ISLAND OF LĀNAʻI

REGIONAL PLAN
June 2010
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.

[Diagram of DHHL’s Planning System]

Figure 1. DHHL’s Planning System
INTRODUCTION

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 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.

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
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 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 Molokai 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.
Community Leaders and Stakeholders

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 Thelen, Chair – State of Hawai‘i Department of Land & Natural Resources
Ken C. Kawahara, Deputy Director – Commission on Water Resource Management
Lindsey Ball, Complex Superintendent, Hāna-Lahainaluna-Lāna‘i-Moloka‘i– State of Hawai‘i Department of Education
Clyde Nāma‘io, Administrator – Office of Hawaiian Affairs
Humani 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
Kalber Young, Director – Maui County Department of Finance
Lori Tsubako, Director – Maui County Department of Housing & Human Concerns
Tamiara Horeajo, Director – Maui County Department of Parks & Recreation
Kathleen Rose Aoki, Director – Maui County Department of Planning
Milton Azakawa, Director – Maui County Department of Public Works & Environmental Management
Jeffrey Eng, Director – Maui County Department of Water Supply
Shelly Bartfield – Lāna‘i Planning Commission
John Ornellas – Lāna‘i Planning Commission
Stanley Ruidas – Lāna‘i Planning Commission
Matthew Maño-Lāna‘i Planning Commission
Leticia Castillo-Lāna‘i Planning Commission
David Greens-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
Jo-Ann Ridao, Maui County
Pierce Myers, Lāna‘i High and Elementary
Pierce Myers - Principal, Lāna‘i High and Elementary

Community

Benjamin Kauikila Jr.
Celeste Magawa
Chad Campbell
Charles Kaukeano
Cheno Mano
Chentell Schilling
Darylene Alborro
E.K. Renee Plunkett
Edwin Woolsey
Eleanor L. Kekini
Ernest Magasen
Ernest Mayani
Garrett Hera
George K. Kafo ohalaha
Georgette Woody
Georgette Woolsey
Gordon W. Schilling Jr.
Iaika Gamo

Isaac Zablan
Jackie Woolsey
Jonathan Preza
Jeremi Lopez
Joanna Alconcel
Jonathan Preza
Kahanamui-Peralta
Karen J.K. Biho
Kaulana Kafo ohalaha
Kë‘onëhana K. Mano
Kepa Maly
La Kekina Haun
Larenza Fakami
Larry Plunkett
Laverna Eskara
Leina‘ala Mano
Luna Koamai
Mariah Ferreira
Mark Alborro

Martha Atua H. Evans
Michele Holubuch
Ola Ropa
Onaona Maly
Painah Lopez
Pearl Ah Ho
Paulani Kafo ohalaha
Rechenda M. R. Kahanamui
Roselle Alboro-Kahanamui
Rodney Akozo
Ristelau Kafo ohalaha
Santi Alborro-Kahanamui III
Samuel Kahanamui Jr.
Sarah Campbell
Scott Kahuluiwai
Sidney Alejado
Sol P. Kafo ohalaha
Wendy Kasapau
Winie Basquez
Yashi-Annie Kahanamui-Peralta

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

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

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

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

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UNITED STATES CONGRESS DISTRICT 2

STATE HOUSE OF REPRESENTATIVES DISTRICT 13

MAUI COUNTY COUNCIL DISTRICT (LĀNAʻI)

SENATE DISTRICT 6

Elected Officials and Political Boundaries
Oral traditions and genealogies suggest that Lānaʻi 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 Lānaʻi appeared to be “well inhabited.” Kamehameha conquered Maui and Oʻahu in 1795, and united all the Hawaiian Islands under one rule shortly after that. In 1798, Kamehameha erected his summer residence in Lānaʻi, at Kaunolū. The Islands underwent a dramatic transformation that led to a rapid decline in the Hawaiian population and forever altered Hawaiʻi’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 Lānaʻi 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 Lānaʻi 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 Lānaʻi home, able to share their manaʻo and pass on moʻolelo about the history and culture of their island.

STORIED TRADITIONS

Although decimated, the people of Lānaʻi were able to keep the wahi pana (storied places) and moʻolelo alive. According to oral traditions, Lānaʻi was inhabited by evil spirits. Fearing these spirits, Hawaiians did not venture to the island, until a young disobedient chief, Kaululāʻau of Maui rid the island of these spirits. Kalaehi, now known for its amazing vistas is identified as the location that Kaululāʻau 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 Puʻupehe (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 Lānaʻi 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 Lānaʻi.
PRIVATe oWnershIP

As a result of the Mähele (1848), changes in land tenure permitted the sale and lease of land. Lāna‘i 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. Mānaulei Sugar Company was formed during the late 1890 sugar boom during the Gay family tenure of Lāna‘i. 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 Lāna‘i; however, the Gay family ultimately liquidated their Lāna‘i 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 Lāna‘i 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, Lāna‘i 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, Lāna‘i’s population increased to around 4,000 by 1939.

Pineapple cultivation was extremely profitable for Dole and was successful for many years on Lāna‘i. However, competition increased from around the world and by the 1970’s, profitability of pineapple production in Hawai‘i began to steadily decline. By 1992, the era of pineapple production on Lāna‘i ended, leaving much of Lāna‘i 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 Kō‘ele Resort (“The Lodge”) in 1990.

A RICH HISTORY

The people of Lāna‘i 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 Lāna‘i 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 Lāna‘i’s culture.
Prior to the Māhele in 1848, it is estimated that the island of Lānaʻi was divided into 13 ahupuaʻa. Traditional community demographics and accounting were based on these land divisions. An unusual feature of the ahupuaʻa on Lānaʻi is that several span the width of the island, from makai to makai, rather than mauka to makai.
DHHL acquired 50 acres of land from Castle & Cooke in 1999 located in Lāna'ī City. The land was given to the State as part of a deal brokered to allow redevelopment on the island of Lāna'ī 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'ī.

**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 Kāne‘pū‘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 Kö‘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**
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 Education Development

Over the last 20 years, the school staff with the support of DOE has been planning the expansion of Lānaʻi High and Elementary School. According to Principal Pierce Myers, one of the objectives is to create a P-20 campus that can service Lānaʻi 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.
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 Kö‘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.
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.
Lānaʻi Culture & Heritage Center

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

MISSION

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

Currently, Lānaʻi 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.

PROGRAMS AND PROJECTS

1) Kapihaʻa Interpretive trail
2) Youth Summer Programs
3) Pineapple harvesting machine restoration
4) Site work at Muanuʻau 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 Kaheʻa heiau
9) Cultural and historical site work at Kaunolū-Keālia Kapu Village and Ceremonial Complex

MOTTO

E Hoʻohanohano ana i ka wa ma mua, a e Hoʻolako ana i ka mua aku!
Honoring the Past, Enriching the Future!

More information on the Lānaʻi 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’s 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 backup 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 islands 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 (EISPN) submitted to the Office of Environmental Quality Control (OEQC) in September 2008, stated, “Electricity produced from the wind farm may be used on Lāna‘i...” 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 EISPN identified several potential cultural and environmental impacts on Lāna‘i. According to the EISPN, “[t]he 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 Poilhau Beach, and other points along the shoreline; and Garden of the Gods [Kahikawelo]; and The Nature Conservancy Kāne‘uʻu 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 EISPN identified 14 endangered and threatened species as potentially occurring in the area proposed for both the wind turbines and undersea cable.
WASTEWATER SYSTEM
Wastewater service in Lānā'i City is provided primarily by Maui County's wastewater reclamation plant in Lānā'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 Lānā'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 Lānā'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 Lānā'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.
STATE AND COUNTY ROADWAYS
There are two highways on Lāna‘i: Keōmuku Road and Kaumālapa‘u Road. These paved, State roads connect the harbors and airport to Lāna‘i City. The roads within Lāna‘i City, Mānele Bay Community and Kō‘ele Community are also paved. The roads within Lāna‘i 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 Lāna‘i. 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 Lāna‘i 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.
Edcuation
• Lāna’i has a single public school, Lāna’i 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 Lāna’i through the Lāna’i Education Center.

Library
The Lāna’i public library is located in Lāna’i 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 Lāna’i located in Lāna’i 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
Lāna’i is protected by the Maui Police Department. While the dispatch center is located on Maui, there is a police station located in Lāna’i City.

Hospital
Lāna’i 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. Lāna’i Community Hospital is part of the Hawai’i Health Systems Corporation.

Airports
Lāna’i is serviced by a single airport located three miles southwest of Lāna’i 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. Lāna’i processed 113,661 passengers during 2008. The airport is under the jurisdiction of the Hawai’i State Department of Transportation.

Harbors
There are two operable harbors and a boat landing site on Lāna’i. Mānele Small Boat Harbor, operated by the Department of Land and Natural Resources (DLNR) is located on the south coast of Lāna’i 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. Kaumālapa’u is the main commercial port on Lāna’i. It is operated by the State Department of Transportation. As one of 10 PORT Hawai’i harbors, most goods and cargo flow to the island at Kaumālapa’u. Typically, one cargo vessel is received per week at Kaumālapa’u.
Public Facilities on Lāna‘i

LEGEN

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

EXHIBIT 46.1 Public Facilities on Lāna‘i
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.
- ATV’s 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

**Award Remaining 16 Residential Lots**
- 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**
- Explore alternative energy options
  - Photovoltaic
  - Solar
  - Water
  - Wind energy

**Establish Hawaiian Homestead Association**
- A homeowners association has not been established.

**Interim Use and Management of Vacant and Undeveloped Lands**
- 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.

**Install Speed Control Mechanism Along Main Street**
- 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**
- Potential Partners
  - Ke o hou o Lāna’i
  - Multi-generational care center
  - Determine needs of the community (kitchen, pull-down screen, hard court space, etc)
  - Locate potential site

### Community Discussion

**Potential Projects**

<table>
<thead>
<tr>
<th>Potential Projects</th>
<th>Community Discussion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Repair Infrastructure</td>
<td>Hold contractors accountable for broken equipment and proper siting of equipment</td>
</tr>
<tr>
<td><strong>Joint Long Range Planning and Infrastructure Development</strong></td>
<td>Collaborate with DOE, County of Maui and Castle &amp; Cooke on water, sewer, drainage and road improvements that will positively affect the DHHL lands.</td>
</tr>
<tr>
<td><strong>Develop a New DHHL Lāna’i Master Plan</strong></td>
<td>Work with beneficiaries, DOE, County of Maui and Castle &amp; 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.</td>
</tr>
<tr>
<td><strong>Explore Land Acquisition Opportunities</strong></td>
<td>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.</td>
</tr>
</tbody>
</table>

**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‘omaluhia. 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)
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.
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.

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.

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

A vacant lot awaiting award.
Establish a Hawaiian Homestead Community Association

Description

The establishment of a Hawaiian Homestead Community Association is a priority for Lāna‘i beneficiaries. On Lāna‘i, native Hawaiians have been provided an opportunity to become homeowners on Hawaiian Home Lands. By working together as an association, the beneficiaries on Lāna‘i 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 Nu‘u—Strive for Excellence) designed to support democratically-elected homestead associations that are not only responsive to community needs, but also represent the interests 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 Lāna‘i Hawaiian Homestead Community Association. If it so chooses, the association may participate in the Kūlia i ka Nu‘u program in order to access organization training, technical assistance, and Department grants.
**Location**
Lāna’i City

**Status**
Not Started

**Potential Partners**
DHHL

**Phasing**
Convene Lāna’i lessees in order to establish a Hawaiian Homestead Community Association

- Identify purpose and goals
- Develop guidelines for composition of board
  - (51% should be DHHL beneficiaries)
- Formalize and adopt by-laws
- Elect leaders and board members
- Incorporate Association

**Cost**
$1,500 - Staff Travel
Interim Use and Management of Vacant and Undeveloped Lands

Description

The DHHL landholdings on Lāna‘i include 50 acres in Lāna‘i 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

INTERIM USE AND MANAGEMENT OF UNDEVELOPED LANDS
The safety of community members, particularly keiki, is important to the residents of the Lānaʻi 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 Lānaʻi 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.

Install Speed Control Mechanism Along Kamoku and Fifth Streets

Description

The safety of community members, particularly keiki, is important to the residents of the Lānaʻi 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.

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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.
**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