



## North Hawai'i Regional Plan Update

Beneficiary Meeting

September 1, 2011

Meeting Memorandum

### PRINCIPALS

THOMAS S. WITTEN, ASLA  
*President*

R. STAN DUNCAN, ASLA  
*Executive Vice-President*

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*Executive Vice-President*

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W. FRANK BRANDT, FASLA  
*Chairman Emeritus*

### ASSOCIATES

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**Attendance:** Bernadette Haleamau, Bertha Dement, Ann Dement, Gabriel Malau, Makine Kohaulel'e, Uncle Soli, Leonard Low, Lani Chase, Tom Aiona, Micci Aiona, Rebecca Piilani, M. Kapunia, Joanne Ha'o, Harry Kawai, Gina Kawai, Pat Lau, George Shin, Diana Suganuma, Spencer A., Duke Kapunia, Pua Kaahanui, Denise Murphy, Elizabeth Camara, Kainoa Hodson, Mike Hodson, Marla Fergerstrom, Ardis Brown, L. Kumauae

**Hawaiian Homestead Commission:** Alapaki Nahale-a, Chairman

**Staff:** Bob Freitas, Kaleo Manuel, Ulu Lota, Jim Dupont

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

### **Opening:**

The meeting was open in song. Ms. Kanani Kapunia led attendees in the doxology, Ho'onani Ka Makua Mau.

### **Welcoming:**

Mr. Kaleo Manuel welcomed the participants and introduced Mr. Alapaki Nahale-a, Chairman of the Hawaiian Homes Commission. Chairman Nahale-a explained that this administration is committed to working with the community. The community meetings are an opportunity for beneficiaries to share their mana'o with the DHHL staff. There are no taboo topics.

### **Introduction of Regional Planning Process:**

Mr. Manuel introduced the DHHL staff and consulting team, described the DHHL planning process and the benefits of community participation to get the appropriate projects identified based on the needs of the community. He explained that the regional plan is a tool that the community can utilize to move things along that are important to them. Mr. Manuel described the agenda for the evening, and went through the proposed meeting schedule.

### **Review of Lālāmilo/Pu'ukapu Regional Plan and updates:**

PBR Hawaii staff (Mr. Scott Abrigo and Ms. Malia Cox) reviewed the contents of the current regional plan, updates to include lands in and around Honoka'a, and current development trends. Mr. Abrigo described the method for developing a project list. He described the five categories

that projects are divided into during the last update, Water, Sewer, Residential, Roads and Community.

Chairman Nahale-a clarified for the attendees that the inclusion in the plan does not mean that the project will be completed or funded, but rather identifies the important issues for the community. This information can be utilized to leverage DHHL's limited resources, create partnerships, and identify regional needs to the State legislature.

### **Review of 2008 Project List and Status Report:**

Mr. Abrigo went through the projects that made the list during the previous regional plan update and provided an update on the status of the project.

#### ***2008 Project List***

##### Project List- Water

1. *Priority Project*- Pu'ukapu Hybrid Water System- This project is underway.
2. *Priority Project*- Waimea Water Systems Improvements- This project is underway.
3. Lālāmilo Water

##### Project List -Sewer

1. Waimea Sewage System

##### Project List -Residential

1. Honokāia Pastoral Lots
2. Parker Ranch 2020
3. Lālāmilo Phase II

##### Project List -Roads:

1. *Priority Project*- Waiaka Bridge & Intersection Replacement Project- This project is underway.
2. Māmalahoa Highway to Kawaihae Road Connector Project
3. Waimea Bypass Road
4. Waimea Trails and Greenways
5. Pu'ukapu Minor Road Improvements
6. Saddle Road Improvements

##### Project List -Community

1. *Priority Project*- Support Efforts to Develop Kanu o ka 'Āina Learning 'Ohana. -This project is underway.
2. *Priority Project*- Neighborhood Park- There has been no movement on this project.
3. Waimea Regional Park
4. Recreation and Learning Center for the Waimea Community and Youth
5. Kūpuna Housing/Health Center
6. Cemetery
7. Community Pasture

8. Waimea High School
9. Trauma Center
10. Waimea Middle Public Conversion Charter School

***Project Status Update:***

There has been a lot of movement on the five projects identified as priorities by the beneficiaries in 2008. Mr. Abrigo provided an update of the five projects.

1. *Pu'ukapu Hybrid Water System* - All phases of the project have been funded. Construction is 80 percent complete. Once construction is completed, pressure system testing will be conducted, and management of the system operation will go out to bid. Water service may be available by first quarter of 2012.
2. *Waimea Water Systems Improvements* - CIP funding has been awarded to DHHL for the improvements. Construction of distribution system is completed. Construction of the reservoir and Waimea well are on-going.
3. *Waiaka Bridge & Intersection Replacement Project* - The Draft Environmental Assessment was released for public comment in July 2011. Five alternatives are being evaluated. Land acquisition will occur once preferred alternative is selected.
4. *Support Efforts to Develop Kanu o ka 'Āina Learning 'Ohana* - The zoning issues identified in 2008 have been resolved. The Hālau Ho'olako facility was completed in 2010. Construction of the next hālau is underway.
5. *Neighborhood Park* - The project is still in the conceptual phase. No movement has occurred on this project

**Open Discussion:**

Throughout the meeting, the floor was open for attendees to ask questions, discuss, and brainstorm ideas, issues, and concerns. Attendees had numerous questions particularly relating to housing and lease opportunities. Questions and responses have been consolidated in this section.

1. What are our native Hawaiian water rights?  
*Response:* DHHL has the first rights to water in Hawai'i, and can ask for allocations. A major issue for DHHL is transmission and storage rather than rights to the source.
2. Is there a copy of the land use map?  
*Response:* Yes. PBR Hawaii will project the map later in the presentation.
3. Don't we already know all the use for DHHL lands? You have an applicant list.  
*Response:* We do have the applicant list. Technical studies are also utilized to along with economics to determine the land uses described in the Island Plans

4. Why isn't Lālāmilo completed yet?

*Response:* Plans are long-term in nature.

5. DHHL turn-key homesteads cost more. Parker Ranch is selling fee-simple houses for \$250K. That is the same price as Hawaiian Homestead lease.

*Response:* The new homes that DHHL builds are built very well, energy efficient homes. DHHL is working to come up with new price points, new alternative homesteading opportunities. DHHL is also working with the State legislature to have more freedom from the State bidding system, so there is more flexibility.

6. DHHL should use bamboo, local wood, and use its own building code. The Department is playing by the rules of the occupying nation.

*Response:* This administration is pushing the envelope to create opportunities. This may result in unintended consequences and some push back from the establishment. This could come in the form of county's not providing services like sewerage, fire/police protection, et cetera. The focus has been the developer build model. It is a good model for getting homes built and utilizing economies of scale to control price. DHHL is working to create other options for applicants. Developing alternative housing opportunities may be better suited to help meet the needs of those on the list for 20-30 years.

7. Leases shouldn't be sold.

*Response:* Sale of leases while unsettling, is legal under the current rules. This administration is working on the rules to address this issue.

8. What about the money invested in improvements?

*Response:* The sale of leases is a complex issue. It is understandable that lessees would like to recoup their expenditures. The administration is undergoing rule changes to address the issue of sale of leases while considering personal expenses. A proposed rule change could be promulgated to allow a residential applicant one award, as in "one bite of the apple." A lessee could sell their lease but would not be able to get back on the applicant list.

9. How much of the lands in this region have been awarded?

*Response:* Most of the land is encumbered. Once areas like Lālāmilo are occupied at full build-out, other areas may be considered if there is a need. If necessary to fulfill the need, DHHL can also look at acquisition.

10. The areas need to be split up. Lālāmilo should be separate. Pu'ukapu association has met and wants a park.

*Response:* The regional plan is most effective when DHHL engages a larger community. Everyone has a voice and can discuss issues and opportunities.

## **Issues and Opportunities:**

At the conclusion of the status update for the 2008 priority projects, the floor was opened to discuss issues and opportunities with the intent of creating a potential project list for this region. These issues were memorialized on chart paper to allow attendees to comment and adjust when necessary. The following list of issues has been grouped by category rather than in sequential order. Issues raised during open discussion were pulled into this section as appropriate.

### ***Water***

1. Native water rights need to be exercised
2. Assess DWS systems in Nienie and Honokaa
3. How can homesteaders gain access to Department of Agriculture reservoirs? Who currently has access?

### ***Roads***

1. Roads in Lālāmilo should be opened.
2. Getting out of Lālāmilo in an emergency is a concern.
3. Kahinu Road floods and is under disrepair.

### ***Community***

1. Community Complex should be developed on approximately 161 acres of DHHL's 191 acre lot where Kanu o ka 'Āina Learning 'Ohana is located.
  - a. Park
  - b. Kūpuna Center
  - c. Cemetery
  - d. Cultural/Community Center
2. Lālāmilo should have its own park/community center facilities.
3. Lālāmilo may have different needs than Pu'ukapu.
4. An athletic park should be built in Pu'ukapu and licensed to the community.
5. Create DHHL gas stations for the benefit of homesteaders.
6. Develop agreements with gas company to provide gas (natural gas?) to homesteads.
7. Cinder from DHHL lands should be available for homesteaders.
8. Cinder was available to homesteaders in the past free of charge.

### ***Housing/Homesteading***

1. Homestead leases should not cost more than fee-simple.
2. More affordable housing opportunities need to be developed.
3. More self-help homes are needed.
4. Alternatives to the turn-key option are necessary. The options should be for residential, and agriculture, and include a DHHL building code.
5. Good homes don't need to be green homes.

6. Many homes are in need of repair and rehabilitation.
7. Vacant and returned lots should be re-awarded.
8. Building Code is not flexible enough to allow alternative building types, construction practices.

### ***Agriculture (Farm and Pastoral)***

1. The Agriculture and Pastoral programs are not producing working farms and ranches.
2. The moratorium on releasing new agriculture lots should be lifted.

### ***DHHL Protocol***

1. Beneficiaries should not be subject to taxes.
2. Address conflicts between DHHL plans and County/State/Federal plans.
3. Programs within DHHL should be coordinated (Kulia, Regional Plans, LDD).
4. Create a program for electronic notification.

### **Potential Project List**

Mr. Abrigo assessed the list of issues and opportunities and briefly explained how potential project list would be developed. He explained that potential projects need to be specific, with actionable items and that some issues raised may not result in potential projects but can be answered by asking relevant agencies question. DHHL staff will work to get answers to such issues.

### **Schedule**

1. The next meeting is currently set for Thursday, September 15, 2011.
2. This meeting will focus on identifying up to five priority projects, and naming the 2011 Regional Plan Update.
3. Attendees were encouraged to continue to contemplate issues, opportunities, and potential projects relevant to the region. Those not discussed during the September 1, 2011 meeting should be emailed to Mr. Manuel for inclusion in the next meeting.

**Adjournment:** The meeting was adjourned around 8:30 pm.