

Lāna‘i Regional Plan Development  
Beneficiary Meeting  
October 26, 2009  
Meeting Minutes

**Attendance:** La‘ikealoha Hanog, Pauahi Lopez, Jeremi Lopez, Edwin Woolsey, Jackie Woolsey, Celeste Magaoay, Ernest Magaoay, Yasha-Ann Kahananui-Peralta, Eleanor L. Kekini, Sidney Alejandro, Roselani Kaho‘ohalahala, Kaulana Kaho‘ohalahala, Onaona Maly, Kepā Maly, Benjamin Kaaikala Jr., Karen J.K. Biho, Gordon W. Schilling Jr., Jonona M. Alconcel, Georgette Woolsey, Laverda Eskara, Luana Koanui, Winnie Basques, Chad Campbell, Sarah Campbell, Ikaika Gamulo, Martha Ann H. Evans, Rochelle Alboro-Kahananui, Sam Alboro-Kahananui III, Mark Alboro, Darylene Alboro, Rodney Alonzo, Renee Plunkett, Larry Plunkett, Kē‘onēhana K. Manō, Michele Holsombach, Leina‘ala Manō, Jonathan Preza, Isaac Zablan, Marianne Feiteira, Rechenda M.R. Kahananui, George K. Kaho‘ohalahala, Sol P. Kaho‘ohalahala, Wendy Kaopuiki

**Staff:** Julie-Ann Cachola, Kaleo Manuel,

**Consultants:** PBR Hawaii – Scott Abrigo, Malia Cox

**Welcoming:**

Julie-Ann Cachola welcomed the participants and requested the meeting be opened in prayer.

**Opening Pule:**

The opening prayer was given by Mr. Sol P. Kaho‘ohalahala

**Introduction of Regional Planning Process:**

Julie-Ann Cachola introduced the DHHL staff and consulting team and described the DHHL planning process and the benefits of community participation to get the appropriate projects identified based on the needs of the community.

1. *General Plan* - Statewide plan with long-term perspective establishing goals and objectives for DHHL.
2. *Strategic Plan*- Statewide focus with shorter term perspective that creates an action plan for each program area based on goals and objects of the General Plan.
3. *Island/Regional Plan*-On Lāna‘i, the Regional and Islands plans are combined with a shorter term perspective to establish the following
  - a. Land use goals and objectives from General Plan
  - b. Develop appropriate “zoning” within land holdings to meet needs of beneficiaries while ensuring proper stewardship of the ‘āina
  - c. Identify needs, opportunities, and priorities of homestead communities
  - d. Identify potential partnerships and funding opportunities
  - e. Provide opportunities for beneficiaries to participate and drive the planning of their homestead community and the region
  - f. Identify and implement priority projects

## **Review of a Regional Plan:**

Scott Abrigo, PBR Hawaii, described information contained in the regional plan and the method for developing a project list for Lānaʻi. He stressed the importance of community involvement in the development of the document. Regional plans are being developed for 20 regions throughout the State. Each plan follows a standard format. The components within each regional plan are listed below:

1. Political Boundaries and Leaders
2. Community Stakeholders
3. Partnering Benefits
4. History and Culture
5. Hawaiian Home Lands and Adjacent Land
6. Regional Demographics
7. Development Trends
8. Infrastructure – Existing and Planned
9. Issues and Opportunities
10. Potential Project descriptions
11. Priority Project list and implementation parameters

## **Review of Lānaʻi development trends**

Mr. Abrigo, Ms. Cachola, and Mr. P. Kahoʻohalahala provided a description of development and planning projects that could impact DHHL lands on Lānaʻi as well as possible opportunities for partnership.

1. Development & Planning Projects
  - a. Castle & Cook
  - b. Lānaʻi Heritage Center
  - c. Maui County- affordable housing plan
  - d. Department of Education- High School Master Plan
  - e. Maui County General Plan
  - f. Lānaʻi Community Plan
2. Partnership opportunities
  - a. Park- relocating/combining parks to create larger park or possibly provide buffer opportunities
  - b. Community Center
  - c. Connectivity with affordable housing
  - d. Infrastructure improvements

## **Open Discussion:**

The floor was opened up to discuss and brainstorm ideas, issues, concerns, and potential projects. Individuals and organizations were also identified where possible opportunities for collaboration exist.

## **Community- Issues**

1. Undeveloped DHHL Lands: A variety of issues and concerns were raised relative to the remaining 18 vacant lots in this development phase, as well as the undeveloped DHHL parcels slated for future development
  - a. Vegetation overgrowth

- i. Fire Hazard
    - ii. Safety
    - iii. Loss of sidewalk access fronting vacant lots
    - iv. View into intersection is blocked
  - b. Turning Applicants into Homeowners
  - c. Retaining Wall - 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 for the following reason.
    - i. Soil-Erosion
    - ii. Safety Concerns
    - iii. Drainage
  - d. Safety - ATV utilizing vacant lands, possible liability issue if someone is injured.
2. Loan Refinancing: Beneficiaries looking to refinance do not have all documents required by the lender.
    - Building Permit
    - Occupancy Permit
    - Builders Permit
  3. Agency Participation: Insure other agencies are invited to attend/participate in future beneficiary consultation meetings.
  4. Co-locate Community Services On-site:
    - a. Ke ola hou o Lāna‘i
    - b. Multi-generational care center

### **Community – Potential Projects**

1. Improve Safety of Vacant and Undeveloped lands
  - Coordinate with State Agency to clear lands on a periodic basis and develop fire break
  - Hire on island contractor to conduct maintenance
2. Award remaining 18 lots and undeveloped lands
  - Part-time on island DHHL representative
  - HOAP- improved communication between applicants and case workers
  - Develop alternative products such as self-help that are more affordable to applicants
3. Establish Homeowners Association
  - Contact XXX at 620-XXXX for assistance
4. Develop partnerships for community services on-site

### **Infrastructure – Issues**

1. Sewer: Undeveloped lands will require connection to waste water treatment plant
2. Drainage: Current drainage not adequately protecting land from soil erosion
3. Communication: Sandwich Isle Communications (SIC) Location of SIC equipment is not as originally envisioned
4. Street lights: Contractor broke second light on left side of the street
5. Energy: High energy costs are concern. Beneficiaries would like to explore alternative

- energy options such as photovoltaic, solar water, and wind energy
6. Traffic Speed: Numerous children live within the homestead. Lessees would like to see speed controlled along main street

### **Infrastructure - Potential Projects**

1. Infrastructure Repair: Hold contractors accountable for broken equipment and proper siting of equipment.
2. Develop alternative energy plan to reduce energy cost for lessees.
3. *Install speed control mechanism along main street.*

### **Schedule**

The planning schedule was discussed. Based on the needs of the community, the process will be truncated to move forward as quickly as possible. The next meeting is tentatively set for January 2010 to review project lists. If community consensus is achieved, the beneficiaries will decide the project priorities.

**Adjournment:** The meeting was adjourned around 7:45 pm.