL is proposing the development of approximately 78 single family homes and a park. The plan presented here represents one option of how the community could be laid out as well as the number of lots to be developed. This plan has not been finalized. The Department needs to award the remaining 18 residential lots that are still available from the first phase prior to beginning improvements to the remaining 35 acres. DHHL is working on different options to improve success of existing applicants to qualify and ultimately close on a home loan. Once the remaining lots are awarded, DHHL will work with both the beneficiaries and stakeholders to plan and layout the undeveloped areas. Based on current projections, several major infrastructure projects including roadway extension of Fifth Street, wastewater treatment and potable water source development are constraints that may delay future development of the remaining 35 acres.



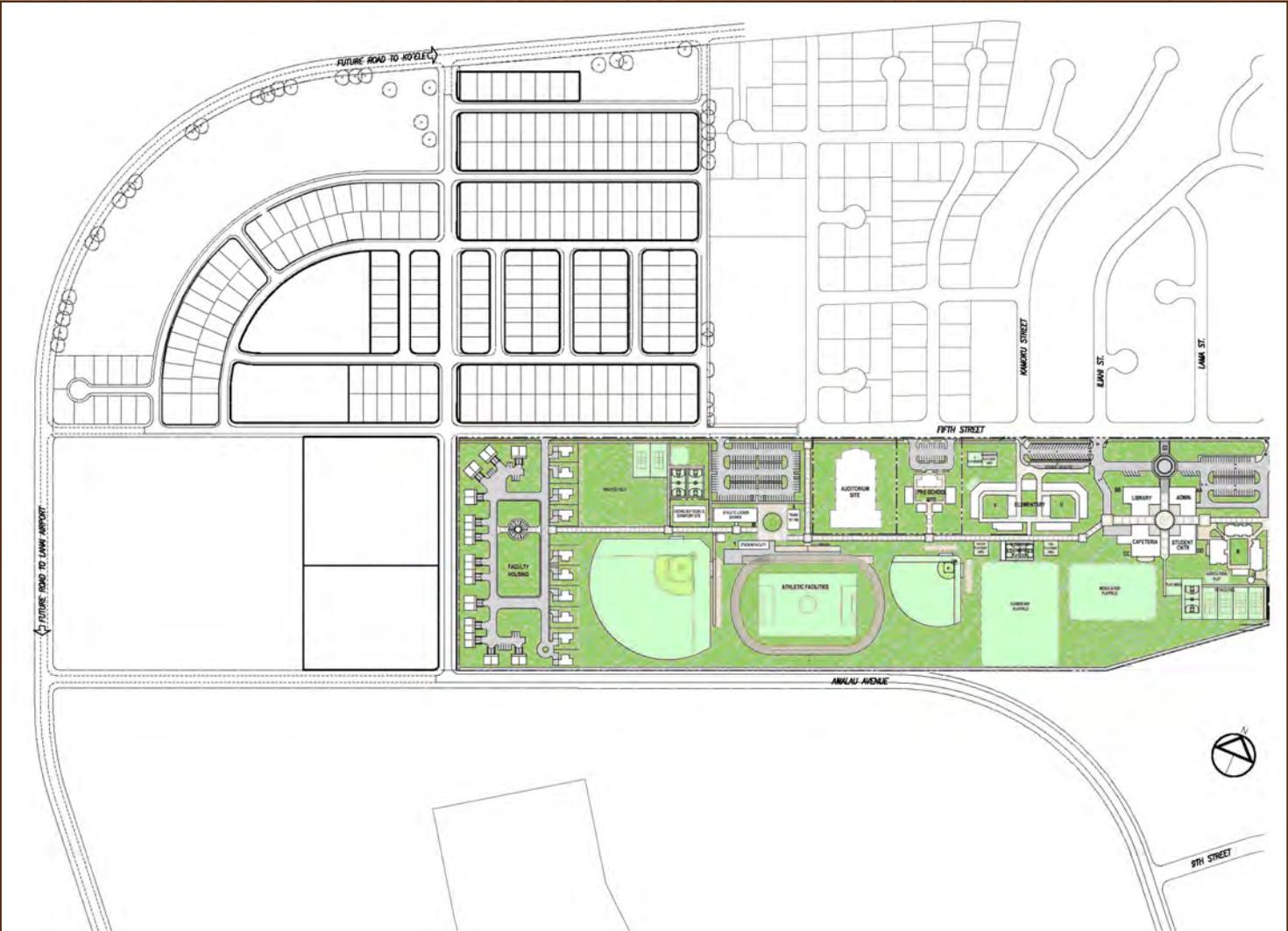
DEPARTMENT OF HAWAIIAN HOME LANDS



DHHL Residential Community

Department of Education Development

Over the last 20 years, the school staff with the support of DOE has been planning the expansion of Lāna‘i High and Elementary School. According to Principal Pierce Myers, one of the objectives is to create a P-20 campus that can service Lāna‘i families from preschool through community college. An important element is to expand K-12 services while providing spaces for a preschool and a Maui Community College extension campus on site. The School received eight million dollars to implement the first phase of their long range plan which will include the construction of a six classroom building, roads and parking. Several major infrastructure projects including extension of Fifth Street, wastewater treatment and potable water source development may delay development.

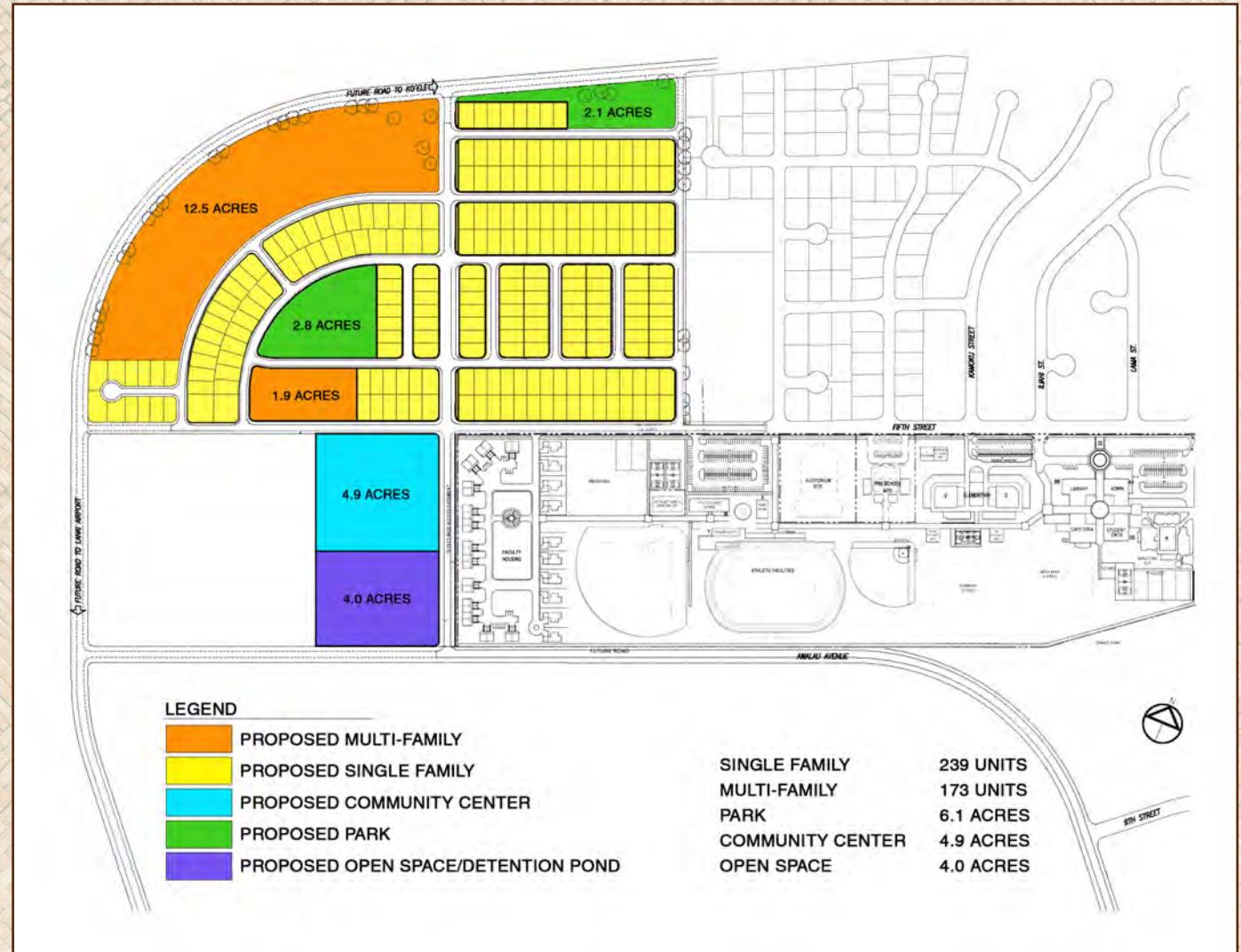
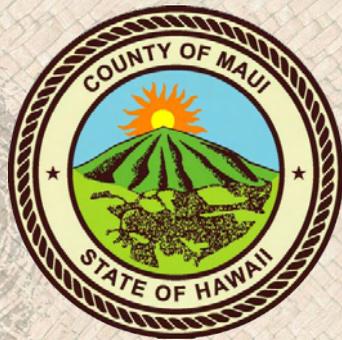


Proposed Expansion of Lāna‘i High and Elementary School



Affordable Housing Development

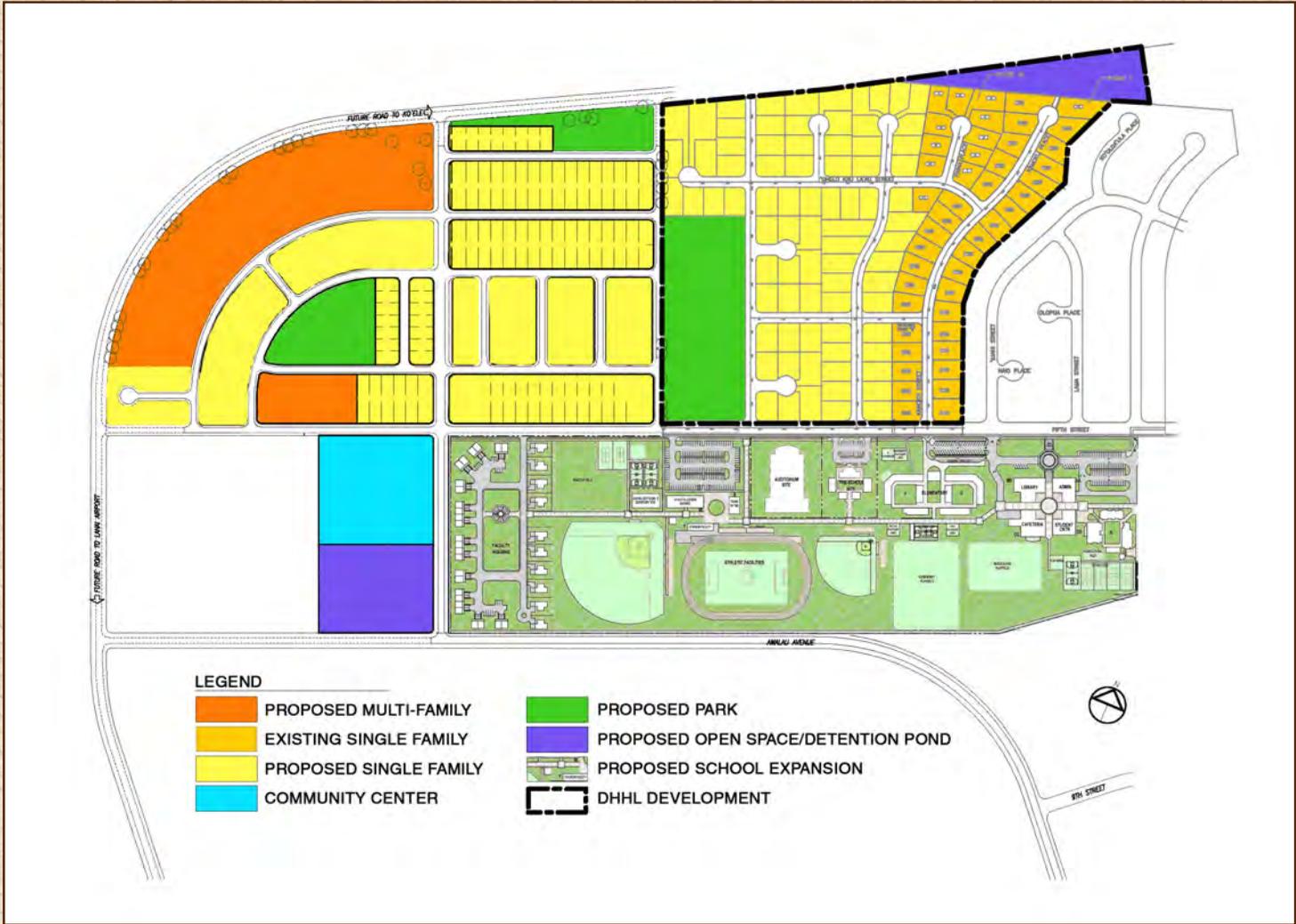
In 1992, Castle & Cooke Resorts, LLC donated 73 acres to the County for an affordable housing project in fulfillment of the condition placed upon them for the Kō‘ele project. According to a recent survey by ACM Consulting, Inc., 41% of survey respondents indicated that they currently rent their residence. The project is an opportunity to meet some of the long-term housing needs of Lāna‘i residents. The project as currently proposed is expected to include 239 single family residences on 5,000 square-foot lots, 173 multi-family units, two parks, and a community center. The first phase of the plan is expected to include the construction of 81 residential units around 2015. Construction will be completed in approximately 17 years but will be dependent upon absorption of residences. Several major infrastructure projects including roadway extension of Fifth and Ninth Streets, wastewater treatment and potable water source development may delay development.



Proposed County of Maui Affordable Housing Project

Coordination with Adjacent Development

Due to the close proximity of the DOE expansion and the County of Maui affordable housing projects, coordination on infrastructure projects (water source development, storage, and transmission; roads to facilitate traffic circulation; sewage pumping station to service all three projects; community spaces and parks/playgrounds) could result in lower costs for all parties. Coordination during project design phase allows for the most flexibility. DHHL is afforded an opportunity to drive regional planning to best meet the needs of its beneficiaries rather than reacting to plans being developed around the community.



Development proposed by DHHL, County of Maui, and DOE



Lāna‘i Culture & Heritage Center

The Lāna‘i Culture & Heritage Center (Lāna‘i CHC) is a resource dedicated to the collection documentation of Lāna‘i’s history to be shared with residents and visitors alike.

MISSION

“To inspire people to be informed, thoughtful and active stewards of Lāna‘i’s heritage by preserving, interpreting and celebrating its natural history, Hawaiian traditions, diverse heritage and cultures, and ranching and plantation era histories.”

On January 16, 2010, Lāna‘i CHC realized one of its goals as it celebrated the blessing and grand-opening of the new Lāna‘i Culture & Heritage Center exhibits and archive with over 500 residents, friends and visitors. The Center is a central place on Lāna‘i to collect, preserve, interpret, and perpetuate Lāna‘i. Unlike many heritage centers that focus primarily on archival storage and educational displays, Lāna‘i CHC has many on-going community-based programs working towards preserving and interpreting the cultural, natural and historical resources of Lāna‘i and its people that include the development of interpretive trails and site preservation. One of the goals of Lāna‘i CHC is to “provide all that are interested with a sense of place and cultural attachment to the unique cultural and natural histories of Lāna‘i...[to] foster an environment that will cherish the heritage of Lāna‘i and its people”

Currently, Lāna‘i CHC is working on several cultural-historical and natural resource stewardship projects facilitated through grant funding and community volunteers. These projects are ideal for engaging communities in programs that connect people with place and provide opportunities for families and friends to build capacity as stewards of their island resources, while also passing knowledge of place and core cultural values on to future generations.



Photo Courtesy of Lāna‘i CHC

PROGRAMS AND PROJECTS

- 1) Kapiha‘ā Interpretive trail
- 2) Youth Summer Programs
- 3) Pineapple harvesting machine restoration
- 4) Site work at Maunalei sugar company mill, locomotive, cane haul cars, railway, and Kahalepalaoa warehouse
- 5) Ka Lanakila Church restoration
- 6) Japanese laborers memorial site work
- 7) Kahalepalaoa School and Church meeting house site work
- 8) Cultural and historical site work at Kahe‘a heiau
- 9) Cultural and historical site work at Kaunolū-Keālia Kapu Village and Ceremonial Complex

MOTTO

*E Ho‘ohanohano ana i ka wa ma mua, a e Ho‘olako ana i ka mua aku!
Honoring the Past, Enriching the Future!*

*More information on the Lāna‘i Culture & Heritage Center available at:
<http://www.lanaichc.org/>*

Castle & Cooke's Energy Development Projects

LĀNA'I'S SOLAR FARM

Castle & Cooke has been engaged in alternative energy development on Lāna'i. As the largest energy consumer on Lāna'i, Castle & Cooke has indicated stabilization of electrical rates is an important aspect of business management. Prior to 2008, 100% of the commercially generated electricity on Lāna'i was produced by a diesel generator. This meant

Lāna'i electrical rates were intrinsically tied to crude oil costs. One of Castle & Cooke's goals was to stabilize Lāna'i's energy rates by reducing dependence on oil. In November 2007, construction began on a ten acre photovoltaic (PV) solar farm comprised of 7,400 photovoltaic panels that when fully operational will produce 1.2 megawatts (MW) of power along with power back up to reduce power fluctuations going into the Lāna'i electrical grid. Castle & Cooke had a variety of options to stabilize their electrical costs utilizing the solar farm. These included creating a utility company to sell the solar generated electricity to MECO or develop the energy specifically for Castle & Cooke's use through something similar to a net-metering



agreement utilized on a residential PV system. The latter would reduce and stabilize electrical rates for Castle & Cooke operations only. It would not stabilize electrical rates for the small businesses on Lāna'i nor the approximately 3,000 residents. Ultimately, Castle & Cooke opted to create a separate utility company, Lā Ola to stabilize prices for all of Lāna'i. Today, 90% of the island's energy is still produced by MECO's diesel generator. The remaining 10% is generated by Lā Ola. At full capacity, the solar farm will generate enough energy to meet 30% of peak daytime electricity requirements.

LĀNA'I'S WIND FARM

Castle & Cooke has also proposed developing a wind farm on western Lāna'i. In January 2009, David Murdock, Chairman & Chief Executive of Castle & Cooke discussed the importance of reducing oil imports into the State. He said, "Do you realize that when you buy all the fuel that is bought for power you are sending millions and over a period of time, a billion dollars out of the State of Hawai'i that should be here... You are going to see hotels become very, very much less used than they're used now. Well, wind farms, solar farms is another way of creating jobs."

While the on-island solar farm is the largest in the state at 1.5 MW, the wind farm would produce over 250 times that amount of energy. Castle & Cooke is proposing the installation of up to 200 wind turbine in an area up to 22,100 acres on western Lāna'i that would produce up to 400 MW of energy! This far exceeds the energy demand on Lāna'i. In fact, the energy produced by the wind farm may have no direct impacts on Lāna'i residents' energy costs. While the Environmental Impact Statement Preparation Notice (EISP) submitted to the Office of Environmental Quality Control (OEQC) in September 2008, stated, "Electricity produced from the wind farm may be used on Lanai..." The primary function of the Lāna'i wind farm would be to meet the energy demands of O'ahu. Energy would be transported via a submarine cable off island to connect with the HECO grid on O'ahu.

While impacts are still being assessed by Castle & Cooke, the EISP identified several potential cultural and environmental impacts on Lāna'i. According to the EISP, "[the project area] offer[s] both passive and active recreational opportunities for visitors and residents from hunting during seasonal periods to hiking on dedicated trails. Several areas within the project area include Polihua Beach, and other points along the shoreline; and Garden of the Gods [Keahikawelo]; and The Nature Conservancy Kānepu'u Preserve." In addition, the primary wind resource area includes areas designated as a US Fish and Wildlife Service Critical Habitat area as well as several native vegetative communities. The EISP identified 14 endangered and threatened species as potentially occurring in the area proposed for both the wind turbines and undersea cable.

IV. INFRASTRUCTURE

WASTEWATER SYSTEM

Wastewater service in Lāna‘i City is provided primarily by Maui County’s wastewater reclamation plant in Lāna‘i City. In 2009, the reclamation plant processed 105,755,000 gallons of wastewater, with no spills. Wastewater generated in the community established in Mānele is treated at a private wastewater treatment facility operated by Aqua Engineers. According to the State Department of Health, wastewater treated in the Aqua Engineers’ facility is recycled as irrigation water on the Mānele Bay golf course.

According to the County of Maui’s Consent Decree Quarterly Progress Report submitted in January 2010 to Maui County Council, the sewer line system on Lāna‘i is part of an analysis and rehabilitation program. In October 2009, 21,900 linear feet of sewer were monitored and analyzed (utilizing closed circuit television). The video generated will provide information useful in determining the type of rehabilitation required.

Maui County is committed to recycling 100% of its wastewater. To achieve this objective, a Wastewater Community Working Group made up of individuals, businesses, and government officials meets monthly. The working group is exploring options to make wastewater a quality, reliable and valuable resource that can be utilized to meet Maui County’s non-potable water needs, ultimately reducing potable water demands and negative impacts to the coastal areas.

WATER SYSTEM

Water on the island of Lāna‘i is not provided by the County of Maui. Castle & Cooke is the sole water purveyor on the island. Based on preliminary discussions with Castle & Cooke representatives, development of DHHL’s remaining 35 acres will require source development as existing water sources have been allocated to other projects. There is adequate water allocated to the remaining 18 vacant lots. Completion of the current phase of development (18 lots) can move forward without major infrastructure improvements to the potable water supply.



Utilities are provided by overhead lines in most of Lāna‘i City. Roadways within the city are generally finished to rural standards. However, many outlying roadways, particularly to the north and east are unpaved dirt roads.



Lānaʻi Roadways

STATE AND COUNTY ROADWAYS

There are two highways on Lānaʻi, Keōmuku Road and Kaumālapaʻu Road. These paved, State roads connect the harbors and airport to Lānaʻi City. The roads within Lānaʻi City, Mānele Bay Community and Kōʻele Community are also paved. The roads within Lānaʻi City are maintained by the County. Roadways that provide access to the north and eastern portions of the island are privately owned unimproved dirt roads.

ELECTRICAL SERVICES

The Maui Electric Company, Inc. (MECO) supplies electricity for the County of Maui and the island of Lānaʻi. As of March 2010, 90% of the electricity was produced at MECO’s on-island diesel generator. The remaining 10% is generated by Lā Ola’s on-island solar farm and sold to MECO.

An energy efficiency project was funded by State Capital Improvement funds. The Lānaʻi library energy retrofit project was funded in 2009. The project was designed to install energy efficient light fixtures ultimately reducing electricity consumption.

TELEPHONE SERVICES

Sandwich Isles Communication provides telephone service to DHHL’s land holdings. Elsewhere on the island, telephone service is provided by Hawaiian Telcom.

CABLE TELEVISION SERVICES

Cable television service is provided by Oceanic Time Warner Cable.



INFRASTRUCTURE

Education

- Lānaʻi has a single public school, Lānaʻi High and Elementary established in 1938. The school services children in grades K through 12. In 2009, DOE reported an enrollment of 542 students. The school has necessary facilities to service approximately 891 students.
- Maui Community College provides distance learning options for residents on Lānaʻi through the Lānaʻi Education Center.

Library

The Lānaʻi public library is located in Lānaʻi City. The library is open Monday through Friday and is closed on the weekends.

Fire Protection

There is one Fire Station that serves the island of Lānaʻi located in Lānaʻi City. The station is operated by six firefighters on duty 24 hours a day. The station includes one engine and one tanker truck. Water rescue operations requiring a boat is dispatched from Maui.

Police

Lānaʻi is protected by the Maui Police Department. While the dispatch center is located on Maui, there is a police station located in Lānaʻi City.

Hospital

Lānaʻi Community Hospital is the only hospital on the island to care for visitors and residents alike. Originally built in 1927, the hospital's current facilities were built in 1968. The hospital provides 24-hour emergency care, extended care, hemo-dialysis and limited laboratory, x-ray and acute care services. Lānaʻi Community Hospital is part of the Hawaiʻi Health Systems Corporation.

Airports

Lānaʻi is serviced by a single airport located three miles southwest of Lānaʻi City. The airport has a single runway and primarily serves scheduled interisland and commuter/air taxi traffic, with some unscheduled charter and general aviation activity. The airport complex includes parking and rental car facilities, as well as cargo and airport support facilities. Lānaʻi processed 113,661 passengers during 2008. The airport is under the jurisdiction of the Hawaiʻi State Department of Transportation.

Harbors

There are two operable harbors and a boat landing site on Lānaʻi. Mānele Small Boat Harbor, operated by the Department of Land and Natural Resources (DLNR) is located on the south coast of Lānaʻi and includes launching facilities, loading dock, and 24 berths. Passenger ferry service between Mānele and Lahaina, Maui is available for residents and visitors alike. The ferry provides a convenient, affordable option to air travel with several departures and arrivals daily. The State Legislature has approved approximately \$8.8 million for the planning and construction of a new ferry pier ensuring this alternative is available for years to come. The State also approved a \$125,000 project to improve Mānele's loading docks. Kaumālapaʻu is the main commercial port on Lānaʻi. It is operated by the State Department of Transportation. As one of 10 PORT Hawaiʻi harbors, most goods and cargo flow to the island at Kaumālapaʻu. Typically, one cargo vessel is received per week at Kaumālapaʻu.



Lānaʻi Airport



Mānele Harbor



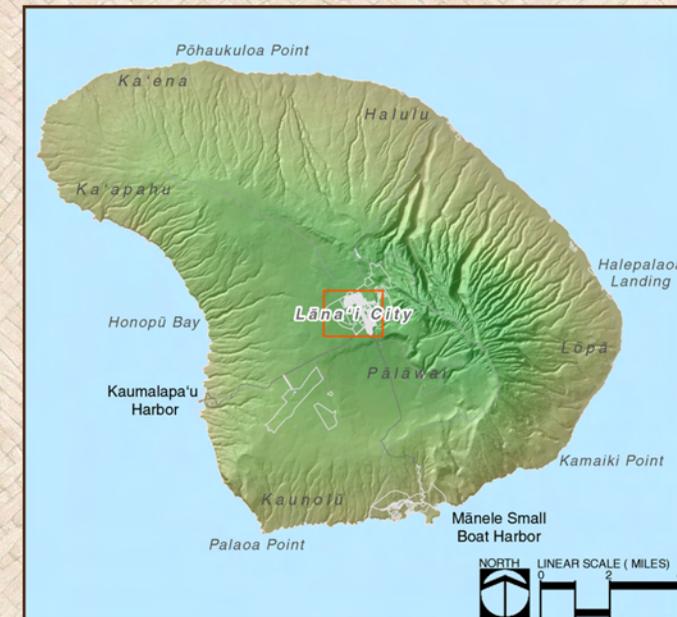
Lānaʻi Community Hospital



Lānaʻi Police Station



Public Facilities on Lānaʻi



LEGEND

- Tax Map Key Parcels
- Park
- Harbor/Wharf
- Airport
- Fire Station
- Police Station
- Hospital
- School
- Public Library
- Church
- Post Office



V. HOMESTEAD PRIORITIES

COMMUNITY ISSUES and OPPORTUNITIES

- Vegetation overgrowth on undeveloped lands and vacant lots poses fire and safety hazards, loss of sidewalk access and reduces visibility at intersections.
- There needs to be a goal/game plan for turning Applicants into Homeowners.
- There needs to be some method for maintaining the existing slope along the back side of some of the homestead lots.
- Homeowners will not invest money in a retaining wall located off-site of their lease, that will likely be destroyed during future land development. Lack of a retaining wall between developed homesteads and vacant DHHL lands is concern because of the potential for soil erosion, safety, and drainage.
- ATVs are utilizing vacant lands. Someone could get hurt, and there is a possibility of liability if someone is injured.
- Beneficiaries looking to refinance do not have all documents (building, occupancy, builders permit) required by the lender.
- Insure other agencies are invited to attend/participate in future beneficiary consultation meetings.
- Co-locate Community Services On-site.
- Community service center should include Multi-generational care center (kūpuna & keiki)
- Community service center should include Ke ola hou o Lāna‘i.
- Community service center should include Multi-purpose place where people could play a game of basketball, have a family party (needs a kitchen) or even pull down a screen and watch a movie or video (high tech), have meetings, funerals, etc.
- DHHL needs to be working with affordable housing to make sure that the communities blend, and help more members of the community of Lāna‘i become “home” owners, NOT “apartment” owners.
- Can vacant land be utilized in the interim while waiting for development.
- Create Homestead group to plan community areas.
- Applicant Lists should be brought to future meetings.
- Conduct meetings on the weekend for community to come in on their own time.
- Community is interested in getting organized, but would like DHHL to be more involved and help in organization and moving forward in the process.
- Many community members are frustrated. Calls into DHHL are handed off, or may not be answered.

INFRASTRUCTURE ISSUES and OPPORTUNITIES

- Undeveloped lands will require connection to waste water treatment plant.
- Current drainage is not adequately protecting land from soil erosion.
- Location of Sandwich Isle Communications equipment is not as originally envisioned.
- Contractor broke second light on left side of the street.
- Numerous children live within the homestead. Lessees would like to see speed controlled along main street.
- Would like more information regarding getting the ground maintenance contract.
- Beneficiaries would like to explore alternative energy options such as photovoltaic, solar water, and wind energy.
- Pursuit of alternative energy needs to be expedient while opportunity to sell power is still available (only three (3) large scale operations will be allowed on-island (one is up-and running-solar, a second is in the planning stages-wind).
- Can an area be set aside for large-scale energy production.
- Maui does not have law for wind generation on residential land; however, pursuit of wind on homestead may help beneficiaries reduce their carbon footprint, and energy costs.



ISSUES and OPPORTUNITIES & POTENTIAL PROJECTS

Potential Project	Community Discussion
** Award Remaining 16 Residential Lots	<ul style="list-style-type: none"> • Create Part-time DHHL position on Lāna‘i • Develop alternative products that are more affordable to applicants • Improve communication between applicants and case workers
** Develop Alternative Energy Plan to Reduce Residential Energy Costs	<p><i>Explore alternative energy options</i></p> <ul style="list-style-type: none"> • Photovoltaic • Solar • Water • Wind energy
** Establish Hawaiian Homestead Association	<ul style="list-style-type: none"> • A homeowners association has not been established.
**† Interim Use and Management of Vacant and Undeveloped Lands	<p><i>Community Use</i></p> <ul style="list-style-type: none"> • Restrict access to vacant lands • Community Agricultural/Farming • Develop program for interim land use • Liability Issues • Install off-site retaining wall • Drainage Issues • Soil Erosion Control • Clear lands / develop fire break • Hire on-island contractor to conduct maintenance. Vegetation control on vacant lots and planting strips.
** Install Speed Control Mechanism Along Main Street	<ul style="list-style-type: none"> • Cars speeding along the main street create a safety hazard, particularly with the children playing in the streets.
Develop a Multi-purpose Community Center and Foster Community Service Partnerships	<p><i>Potential Partners</i></p> <ul style="list-style-type: none"> • Ke ola hou o Lāna‘i • Multi-generational care center • Determine needs of the community (kitchen, pull-down screen, hard court space, etc) • Locate potential site

Potential Projects	Community Discussion
Repair Infrastructure	<p><i>Hold contractors accountable for broken equipment and proper siting of equipment</i></p> <ul style="list-style-type: none"> • Street lights broken by contractor • SIC equipment location
Joint Long Range Planning and Infrastructure Development	Collaborate with DOE, County of Maui and Castle & Cooke on water, sewer, drainage and road improvements that will positively affect the DHHL lands.
Develop a New DHHL Lāna‘i Master Plan	Work with beneficiaries, DOE, County of Maui and Castle & Cooke on developing a master plan for DHHL’s lands that respond to the long range plans for the area. Master Plan DHHL homestead to better integrate with the County’s affordable housing project and DOE’s Lāna‘i school long range master plan.
∞ Explore Land Acquisition Opportunities	Lands were given to DLNR as part of the agreement that allowed the development of two hotels. Some of these lands are still within the DLNR inventory but no action has been taken up with them.

** By consensus, the community voted to elevate these potential projects to priority projects.

† Discussion occurred regarding splitting one project (Interim Use and Management of Vacant and Undeveloped Lands) into multiple separate projects. The community decided to keep the project as one for the purposes of choosing the top priorities. However, it ultimately was decided through discussions and consensus that within the regional plan the interim use should be apart from management.

∞ As a result of the projects identified as priorities by the community, it became apparent that additional lands designated for non-residential uses would be useful. Information was provided to DHHL indicating that such land may already be in the State inventory and potentially available to DHHL. After the vote had been completed, the planning office requested the community consider adding a 6th project, to explore land acquisition opportunities. Community members concurred that pursuit of such acquisition would be beneficial and the project was added.



Alternative Energy Plan to Reduce Residential Cost

Description

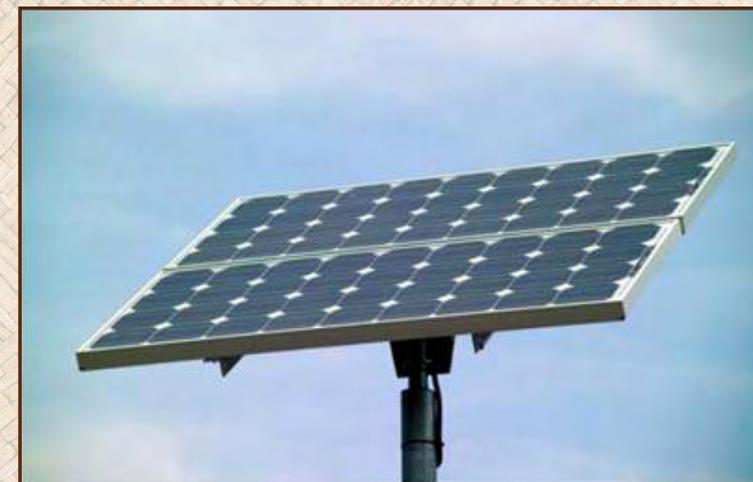
As a state, Hawai‘i produces virtually all of its electricity from imported fossil fuels, resulting in Hawai‘i having the highest electricity rates in the nation. According to MECO, residential users on the Island of Lāna‘i pay more than residences anywhere else in the state at 44 cents per kilowatt hour (kWh). That rate is roughly four times what the average U.S. residential user pays at 11 cents per kWh. Currently on Lāna‘i, approximately 90% of the daytime energy production is generated at a diesel generation plant. While crude oil prices are relatively low, hovering around \$80 per barrel, when compared to the peak at \$147 per barrel, the dependence on this fossil fuel for electricity generation continues to make the cost of electricity generation on Lāna‘i high. According to HECO representative Darren Pai, “We know that the price of fossil fuels only go in one direction, and that’s up... There’s also the real potential that there may be some type of carbon taxes or additional costs incurred for using fossil fuels as energy.” An on-island solar farm is expected to one day generate up to 30% of the daytime power which may help stabilize energy prices for everyone on Lāna‘i.

This has been a major concern of Lāna‘i homesteaders, that have a limited economic base and a high utility cost. Therefore, the development of an alternative energy plan to reduce residential energy cost is a priority.

Being proactive on the energy front, the Department of Hawaiian Home Lands “DHHL” recently adopted an Energy Policy – *Ho‘omaluō*. The goal of this policy is to enable native Hawaiians and the broader community to work together and lead Hawai‘i’s effort in achieving energy self sufficiency and sustainability. An objective of this policy is to facilitate the use of diverse renewable energy sources on both large and small scales.

The objective of this project is to reduce energy cost for beneficiaries. A variety of renewable energy opportunities have been identified by the beneficiaries and may meet this objective.

- Development of energy farm on DHHL land
- Retrofit existing homes and install new homes with solar energy, both passive (solar water heating and electricity generation)
- Exploration of energy conservation measures (clotheslines, energy saving fixtures, weatherizing)



Single Panel, oriented to maximize productivity



Solar Farm operated by Castle & Cooke on Lāna‘i



Example of a windmill generating electrical power here in Hawai'i

Location

Lāna'i City, Hawaiian Home Lands

Status

Not Started

Potential Partners

DHHL, Castle & Cooke, MECO, renewable energy companies

Phasing

1. Coordination with MECO and Castle & Cooke to determine options available based on covenants and restrictions
2. Determination of applicability of Senate Bill 1338, "A Bill for an Act Relating to Household Energy Demand" regarding use and placement of clotheslines on single-family dwellings
3. Development of energy reduction strategy
4. Procurement of funds for energy reduction strategy implementation

Cost

Cost will be dependent upon strategy pursued.



Community members attending Regional Planning Meeting.



A vacant lot awaiting award.

Award Remaining 18 Lots

Description

DHHL acquired 50 acres of land from Castle & Cooke on the island of Lānaʻi to provide native Hawaiians an opportunity to become homeowners without moving off-island. There are two applicant lists for Lānaʻi. The lists for these homesteads were generated in such a manner to give preference to natives of Lānaʻi. The first list provided preference to eligible native Hawaiians of Lānaʻi. This list was closed in October 2006. A second applicant list was opened subsequently for eligible native Hawaiians in general. There are still 52 applicants on the first preference list that have not been awarded homesteads. The current Lānaʻi wait list has a total of 61 applicants.

Lots initially became available to applicants on the first Lānaʻi list in 2005. Twenty-seven of the 45 lots in this phase have been awarded. Eighteen lots have not been awarded.

It is a priority for the Department to award the remaining vacant lots. However, it has become apparent that many of the applicants on the list are unable to qualify for the products currently available. DHHL has developed the Home Ownership Assistance Program (HOAP) to assist applicants in becoming lessees. HOAP offers classes, counseling and training to address barriers that native Hawaiians may face in achieving homeownership including: Financial Literacy Services, Job Training and Placement Services, and Addiction Treatment Services. DHHL also recognizes that awarding these lots may require developing alternatives to turn-key construction that reduce product costs. These alternatives could include self-help and other product options. Improving communication between applicants and case workers may help facilitate awarding the remaining lots. DHHL is exploring the creation of a part-time position on Lānaʻi to improve the flow of communication between beneficiaries, both applicants and homesteaders, and the Department.

The objective of this project is to award the remaining 18 lots.



A vacant lot awaiting award.

Location

Lānaʻi City, Hawaiian Home Lands, Phase I

Status

Not Started

Potential Partners

DHHL, Self-help housing partners, Construction Companies

Phasing

Not Applicable

Cost

Not Applicable

Establish a Hawaiian Homestead Community Association

Description

The establishment of a Hawaiian Homestead Community Association is a priority for Lānaʻi beneficiaries. On Lānaʻi, native Hawaiians have been provided an opportunity to become homeowners on Hawaiian Home Lands. By working together as an association, the beneficiaries on Lānaʻi can represent the interests of the lessees; they can monitor and manage resources on site; and they can access other resources available to the community. Moreover, they can take advantage of the Department's resources aimed at developing the capacity of Hawaiian Homestead Community Associations statewide.

The Department has been working with Hawaiian Homestead Community Associations to support Community Development (a process creating improvements or stabilizing the standards of living of a community) and support Sustainability (a strategy that approaches economic development with a goal of also benefiting the local environment and quality of life). In 2009, DHHL developed a capacity building program (Kūlia i ka Nuʻu--Strive for Excellence) designed to support democratically-elected homestead associations that are not only responsive to community needs, but also represent the interest of their constituency. The goals of the program are:

1. An elected leadership that ensures transparency and accountability in homestead activities
2. Strengthened organizational capacity
3. Effective homestead association programs to better serve both the beneficiaries and the community
4. Sustainability of both the association and the community
5. Strategic partnerships to leverage resources and funding

The objective of this project is to establish a Lānaʻi Hawaiian Homestead Community Association. If it so chooses, the association may participate in the Kūlia i ka Nuʻu program in order to access organization training, technical assistance, and Department grants.



PRIORITY PROJECTS

ESTABLISH A HAWAIIAN HOMESTEAD COMMUNITY ASSOCIATION



Location
Lānaʻi City

Status
Not Started

Potential Partners
DHHL

- Phasing
Convene Lānaʻi lessees in order to establish a Hawaiian Homestead Community Association
- a. Identify purpose and goals
 - b. Develop guidelines for composition of board
(51% should be DHHL beneficiaries)
 - c. Formalize and adopt by-laws
 - d. Elect leaders and board members
 - e. Incorporate Association

Cost
\$1,500 - Staff Travel



Interim Use and Management of Vacant and Undeveloped Lands

Description

The DHHL landholdings on Lānaʻi include 50 acres in Lānaʻi City of which approximately 15 acres have been developed into 45 residential lots. Twenty-seven of the 45 lots have been awarded and beneficiaries' homes have been constructed. The remaining 18 lots are un-awarded and remain vacant. The remainder of the DHHL landholdings, roughly 35 acres, is undeveloped.

The vacant residential lots may pose potential safety hazard. In the past, community members moving throughout the developed neighborhood have been impeded by overgrown vegetation from vacant lots that cover the sidewalks. This overgrowth of vegetation also makes it difficult to see around corners when driving. Finally, the overgrowth increases the fuel load, heightening fire risk. While the vegetation has been cut back, overgrowth will continue to present an on-going problem in the community until the lots are awarded.

The undeveloped parcels of DHHL may also pose several safety hazards. Similar to the vacant residential lots, the overgrowth of vegetation on the undeveloped parcels poses an increased fire risk. The undeveloped DHHL land is also frequented by all-terrain vehicles as a "convenient" off-road site close to town. Beneficiaries are concerned for the safety of the individuals engaged in this activity, and the potential liability to the Department. In addition to the increased safety concerns from fire risk and off-road activities, drainage of the undeveloped lands may affect erosion control and drainage of the residential lots (both vacant and awarded lots along the western side of Kamoku Street).

Based on the similar nature of the issues relating to the vacant residential lots and undeveloped lands, two projects are proposed, the development of a program for interim land use as well as the creation of a long-term management program of vacant and undeveloped lands.

The development of an interim use program has the potential to eliminate use of the undeveloped areas for off-road activities. It also provides a mechanism to control access and vegetation by utilizing the land rather than allowing it to remain fallow. Coordination of the interim uses should include Castle & Cooke to ensure adherence to the covenants and restrictions associated with the DHHL landholdings. Development of a management program may provide some employment opportunity to on-island landscape professionals, address safety concerns by reducing fire hazards, and minimize the drainage and erosion issue.



The objectives of this project are the following:

1. Develop Program for Interim Land Use
 - a. Community Agricultural/Farming
 - b. Other uses to be determined by Beneficiaries and the Department
2. Create Long-term Management Program of Vacant and Undeveloped Lands
 - a. Restrict Access to Vacant Lands
 - b. Address Liability Issues stemming from Unauthorized Access
 - c. Hire on-island landscape contractor
 - i. Vegetation Control on Vacant Lots and within Planting Strips
 - ii. Clear lands / Develop Fire Break on Undeveloped Land
 - d. Develop Drainage/Erosion Control Program (the program could include drainage swales, vegetative control, retaining walls, etc.)

Location

Vacant lots and undeveloped parcel(s) within the Lāna‘i Homestead Community

Status

DHHL is developing a contract for vegetation control. Interested Lāna‘i residents have been provided information for applying for the contract. As of April 2010, a contract has not been awarded.

Potential Partners

DHHL, Castle & Cooke, Department of Agriculture

Cost

Not Applicable



Phasing

1. Vacant and Undeveloped Land Program
 - a. Develop potential interim land use for vacant and undeveloped lands
 - i. Develop a transparent process to determine possible interim uses
 1. Series of Community Meetings
 2. Working/Focus Group
 - ii. Develop a list of potential interim uses
 - iii. Prioritize list of potential interim uses
 - iv. Select Interim uses
 1. Public Vote
 2. Ballot
 3. Other
 - v. Submit selected interim uses for review
 - vi. Approval by DHHL/Castle & Cooke
 1. Right of entry permit
 2. Other
 - vii. Implement interim uses
 - viii. Monitoring
 - b. Long-term management program of vacant and undeveloped lands
 - i. Organize a committee or working group
 - ii. Develop a maintenance schedule
 - iii. Submit schedule to DHHL for review
 - iv. In conjunction with DHHL, prepare a Request for Proposals (RFP) to select a contractor
 1. Develop criteria for selection
 2. Organize a selection committee
 - v. Go out with RFP
 - vi. Select contractor for vegetation maintenance
 - vii. Implement maintenance contract
 - viii. Updates on performance of contractor





Intersection of Kamoku Street and 'Ōhelo Kau Lā'au Street



Kamoku Street

Install Speed Control Mechanism Along Kamoku and Fifth Streets

Description

The safety of community members, particularly keiki is important to the residents of the Lāna'i Homestead Community. While the wide lane along Kamoku Street was designed for driver visibility, this stretch of roadway has become unsafe due to speeding vehicles. Cars speeding along the main street create a safety hazard, particularly with the children playing in the streets.

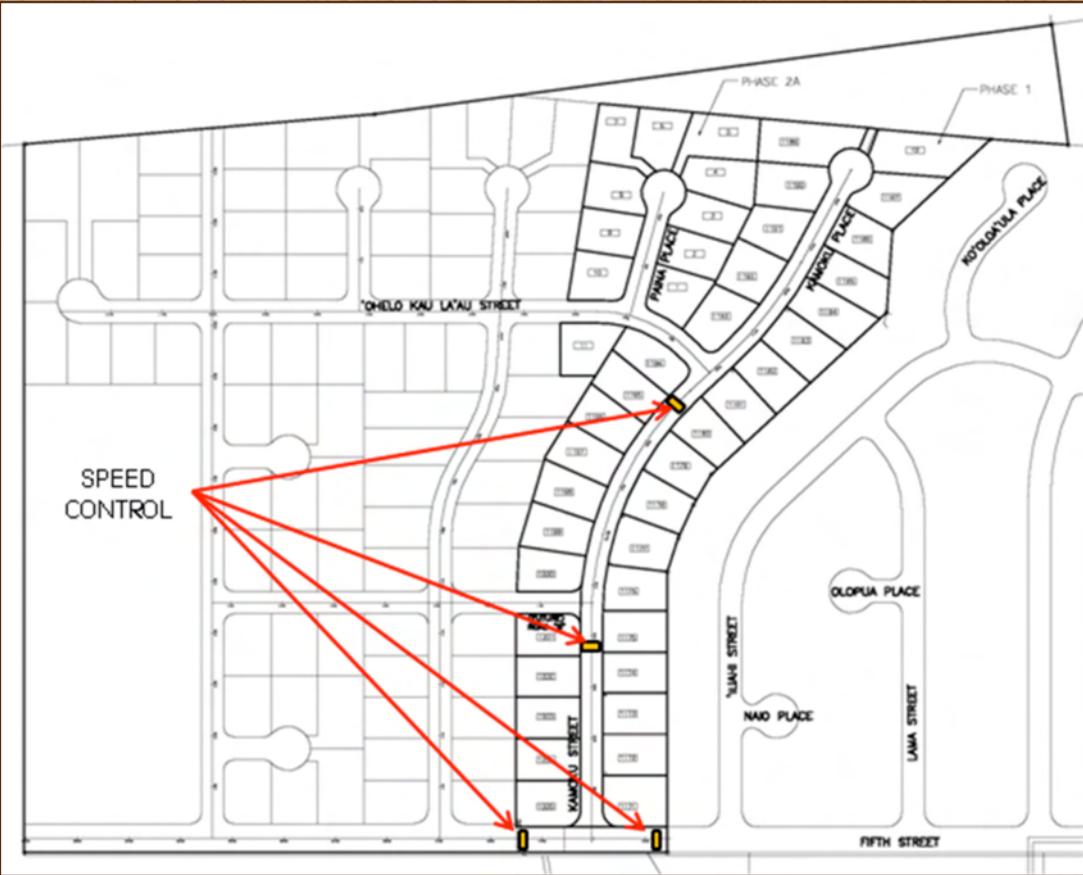
The beneficiaries would like to see speed control devices installed to reduce vehicular speed on Fifth Street near the entrance to the Lāna'i Homestead Community. Additional speed control devices along Kamoku Street should be installed to maintain slower speeds once vehicles enter into the community.

The Department also sees the benefit of controlling speeds within the residential community. DHHL continues to strive for the development and/or maintenance of safe, livable communities for beneficiaries and their families.

The objective of this project is the installation of permanent speed control devices along Fifth and Kamoku Streets.

PRIORITY PROJECTS

INSTALL SPEED CONTROL MECHANISM ALONG KAMOKU AND FIFTH STREETS



Location

Fifth Street and Kamoku Street

Status

Not Started

Potential Partners

DHHL, County of Maui-Department of Transportation, County of Maui- Public Works Department, County of Maui-Traffic Safety Council, Castle & Cooke

Phasing

- 1. Design speed control on Kamoku and Fifth Street (4-6 weeks)
- 2. Submit Permits/approvals for installation (6-8 weeks)
- 3. Begin Construction (3 weeks)

Cost

\$5,000 - Planning
\$15,000 - Construction



Explore Land Acquisition Opportunities

Description

During negotiations associated with the development of The Four Season's Lodge at Kō'ele and Resort at Mānele Bay, the State of Hawai'i, Department of Land and Natural Resources (DLNR) acquired land from Castle & Cooke. The land will revert back to Castle & Cooke if certain developmental milestones are not met. The DHHL may have an opportunity to acquire some of these lands from DLNR to further the goals of beneficiaries on Lāna'i and the Department as a whole.



Location

Various DLNR parcels on Lāna'i

Status

DHHL has begun collecting information from the County, Castle & Cooke, DLNR as well as various individuals to determine the location and development opportunities of the parcels.

Potential Partners

Castle & Cooke, DLNR-Land Division, County of Maui

Phasing

1. Determine location of available parcels
2. Review terms and conditions that must be met to ensure land does not revert back to Castle & Cooke
3. Assess opportunities and constraints associated with each parcel including but not limited to water rights, commercial activities, etc.
4. Negotiate land acquisition

Cost

\$1,500 - staff travel and document acquisition



