

# Oahu

## ISLAND PLAN

Prepared for



HAWAIIAN HOME LANDS  
HAWAIIAN HOMES COMMISSION - DEPARTMENT OF HAWAIIAN HOME LANDS

Prepared by



July 2014

**O‘AHU ISLAND PLAN**  
**DEPARTMENT OF HAWAIIAN HOME LANDS**

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**LIST OF ACRONYMS**

The following is a list of terms, abbreviations, and acronyms used in this document.

<b>A</b>	ACOE	U.S. Army Corps of Engineers
	ALISH	Agricultural Lands of Importance to the State of Hawai‘i
	AM	Morning
<b>B</b>	BMPs	Best Management Practices
	bgs	below ground surface
	BWS	City and County of Honolulu, Board of Water Supply
<b>C</b>	CBED	Community-Based Economic Development
	CCD	Census County Divisions
	CIP	Capital Improvements Projects
	County	City and County of Honolulu
	CWB	State of Hawai‘i, Department of Health, Clean Water Branch
	CZM	Coastal Zone Management
<b>D</b>	DBEDT	State of Hawai‘i, Department of Business, Economic Development and Tourism
	DHHL	State of Hawai‘i, Department of Hawaiian Home Lands
	DLNR	State of Hawai‘i, Department of Land and Natural Resources
	DOH	State of Hawai‘i, Department of Health
	DPP	City and County of Honolulu, Department of Planning & Permitting
	DPR	City and County of Honolulu, Department of Parks and Recreation
<b>E</b>	ENV	City and County of Honolulu, Department of Environmental Services
	EPA	U.S. Environmental Protection Agency
<b>F</b>	F	Fahrenheit
	FEMA	Federal Emergency Management Agency
	FIRM	Flood Insurance Rate Map
<b>G</b>	GIS	Geographic Information System
	GP	DHHL General Plan
	gpd	gallons per day
<b>H</b>	HAR	Hawai‘i Administrative Rules
	HHC	Hawaiian Homes Commission
	HHCTCP	Honolulu High-Capacity Transit Corridor Project
	HHLRA	Hawaiian Home Lands Recovery Act
	HRS	Hawai‘i Revised Statutes
	HSD	Homestead Services Division

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H-STP	Honouliuli Sewage Treatment Plant
<b>K</b>	
KCDC	Kapolei Community Development Corporation
KS	Kamehameha Schools
<b>L</b>	
LDD	DHHL Land Development Division
LF	Linear Feet
LMD	DHHL Land Management Division
LSB	Land Study Bureau
LUC	State of Hawai‘i, Land Use Commission
LUO	Land Use Ordinance
<b>M</b>	
mgd	Million gallons per day
MFI	Median Family Income
MPH	Miles per hour
<b>N</b>	
NAAQS	National Ambient Air Quality Standards
NAHASDA	Native American Housing Assistance and Self-Determination Act of 1996
NHHCA	Nānākuli Hawaiian Homestead Community Association
NFIP	National Flood Insurance Program
NOAA	National Oceanic and Atmospheric Administration
NPDES	National Pollutant Discharge Elimination System
NRCS	Natural Resources Conservation Service
NVC	Nānākuli Village Center
NWI	National Wetland Inventory
NWS	National Weather Service
<b>O</b>	
OHA	Office of Hawaiian Affairs
OIP	O‘ahu Island Plan
<b>P</b>	
PCDC	Papakōlea Community Development Corporation
PM	Afternoon
<b>Q</b>	
QLCC	Queen Lili‘uokalani Children’s Center
<b>R</b>	
ROH	Revised Ordinances of Honolulu
<b>S</b>	
SHPD	State Historic Preservation Division
SI-STP	Sand Island Sewage Treatment Plant
SMA	Special Management Area
SNAP	Supplemental Nutrition Assistance Program
SpLH	Special Session Laws of Hawai‘i
STP	Sewerage Treatment Plant
SWMM	Storm Water Management Model
<b>T</b>	
TMDL	Total Maximum Daily Load
TMK	Tax Map Key

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**U**

UH	University of Hawai‘i
UHWO	University of Hawai‘i-West O‘ahu
USDA	U.S. Department of Agriculture
USGS	U.S. Geological Survey
USFWS	U.S. Fish and Wildlife Service

**W**

WCCHC	Wai‘anae Coast Comprehensive Health Center
WHHA	Waimānalo Hawaiian Homestead Association
WSCP	City and County of Honolulu Wai‘anae Sustainable Communities Plan
WWTP	Wastewater Treatment Plant

**HAWAIIAN TERMS<sup>1</sup>**

‘Āina ho‘opulapula	Restoration through the land
Ahupua‘a	Land division usually extending from the uplands to the sea
‘Auwai	A ditch or canal
Halau	Long house, as for canoes or hula instruction; a meeting house
Heiau	Pre-Christian place of worship
Hui	Club, association, society, corporation, to join or unite
Iwi	Bones, core, bones of the dead
Kauhale	A group of houses comprising a Hawaiian home. In the context of the OIP, a Kauhale is a multi-nuclear family, multi-generational home shared by a single ‘ohana
Kuleana	Rights and responsibilities
Kūpuna	grandparent, ancestor; starting point, source
Lo‘i	Irrigated terrace, especially for taro
Mauka	inland, uplands in a direction opposite of the sea
Makai	At or towards the sea
nā ‘ōpio	youth, juvenile including those not yet born
‘Ohana	Family, relative; related
Pali	Cliff or precipice

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<sup>1</sup> Definitions were taken from *Ulukau, The Hawaiian Electronic Library* as well as native speakers. *Ulukau* consolidates translations of Hawaiian words and sayings from a variety of sources. Not all translations for each term are included here. We extend our gratitude toward *Ulukau* and native speakers for the both preservation and accessibility of the Hawaiian Language.

## EXECUTIVE SUMMARY

The O'ahu Island Plan (OIP) was developed to provide recommendations for the future uses of the Department of Hawaiian Home Lands' (DHHL) approximately 8,154 acres (See Figure ES-1) on the island of O'ahu to meet beneficiary and department needs over the next 20 years. Due to limited land holdings and a large number of applicants looking for homesteading opportunities on O'ahu, the OIP also analyzed the need for possible land acquisitions. The OIP is consistent with the General Plan goal of 170 homestead awards per year or 3,400 homesteads over the next 20 years.

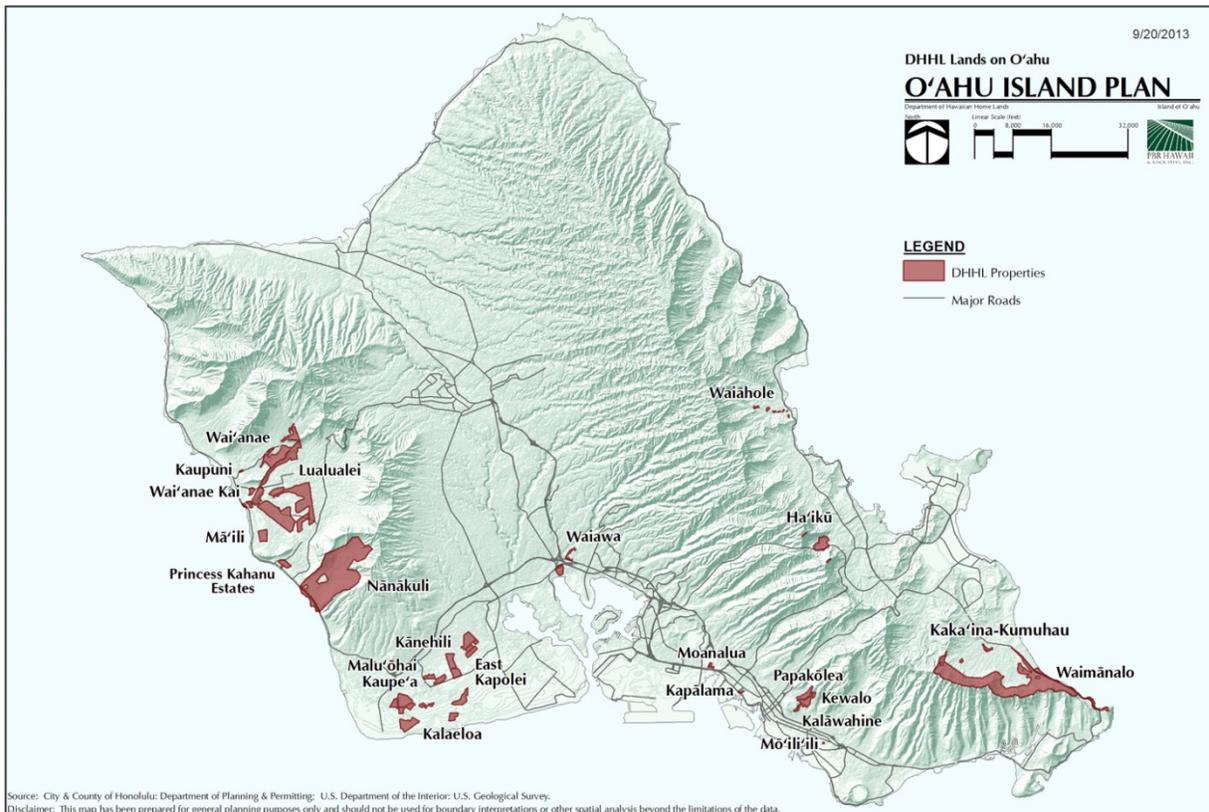


Figure ES-1 DHHL Lands on O'ahu

### LAND USE DESIGNATIONS

DHHL landholdings are categorized into ten different land use designations. These land uses are summarized in Table ES-1. There are four homesteading designations: Residential, Subsistence Agriculture and Supplemental Agriculture and Pastoral. The remaining six are non-homesteading designations. The non-homesteading designations are General Agriculture, Special District, Community Use, Conservation, Commercial and Industrial may be used utilized to generate revenue in support of DHHL .

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*Table ES-1: DHHL Land Use Designations*

Land Use Designation	Setting, Intent, Purpose <sup>†</sup>	Lot Size	Minimum Infrastructure
<b>HOMESTEADING USES</b>			
Residential	Residential lot subdivisions built to County standards in areas close to existing infrastructure. Residential waiting list. <i>Higher densities allowed on O‘ahu.</i>	1 acre or less	Water (potable), all utilities, road access (paved), County standards
Subsistence Agriculture	Small lot agriculture. Close proximity to existing infrastructure. Lifestyle areas intended to allow for home consumption of agricultural products.	5 acres or less ( <i>min. 10,000 sq. ft.</i> )	Water (catchment, potable or surface); road access (unpaved)
Supplemental Agriculture	Large lot agriculture. Intended to provide opportunities for agricultural production for supplemental income and home use. Agriculture waiting list. <i>Supplemental Agriculture lots not available on O‘ahu.</i>	40 acres or less	Water (catchment or surface); road access (unpaved) Not Available on O‘ahu
Pastoral	Large lot agriculture specifically for pastoral uses. Ranch plan and fencing required. Pastoral waiting list. <i>No Pastoral homesteads or Pastoral waiting list on O‘ahu.</i>	1,000 acres or less	Water (for livestock) and road access (unpaved) Not Available on O‘ahu
<b>NON-HOMESTEADING USES</b>			
General Agriculture	Intensive or extensive farming or ranching allowed. May serve as an interim use until opportunities for higher and better uses become available.	To be determined	N/A
Special District	Areas requiring special attention because of unusual opportunities and/or constraints, e.g. natural hazard areas, open spaces, cultural resources, raw lands far from infrastructure, mixed use areas, and greenways.	To be determined	To be determined
Community Use	Common areas for community uses and public facilities. Includes space for parks and recreation, cultural activities, community based economic development, utilities, and other public facilities and amenities.	To be determined	County Standards
Conservation	Environmentally sensitive areas. Lands with watersheds, endangered species, critical habitats, sensitive historic and cultural sites, other environmental factors. Very limited uses.	To be determined	N/A
Commercial	Lands suitable for retail, business, and commercial activities.	To be determined	County standards
Industrial	Lands suitable for processing, construction, manufacturing, transportation, wholesale, warehousing, and other industrial activities.	To be determined	County Standards

<sup>†</sup> Land Use Designations are utilized Statewide. County refers to the City and County of Honolulu

## **LAND USE PLAN**

The proposed development priorities, implementation plan, and recommendations are based on information gathered throughout the OIP planning process. These recommendations 1) are consistent with DHHL’s General Plan, 2) take into consideration beneficiary comments, and 3) fulfill OIP priorities for homestead development.

The OIP proposes land use designations for approximately 6,635 acres of the 8,154 acres on O‘ahu. The remaining approximately 1,520 acres located within Lualualei are utilized by the military. These lands were illegally withdrawn from the DHHL inventory by federal executive actions during the territorial period. DHHL will continue to assert its ownership of Lualualei by including the land in its inventory. However, DHHL has no management authority over the land; therefore, no land use designation has been assigned. Land uses proposed for 6,635 acres are discussed below and are summarized in Table ES-2.

### ***Homestead Land Uses***

Homestead development has been identified as the top priority for lands identified during the OIP process as unconstrained.

### ***Development Goals and Homestead Absorption Rate***

Assuming the General Plan goal of 170 homestead awards per year can be achieved, then approximately 25% (3,029 applicants) of O‘ahu’s 12,956 applicants can be served within the next 20 years. However, based on the development trends over the last five years, DHHL has not reached the development goal identified in its General Plan. DHHL’s current absorption rate is approximately 70 awards per year. At the current absorption rate, approximately 10% of the O‘ahu applicants will be served during the next 20 years. If DHHL is able to absorb all homesteads proposed in the OIP during the next 20 years, DHHL will achieve approximately 105% of its General Plan goal for O‘ahu.

### ***Residential Homesteads***

Residential homestead development is the top priority land use designation for lands identified as unconstrained during the analysis process. Prior to the development of the OIP, Residential homesteads accounted for approximately 1,030 acres, or 13 percent of DHHL’s lands on O‘ahu. The plan proposes approximately 3,370 homes on 605 acres for new Residential homesteading in Wai‘anae, Nānākuli, Kapolei and Papakōlea. The 1,190 homesteads proposed for Kapolei<sup>2</sup> along with the completion of 59 homes awarded or under construction in Kaka‘ina and Kānehili have been identified as priority development projects.

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<sup>2</sup> The 1,190 residential homesteads include approximately 1,120 homes in East Kapolei II, and 63 proposed, but not awarded or under construction in Kānehili.

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*Agriculture Homesteads*

Prior to the development of the OIP, 61 Subsistence Agriculture homesteads were located upon approximately 105 acres. All unconstrained lands were evaluated for their agriculture potential. Approximately 115 acres scattered within Wai‘anae, Waiāhole, and Waimānalo were found to be suitable for agriculture and designated for new Subsistence Agriculture homesteading. Approximately 160 new Subsistence Agriculture homesteads are proposed in the OIP.

In addition to the 115 acres proposed for Subsistence Agriculture homesteading several parcels in Wai‘anae and Kapolei were also found to be suitable for agriculture uses and can accommodate back yard and community gardening. While residential homesteading is currently proposed for these areas, the use of alternative housing such as townhomes, duplexes, etc. could result in a mix of Residential and Subsistence Agriculture Homesteads that achieves the same density as currently proposed in those areas.

*Pastoral Homesteads*

Approximately four percent of DHHL’s 204,006 acres of land are located on O‘ahu. In recognizing the severity of the land shortage, the HHCA was originally implemented on O‘ahu without awards of pastoral lands or a pastoral waiting list. No lands have been designated for Pastoral homesteading, and there are no pastoral applicant lists on O‘ahu.

***Non-Homestead Land Uses***

*Community Use*

Lands designated for Community Use support proposed and existing homesteads. Frequently facilities such as schools, parks clinics, hospitals, fire stations, water storage facilities, churches, etc. serve the entire region in addition to the homestead community. Approximately 315 acres have been identified for Community Use with 75 acres directly benefiting homestead communities. Community use lands are near most of the existing homestead communities and include lands within Wai‘anae, Lualualei, Nānākuli, Kapolei, East Kapolei<sup>3</sup>, Kalāwahine, Papakōlea, Waimānalo, and Hai‘kū.

*Special District*

Approximately 250 acres in Ha‘ikū, Wai‘anae, Lualualei and Papakōlea have been identified as Special District based on unique conditions including natural, cultural, historic resources, and/or development constraints. In each instance, these Special District lands on O‘ahu have the potential to (or already do) create a Hawaiian sense of place for all beneficiaries of DHHL and can play a vital role in retaining cultural relevance and providing educational opportunities for the Native Hawaiian community as a whole.

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<sup>3</sup> The area identified as East Kapolei is bounded by the Kapolei Golf Course to the west, Fort Weaver Road to the east, ‘Ewa Villages to the south and Interstate H-1 to the north. East Kapolei II refers to DHHL’s proposed development located to the east of Kualaka‘i Parkway.

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Conservation

More than 30% of DHHL’s O‘ahu land holdings have been designated for Conservation. Approximately 2,600 acres of environmentally sensitive areas have been designated in Wai‘anae, Lualualei, Nānākuli, Kalāwahine, Papakōlea, Waimānalo, and He‘eia.

Commercial

Approximately 95 acres have been designated as Commercial for the purposes of generating income. Lands with the Commercial land use designations are located within Wai‘anae, Kapolei, Kapālama, and Mō‘ili‘ili.

Industrial

Approximately 680 acres have been designated as Industrial within DHHL’s landholdings in Wai‘anae, Kalaeloa, Waiawa, Moanalua, Kapālama, and Waimānalo. However, a majority (over 80%) of DHHL’s industrial lands are concentrated in Kalaeloa.

General Agriculture

On O‘ahu, lands designated for General Agriculture are utilized for intensive or extensive farming/ranching, and where limited energy production can occur. In addition, lands for which a final land use has not yet been determined are also identified as General Agriculture. There are approximately 910 acres designated as General Agriculture in Lualualei, Nānākuli, Waimānalo and Waiāhole.

**Revenue Generation Land Uses**

Revenue generated on O‘ahu lands account for approximately 45% of income generated Statewide. The dispositions on lands proposed for Commercial, Industrial, and General Agriculture land use designations provide approximately \$6.6 million dollars in revenue annually supporting DHHL’s homesteading priority.

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*Table ES-2: Land Use Acres<sup>∞</sup> Proposed By Area*

<b>Area</b>	<i>Wai‘anae</i>	<i>Lualualei, &amp; Mā‘ili‘i</i> <sup>°</sup>	<i>Nānākuli</i>	<i>Kapolei, East Kapolei &amp; Kalaeloa</i>	<i>Waiawa</i>	<i>Moanalua</i>	<i>Kapālama</i>	<i>Papakōlea, Kewalo &amp; Kalāwahine</i>	<i>Mō‘ili‘ili</i>	<i>Waimānalo</i>	<i>Ha‘ikū</i>	<i>Waiāhole</i>	<b>Total By Land Use</b>
<b>Homestead Land Use Designations</b>													
<b>Residential Total Acres</b> <i>(# of New Homesteads Proposed)</i>	<b>130</b> <i>(115)</i>	<b>125</b> <i>(210)</i>	<b>745</b> <i>(1,835)</i>	<b>345</b> <i>(1,190)</i>	<b>0</b>	<b>0</b>	<b>0</b>	<b>90</b> <i>(20)</i>	<b>0</b>	<b>210</b> <i>(0)</i>	<b>0</b>	<b>0</b>	<b>1,645</b>
<b>Subsistence Agricultural Total Acres</b> <i>(# of New Homesteads Proposed)</i>	<b>50</b> <i>(5)</i>	<b>140</b> <i>(130)</i>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15</b> <i>(15)</i>	<b>0</b>	<b>15</b> <i>(5)</i>	<b>220</b>
Supplemental Agricultural Acres	0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>
Pastoral Acres	0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>
<b>Revenue Generation Land Use Designations</b>													
Commercial Acres	0	0	10	80	0	0	3	0	2	0	0	0	<b>95</b>
Industrial Acres	0	3	0	550	75	15	2	0	0	35	0	0	<b>680</b>
General Agriculture Acres	0	95	705	0	0	0	0	0	0	100	0	5	<b>905</b>
<b>Other Land Use Designations</b>													
Community Use Acres	10	75	55	35	0	0	0	2	0	120	10	0	<b>310</b>
Special District Acres	95	10	0	0	0	0	0	15	0	0	130	0	<b>250</b>
Conservation Acres	75	190	825	0	0	0	0	70	0	1,430	5	0	<b>2,610</b>
<b>Total By Area</b>	<b>360</b>	<b>640</b>	<b>2,340</b>	<b>1,010</b>	<b>75</b>	<b>15</b>	<b>5</b>	<b>180</b>	<b>2</b>	<b>1,910</b>	<b>145</b>	<b>20</b>	

<sup>°</sup> No land use designations have been made for the Lualualei lands utilized by the military, therefore approximately 1,520 acres are not included on this table.

<sup>∞</sup> Land uses acreages greater than 5 acres have been rounded in 5-acre increments and do not match total acres on O‘ahu.

## **PRIORITY DEVELOPMENTS**

### ***Residential Homestead Development***

The OIP has identified three subdivisions located in Waimānalo and Kapolei as priority Residential developments. The completion of communities currently under construction in Waimānalo (Kaka‘ina) and Kapolei (Kānehili) are the top priority. Completion of these developments is anticipated within the next one to five years. East Kapolei is the third high priority subdivision. It is anticipated that the homesteads in East Kapolei will be completed in the next ten years. With approximately 605 acres available for residential homestead development, a shortfall of nearly 1,000 acres is anticipated based on current housing densities and a residential applicant wait list of 9,639 beneficiaries. Therefore, the identification, pursuit, and acquisition of lands suitable for residential homesteading are high priorities.

### ***Subsistence Agriculture Homestead Development***

Two priority areas have been identified for Subsistence Agriculture within Waiāhole and Wai‘anae. These areas were selected because the parcels are already subdivided and located along existing County roads. These parcels have been identified as a high priority and are recommended for award in the next 1-5 years.

## **RECOMMENDATIONS**

On O‘ahu, there are approximately 8,154 acres of DHHL landholdings, and 12,956 applicants awaiting awards. Approximately 45% of the Residential and 19% of the Agriculture Applicants statewide are looking for homesteading opportunities on O‘ahu. However, only 4% of DHHL’s landholdings are located on O‘ahu. The following recommendations are suggested to maximize DHHL’s ability to serve beneficiaries with the limited resources available on O‘ahu.

### ***Program Evaluation***

Consideration should be given to evaluating all existing leases and dispositions (homestead and revenue-generation) to ensure conditions are being met. If compliance is not possible, then re-award of the lease to a qualified applicant or revocation of dispositions is recommended. In addition, the type of financial and housing programs/products offered should be evaluated to better match applicants’ product/location preferences and financial capacity with homestead offerings to minimize award deferrals.

### ***Under-Performing Assets***

The OIP identified conflicts in directives between the Hawaiian Homes Commission Act (Act), (“to provide homesteading opportunities”) and other Federal directives, such as the Endangered Species Act (ESA). Lands constrained by Federal directives are not available for homesteading thus limiting acres available to meet the intent of the Act. The OIP also identified lands not conducive to homesteading because of their location on ridgelines, pali, or areas with no access. The O‘ahu landholdings were evaluated to identify under-performing assets, and approximately 35% or 2,865 acres of Conservation/Special District lands were identified as under-performing with respect to the primary objective of the Act. The OIP recommends a dialogue be opened with

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beneficiaries and stakeholders regarding under-performing lands to determine how they can be best utilized to meet the directives of the Act.

***New Land Acquisition***

The OIP identified a land shortage on O‘ahu, therefore, acquisition of new lands is necessary to award homesteads to all O‘ahu Applicants. The development of standards are necessary to ensure that all lands acquired are obtained in compliance with the Act, policies set forth by the U.S. Department of the Interior, and other relevant laws, while still being suitable for homesteading or revenue generation. It is recommended that any land acquisition, regardless of how the land is acquired (land exchange, purchase, eminent domain, donations or gifts) follows a review process that requires land to be formally reviewed and scored on standardized criteria.

## **1.0 INTRODUCTION**

The O‘ahu Island Plan (OIP) was developed to provide recommendations for the future uses of Department of Hawaiian Home Lands’ (DHHL) land holdings on the island of O‘ahu to meet beneficiary and DHHL needs over the next 20 years (with an update in ten years). Due to limited land holdings and a large number of applicants looking for homesteading opportunities on O‘ahu, the OIP also analyzed the need for possible land acquisitions. This project was undertaken to meet Section 213(e) of the Hawaiian Homes Commission Act (Act), authorizing planning studies to provide the basis for land use designations and appropriate land management strategies. This introductory section provides the historical context of the Act, an overview of DHHL and its beneficiaries, and summarizes the planning process.

### **1.1 BACKGROUND OF HAWAIIAN HOMES COMMISSION ACT**

The first inhabitants of the Hawaiian Islands arrived nearly two thousand years ago. By the early 1900s, Native Hawaiians had already endured some 125 years of social change following contact with European explorers, missionaries, and entrepreneurs. The changes were devastating for a society that emphasized a deep relationship with the land and sea, rather than with the market economy that dominated life in Europe and the United States. Newly introduced diseases decimated the Native Hawaiian population, and many Hawaiians struggled under the new economic order. In 1919, Prince Jonah Kūhiō Kalaniana‘ole encouraged the U.S. government to adopt a policy of ‘āina ho‘opulapula or “restoration [of Native Hawaiians<sup>4</sup>] through the land.” Prince Kūhiō and Territorial Senators Wise and Shingle eventually led the U.S. Congress in passing the Act in 1921.

The Congress of the United States and the State of Hawai‘i declared that the policy of the Act is to support self-sufficiency and the self-determination of native Hawaiians in the administration of the Act, and the preservation of the values, traditions, and culture of native Hawaiians. Specific legislation and amendments have ratified the Act into its current form.

As described in the Act, the principal purposes of the Act include, but are not limited to:

- (1) Establishing a permanent land base for the benefit and use of native Hawaiians, upon which they may live, farm, ranch, and otherwise engage in commercial or industrial or any other activities as authorized in this Act;*
- (2) Placing native Hawaiians on the lands set aside under this Act in a prompt and efficient manner and assuring long-term tenancy to beneficiaries of this Act and their successors;*

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<sup>4</sup> In this report, an upper case “N” is used in the phrase “Native Hawaiian” when it more generally describes persons with any percentage of Hawaiian ancestry, as for federal programs regarding health and education. When referring to Hawaiian Homes Commission Act beneficiaries, who by definition must be 50 percent Hawaiian ancestry in order to qualify for services, a lower case “n” is used in the phrase “native Hawaiian.”

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*(3) Preventing alienation of the fee title to the lands set aside under this Act so that these lands will always be held in trust for continued use by native Hawaiians in perpetuity;*

*(4) Providing adequate amounts of water and supporting infrastructure, so that homestead lands will always be usable and accessible; and*

*(5) Providing financial support and technical assistance to native Hawaiian beneficiaries of this Act so that by pursuing strategies to enhance economic self-sufficiency and promote community-based development, the traditions, culture and quality of life of native Hawaiians shall be forever self-sustaining<sup>5</sup>.*

The development of the OIP will provide DHHL with information about the lands on O‘ahu to work toward achieving these principle purposes.

Since the passage of the Act, inadequate financial resources and useable lands have limited DHHL’s ability to address the principle purposes of the Act and meet the needs of all eligible beneficiaries. In 1959, in a report to the Legislature of Hawai‘i, the Hawaiian Homes Commission (HHC) stated, “In the last two decades, the greatest demand for land by qualified Hawaiians under the Act has been on the island of O‘ahu. Ironically, since the inception of the rehabilitation program, we have had the least acreage on O‘ahu and as a result have been unable to meet the demand of an ever increasing waiting list of applicants.”

To address the disparity between DHHL’s fiduciary responsibility and capacity, progress has been made to increase developable landholdings and funding. Within the last 20 years, land transfers from the State and Federal Governments to DHHL as well as a cash settlement of \$600 million dollars<sup>6</sup> have occurred to address land use and ownership disputes. Act 14, SpLH 1995 authorized the transfer of 16,518 acres of public lands from the Department of Land and Natural Resources (DLNR) to address issues of historic misappropriation and misuse of DHHL lands. Of that, approximately 441 acres were authorized for transfer to DHHL from DLNR on O‘ahu. While the settlements and land transfers have resulted in the placement of numerous Hawaiians on homesteads, DHHL’s O‘ahu lands holdings continue to fall short of what is needed to meet applicant demand. In addition, as recently as May 2012, the State Supreme Court unanimously ruled that the State has failed to fund DHHL adequately, limiting DHHL’s ability to meet the provisions of the Act.

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<sup>5</sup> Section 101, an amendment to HHCA, was passed by the State of Hawai‘i Legislature in 1990 but has not received consent by U.S. Congress.

<sup>6</sup> Settlement funds have been dispersed in 30 million dollar installments over 20 years. The last installment will be paid to DHHL in 2014.

## **1.2 OVERVIEW OF THE DEPARTMENT OF HAWAIIAN HOME LANDS**

As a large landowner, DHHL has the dual role of land and resource management in addition to its primary charge of supporting native Hawaiians’ return to the land. As described in the 2002 DHHL General Plan, DHHL’s mission is: *“To manage the Hawaiian Home Lands Trust effectively and to develop and deliver lands to native Hawaiians. We will partner with others towards developing self-sufficient and healthy communities.”*

DHHL is headed by a nine member executive board, the Hawaiian Homes Commission (HHC). The chair of the HHC serves as a full-time administrator of DHHL. The current chairperson has full charge of and responsibility for the administration and execution of all action approved by the HHC. DHHL is organized into three divisions; Land Management (LMD), Land Development (LDD), and Homestead Services (HSD), along with four offices that report to the chairperson: Administrative Services, Fiscal, Planning, and Information and Community Relations.

DHHL oversees the management of 204,006 acres on six islands. Where feasible, DHHL works independently or with public and private partners, in the development of various homesteading opportunities for native Hawaiians. The primary means by which DHHL promotes the well-being and economic self-sufficiency of its beneficiaries is through the 99-year homestead lease. These leases are provided for residential, agricultural, aquacultural<sup>7</sup> or pastoral uses for an annual fee of one dollar. Due to DHHL’s limited landholdings, there are no opportunities for pastoral leases on O‘ahu. However, DHHL has offered a variety of residential products on O‘ahu including several construction options including owner-builder, developer-built (turnkey), and self-help/sweat equity housing. Although single-family homes are the primary housing product available, DHHL has explored several other housing products on a limited basis on O‘ahu. These alternative housing products include zero-lot line, Kūpuna housing, and rent-with-option-to-purchase (inaccurately referred to as ‘rent-to-own’). Table 1-1 provides a summary of DHHL’s land holdings on O‘ahu, the location of existing homestead communities, and the types of residential products offered during development of these homestead communities.

Some of DHHL’s land holdings are appropriate for homesteading. However, some lands, due to location, adjacent land uses, existing and former uses, natural resources, revenue generation opportunities, access, and other conditions may be better suited for non-residential purposes. The LMD is tasked with managing DHHL land holdings not in current homestead use by one of four types of disposition options: there are two options typically utilized for long-term contracts, general leases (up to 65 years), and licenses (up to perpetuity), and two options for the issuance of shorter-term dispositions, revocable permits (month-to-month tenancy), or rights-of-entry. The revocable permit is typically utilized when the final disposition is not known, while rights-of-entry are designed for temporary work/studies for a specified period of time. Revenues from lands

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<sup>7</sup> To date, no aquaculture homestead leases have been awarded on any island.

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*Table 1-1: DHHL Land Holdings on O‘ahu*

<b>Moku</b>	<b>Type of Unit Located Within Existing Homesteads</b>	<b>Region°</b>	<b>Homestead in Region (Associated Regional Plan where developed)</b>	<b>Other Areas†</b>	<b>Acres*</b>
Wai‘anae	<u>Construction</u> Owner builder Self-help Turn-key  <u>Product</u> Single family	Wai‘anae	Kaupuni Wai‘anae Wai‘anae Kai Lualualei <i>(Wai‘anae and Lualualei Regional Plan-2010)</i>	Mā‘ili	2,472
		Nānākuli	Nānākuli Princess Kahanu Estates <i>(The Regional Plan for the Traditional Native Trust Lands of the Ahupua‘a of Nānākuli-2009)</i>	N/A	2,311
‘Ewa	<u>Construction</u> Owner builder Self-help Turn-key  <u>Product</u> Single family Option-to-Purchase	Honouliuli	N/A	Kalaeloa	555
			Malu‘ōhai Kaupe‘a Kānehili East Kapolei II <i>(Kapolei Regional Plan-2010)</i>		487
		Waiawa	N/A	Waiawa	76
Kona	<u>Construction</u> Owner builder Self-help Turn-key  <u>Product</u> Single family Zero-lot line	Honolulu	Papakōlea Kewalo Kalāwahine <i>(Papakōlea Regional Plan-2009)</i>	NA	177
		Moanalua Kapālama Mō‘ili‘ili	N/A	Shafter Flats Kapālama Mō‘ili‘ili	20
Ko‘olaupoko	<u>Construction</u> Owner builder Self-help Turn-key  <u>Product</u> Single family Kūpuna	Waimānalo	Waimānalo Kumuhau Kaka‘ina <i>(Waimānalo Regional Plan-2011)</i>		1,914
		He‘eia	N/A	Ha‘ikū	147
		Waiāhole	Waiāhole	N/A	18
Ko‘olauloa		Ko‘olauloa	N/A	N/A	0
Waialua		Waialua	N/A	N/A	0
<b>Total Acres</b>					<b>8,154‡</b>

† Lands located within the region but not adjacent to or associated with a homestead community

°With the exception of Wai‘anae and Nānākuli, the region refers to the ahupua‘a where DHHL’s lands are located. Both the regions of Wai‘anae and Nānākuli include lands located within the adjacent Lualualei Ahupua‘a

\* The acres shown represent all acres held by DHHL in the region, both those utilized for homesteading or by the homestead communities identified above as well as lands not used for homesteading purposes.

‡Due to rounding, acreage will not add up to the total provided as 8,154.

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used for commercial, industrial, and other income-producing purposes support administration of the homestead program. According to the June 2012 LMD report, there are 547 long-term dispositions affecting approximately 28,455 acres of DHHL lands statewide. An additional 198 short-term dispositions affect approximately 49,560 acres. Only a portion of the lands not in current homestead use generates revenue and is managed with leases, licenses, revocable permits, or rights-of entry. However, all lands within DHHL's inventory require continued management to minimize trespassing, illegal dumping and vandalism, to limit liability, and where appropriate, protect cultural and natural resource assets. The management of lands without the specific intent to generate market rents is also performed by LMD. DHHL has been exploring and utilizing various partnering options to manage appropriately all lands that are unlikely to be converted to homestead use or are utilized for revenue generation. Lands that frequently fall into this category are ridge-tops and pali, critical habitats, wetlands, etc. Table 1-2 summarizes revenue generation for lands under disposition and compares to DHHL's total land holdings.

*Table 1-2: DHHL Landholdings Including those under Disposition\**

Island	Total Acres	Acres Under Disposition <sup>o</sup> (# of dispositions <sup>oo</sup> )		Total Disposition Acres <sup>oo</sup> (annual income)	Lands Under Long-Term Disposition as a percentage of Land on all Islands
		Short-Term Dispositions <sup>+</sup>	Long-Term Dispositions <sup>†</sup>		
Hawai'i Island	117,551	30,060 (38)	18,260 (224)	48,300+ (\$6.2 Million)	9%
Kaua'i	20,575	1,190 (52)	170 (57)	1,400+ (\$1.3 million)	<0.1%
Lāna'i	50	25 (1)	Undefined (4)	25+ (\$696)	<0.1%
Maui	30,904	6,280 (12)	7,340 (51)	13,600+ (\$186,930)	4%
Moloka'i	25,748	10,145 (14)	2,120 (68)	12,700+ (\$339,520)	1%
<b>O'ahu</b>	<b>8,154</b>	<b>1,890</b> <b>(78)</b>	<b>545</b> <b>(146)</b>	<b>2,400+</b> <b>(\$6.6Million)</b>	<b>0.2%</b>
Total	204,006	41,990 (195)	36,025 (550)	78,000+ (\$14.6 Million)	14%

\* June 30, 2012, LMD internal report.  
<sup>o</sup> The report did not identify acres for all dispositions. Where provided acreage is rounded in 5-acre increments.  
<sup>oo</sup> Assumes all long-term dispositions identified as expired based on the date have been renewed under similar terms. Income derived from percentage of sales, dollars/ton or other variable disposition terms have not been included in reported annual income.  
<sup>+</sup> Short-term dispositions are all contracts identified as revocable permits or right-of-entry regardless of the length of tenure.  
<sup>†</sup> Long-term dispositions are all contracts identified as General Leases or Licenses regardless of the agreement terms

Approximately 45% of the \$14.6 million annual disposition income is generated through land dispositions on 2,432 acres (224 short and long-term dispositions) on O‘ahu. This amounts to 0.2% of all of DHHL's land holdings Statewide. Table 1-3 provides additional details regarding the revenue generated on O‘ahu. The lands utilized for revenue generation account for approximately 30% of DHHL's lands on O‘ahu. With nearly half of all Statewide revenue being generated on O‘ahu, these lands are critical to the long-term success of DHHL. While there are exceptions, the land use for areas under general leases and licenses have been identified, and are not likely to revert to homesteading use. All dispositions expiring prior to 2025 have been assessed to

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determine if the current use should be retained at the end of the disposition period or if they meet criteria to be converted to a homestead land use designation.

*Table 1-3: Revenue Generation of O‘ahu Lands*

Short Term Dispositions		Long Term Dispositions			
Right-of-Entry <sup>8</sup> <i>(month to month)</i>		General Leases		Licenses	
Acres	Income*	Acres	Income*	Acres	Income*
1,889	\$2,210,000	233	\$3,941,000	309	\$481,000

\*Income shown includes fixed annual rents. It does not include revenues generated from per/ton fees, profit sharing, percent of sales, etc. Rounded to nearest \$1,000.

### 1.3 DHHL PLANNING SYSTEM

DHHL has developed a three-tiered planning system to guide planning of its land holdings and policies for resource management, for the benefit of current and future beneficiaries. The planning system includes an over-arching General Plan, followed by Strategic Program Plans and Island Plans, including the O‘ahu Island Plan in the second tier and Regional and Development Plans in the third tier. See Figure 1-1.

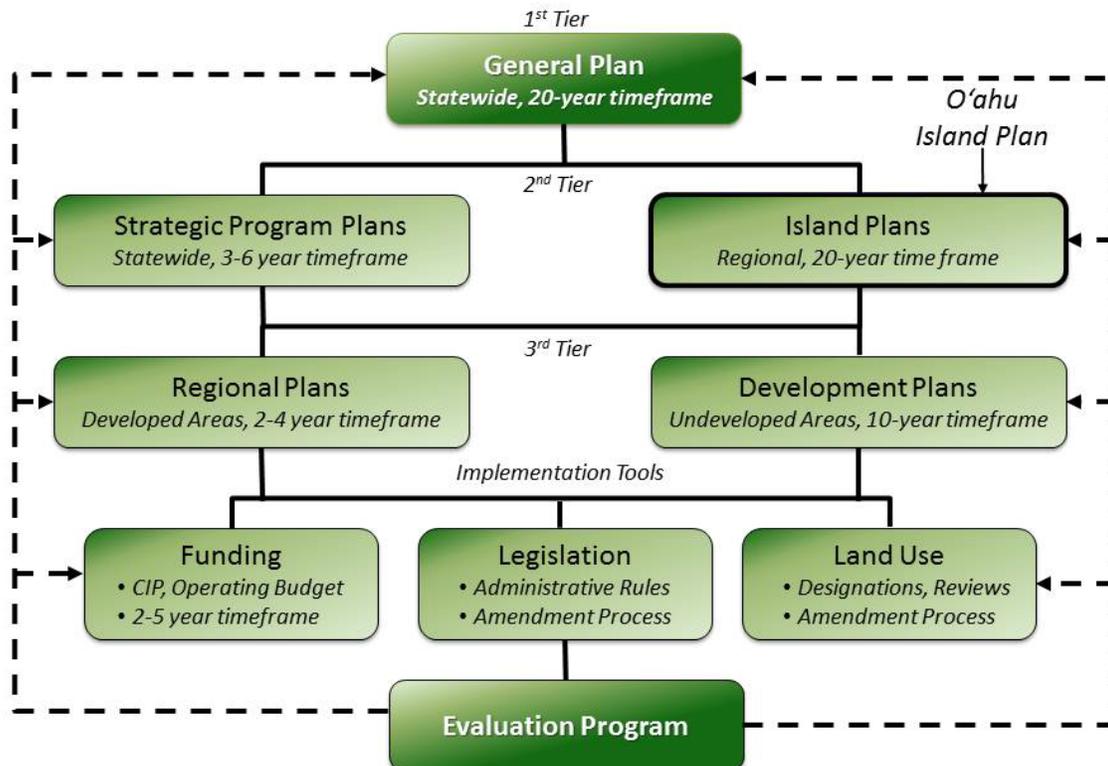


Figure 1-1 DHHL Planning System

<sup>8</sup> At the time of publication, DHHL was evaluating its revenue generation program. All revocable permits are under re-evaluation and are currently being identified as right of entry contracts until the evaluation is completed.

### **1.3.1 GENERAL PLAN**

The first tier is comprised of the General Plan (GP), which was approved by the HHC in February 2002. It is a statewide plan with a long-term perspective that established seven categories of goals and objectives to meet DHHL’s mission. The seven categories are: Land Use Planning; Residential Uses; Agricultural and Pastoral Uses; Water Resource; Land Resource Management; Economic Development; and Building Healthy Communities. In the absence of an Island Plan, the GP in conjunction with the Strategic Program Plan and the Regional Plans have been the foundation and guide for DHHL’s planning efforts on O‘ahu since 2002.

### **1.3.2 STRATEGIC PROGRAM PLANS**

The Strategic Program Plans provide strategic direction, implementing actions, and budgets for major program areas based on the goals and objectives of the General Plan. They provide specific objectives and work tasks for the near-term 3-5 year period. Strategic Program Plans exist or are in development for four program areas: native Hawaiian development, energy, water and agriculture.

#### **1.3.2.1 Native Hawaiian Development Program Plan**

The purpose of the Native Hawaiian Development Program Plan (NHDPP) is to guide DHHL in providing services covering individual development, community development, beneficiary consultation, planning activities, and governance for all beneficiaries served by the Hawaiian Home Lands Trust. The NHDPP is revised on a two-year cycle and was last adopted in 2012.

#### **1.3.2.2 Ho‘omalūō Energy Policy**

In 2009, DHHL adopted Ho‘omalūō, its energy policy created to facilitate native Hawaiians and the broader community in working together to lead Hawai‘i’s effort to achieve energy self-sufficiency and sustainability. The policy has five objectives: Mālama ‘āina (Respect and protect our native home lands), Ko‘o (Facilitate the use of diverse renewable energy resources), Kōkua nō I nā kahu (Design and build homes and communities that are energy efficient, self-sufficient and sustainable) and Ho‘ona‘auao (Provide energy efficiency, self-sufficiency, and sustainability opportunities to existing homesteaders and their communities). Ho‘omalūō was adopted in June 2009.

#### **1.3.2.3 Water Policy Plan**

The Water Policy Plan is in the final draft stage of development. It will provide policy direction for DHHL and the Hawaiian Homes Commission on all water-related matters based on the vision, mission and set of values adopted by the Commission. DHHL has distinct water rights based on the HHCA, the State Constitution, State statutes and case law. The main water responsibilities as described in the draft policy are to develop sources, to manage systems, to plan for water requirements and advocate for rights. The Water Policy Plan will help guide the HHC and DHHL in making both short and long term decisions. A draft plan was developed in October 2013 and is awaiting HHC approval.

#### 1.3.2.4 Agriculture Program Plan

DHHL has not issued an agricultural homestead lease in approximately 20 years. Various impediments such as the lack of infrastructure, subdivision of lands and underutilization require DHHL to look comprehensively at its agricultural lands and develop a strategy to maximize the use of these lands and resources. Development of a comprehensive policy to address agriculture program complexities, administration and management of land is underway. The policy will address issues relating to DHHL's Agricultural and Pastoral homesteading programs statewide, as well as commercial agricultural leases.

### 1.3.3 ISLAND PLANS

The Island Plans are developed to have a longer-term perspective (around 20 years with an update at 10 years). Island Plans establish land use goals and objectives based on the General Plan, develop land use designations to meet the needs of DHHL, ensure proper stewardship of the ‘āina and identify needs and opportunities of DHHL beneficiaries through surveys, focus groups, Open Houses, community consultations, and workshops with the HHC (see Figure 1-2). Island Plans<sup>9</sup> have already been developed for Hawai‘i Island, Maui, Kaua‘i and Moloka‘i.



Figure 1-2 Island Planning Process

### 1.3.4 REGIONAL PLANS

The Regional Plans are developed through a series of meetings with beneficiaries and stakeholders to identify issues and opportunities that affect that region. By proactively engaging the community on regional issues and developing priorities through beneficiary consensus, DHHL is able to affect development rather than reacting to actions by other organizations. The Regional Plans are developed to have a short-term focus of two to four years. A total of 21 Regional Plans have been developed statewide.

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<sup>9</sup> Due to the limited landholdings on Lāna‘i (50 acres), an Island Plan will not be developed.

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There are five regional plans for the island of O‘ahu. They focus on the regional issues for Wai‘anae, Lualualei, Nānākuli, Kapolei, Papakōlea, and Waimānalo.



*Figure 1-3 Regional Plans*

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## 2.0 PLANNING STRATEGY FOR THE O‘AHU ISLAND PLAN

The O‘ahu Island Plan (OIP) was developed over two year time period. A strategy was developed to understand and balance:

- the needs of the approximately 4,300 lessees in existing homestead communities to maintain/develop healthy communities,
- the desires of approximately 13,000 applicant beneficiaries to obtain homesteads,
- the needs of DHHL to generate funds for homestead development, and
- the need to effectively manage 8,154 acres in a culturally appropriate, environmentally sensitive, and fiscally responsible manner.

The process began in early 2011. Approval of the plan is proposed for July 2014. The process schedule is shown in Figure 2-1.

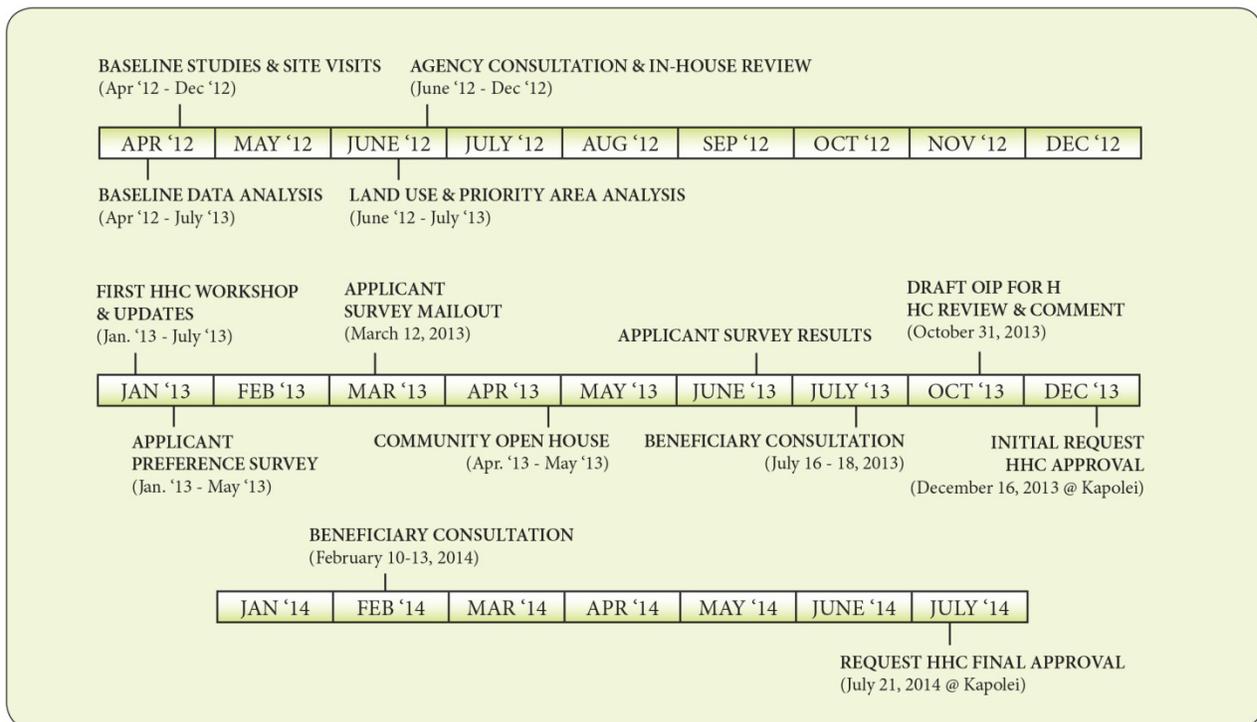


Figure 2-1 O‘ahu Island Plan Schedule

### 2.1 PURPOSE

The OIP is a tool that can be utilized by DHHL as it engages with City and County of Honolulu (County), State and Federal agencies, as well as private organizations, to develop lands on O‘ahu. It is being developed to assess and recommend future uses for DHHL landholdings. A six-phase planning process was used to meet this goal. These phases are: (1) baseline analysis of existing physical environmental conditions uses, (2) evaluation of known beneficiary preferences as identified in the five existing

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regional plans, (3) preliminary identification of appropriate land uses based on those conditions and preferences, (4) stakeholder consultation, (5) community engagement and input including public commentary, and (6) final land use analysis and recommendations.

As shown in Table 2-2, a total of 12,956 applications were on file for homestead awards on O‘ahu as of February 2013.

## 2.2 APPROACH

On O‘ahu, there are approximately 8,154 acres of DHHL landholdings, and 12,956 applicants awaiting awards. These are a very different set of conditions than are found on the islands of Hawai‘i, Kaua‘i, Maui or Moloka‘i. During the development of those islands plans, the applicant pool was smaller, and the land base was larger (see Tables 2-1, and 2-2) than what is available on O‘ahu. An objective of the other Island Plans was to identify priority locations for future homesteading based on both applicants’ preferred locations and the needs of DHHL. Due to the large applicant pool and limited acres of DHHL landholdings, all unconstrained lands on O‘ahu were analyzed for their homestead potential, and then prioritized based on information provided by DHHL, beneficiaries and the Commissioners.

*Table 2-1: DHHL Statewide Acreage\**

ISLAND	ACREAGE	% OF TOTAL ACRES
Hawai‘i	117,551	58%
Kaua‘i	20,575	10%
Lāna‘i	50	0.02%
Maui	31,904	16%
Moloka‘i	25,748	13%
<b>O‘ahu</b>	<b>8,154</b>	<b>4%</b>
<b>Total</b>	<b>204,006</b>	<b>100 %</b>

*\*As of June 2013*

*Table 2-2: Applicants on O‘ahu versus Applicants Statewide†*

	RESIDENTIAL	AGRICULTURE	TOTAL
O‘ahu	9,639	3,317	12,956
Statewide	21,306	17,702	39,008
<b>% of Applicants on O‘ahu</b>	<b>45%</b>	<b>19%</b>	<b>33%</b>

*†As of February 2013*

The evaluation began in early 2011 by conducting an initial analysis of the environmental, cultural, and socioeconomic data relative to DHHL’s land holdings on

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O‘ahu. Assessment of environmental conditions was based on review of existing technical and planning materials, site visits, and various geo-spatial analyses. The Land Management Division, Land Development Division and Planning Office collaborated to integrate their existing actions and proposed developments into regional summaries of DHHL’s landholdings. The HHC was briefed on schedule and status periodically throughout the process. Extensive field assessments, as well as interaction with local government officials, were part of the assessment of existing services, physical infrastructure, and requirements for future development within DHHL’s landholdings. Townscape Inc., assisted in local government engagement.

Table 2-3 describes the approach taken to determine unconstrained O‘ahu land available for consideration for future homesteading. First, all lands constrained by existing homesteading were removed from the pool of lands available for future development. Then lands constrained by long-term leases or long-term licenses were removed. This process was continued until all actions identified on Table 2-3 were completed.

Once an initial set of unconstrained lands was developed based on the analytical actions described in Table 2-3, the identification of developable lands for DHHL homesteading use was further refined. The analysis was refined based on the following locational criteria: (1) proximity to landfills, sewer treatment, utilities and/or other industrial uses, (2) proximity to public/community facilities, (3) proximity to cultural sites, (4) soil types and productivity, (5) rainfall, and (6) solar availability. These criteria were selected to identify the highest and best use depending on the differing needs of the various types of homesteading options. The OIP approach specifies which parcels will be designated for homesteading.

With only 4% of DHHL’s Statewide land base and 33% of all applicants applying for homesteads on O‘ahu, the demand for homestead awards far exceeds availability of lands. Therefore, all unconstrained parcels based on this evaluation approach will be considered first for future homestead development prior to evaluation of any other type of development.<sup>10</sup>

Applicant preference has been an important component in the development of Islands Plans. For O‘ahu, SMS Research (SMS) conducted initial focus group studies designed to refine questions for understanding, clarity, and to ensure the right type of information would be captured in the survey tools. The focus groups included both existing lessees as well as applicants. Subsequently, SMS gathered information on applicant demographics as well as their preferences regarding the type of homesteading options, desired community facilities and amenities, and location. The survey focused heavily on housing alternatives in an effort to gauge the type of homesteads that met both the criteria of affordability and desirability. In addition, applicants were queried regarding

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<sup>10</sup> Lands were automatically excluded in instances where residential development is restricted. DHHL acquired approximately 562 acres of land within Kalaeloa, the former Barber’s Point Naval Air Station. Due to the proximity of these lands to the active runways at Kalaeloa Airport (a joint general aviation and military airport) as well as restrictions specified within the Air Installation Compatibility Use Zone Plan, long-term occupancy residential development is not allowed within the those parcels.

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the disposition of lands not suitable for homesteading. SMS utilized a combination of tools to gain an understanding of the beneficiaries’ preferences. These tools included traditional mail surveys, phone surveys and electronic surveys. The survey tools as well as the results of the surveys are included in Appendix A.

*Table 2-3: O‘ahu Island Plan Site Analysis Approach*

<b>Analysis Action</b>	
1.	Lands not currently leased to beneficiaries for homesteading purposes
2.	Lands not licensed to users under perpetual agreements
3.	Lands without long-term leases expiring after 2022
4.	Slopes less than 25%
5.	Lands outside designated floodways, streams, waterways, or other drainage features
6.	Lands outside designated wetlands
7.	Lands with no critical habitat designations, and identified endangered/threatened species
8.	Lands outside Airfield Clear Zones/Accident Potential Zones
9.	Lands outside Explosive Safety Quantity Distance Arcs
10.	Lands outside designated 100-yr flood plains <sup>11</sup>
11.	Lands outside State Conservation or County Preservation zones <sup>12</sup>

All O‘ahu beneficiaries were afforded the opportunity to provide their preferences regarding housing, location, amenities, land disposition, and their opinions regarding land uses during three Open Houses (Appendix B). The information collected from the survey and during Open Houses was then evaluated. Evaluation and integration of data collected from the beneficiaries was the final step in the process of developing preliminary land use designations.

<sup>11</sup> The use of Native Hawaiian Housing Block Grant funds precludes development of residences within Federal Emergency Management Agency (FEMA)-designated 100-year floodplains. However, through engineering and modifications, the land can be raised outside of the 100-year floodplain. The OIP approach identified flood plains and assessed whether the lands could be utilized for homesteading if modified.

<sup>12</sup> Although DHHL is exempt from State and County land use, areas typically identified for State Conservation or County Preservation (P-1) are not ideally suited for homesteading. The OIP approach identified these lands and assessed whether they would be appropriate for homesteading. Those lands received further review to see how they could be best utilized by DHHL.

These preliminary land use designations were then taken out to the community and presented at beneficiary consultation meetings on O‘ahu, as well as to the HHC in a workshop held on Maui. The additional information collected during the three beneficiary consultation meetings and the HHC workshops was utilized to refine the land use designations and OIP. All of the inputs helped to refine the plan, including scheduling, land use designations, priority projects and recommendations.

Information collected during the survey (Appendix A), Open Houses (Appendix B), beneficiary consultations (Appendix C), and HHC workshops (Appendix D) were utilized in the development of the land use designations.

## **2.3 DEVELOPMENT SCENARIOS**

Several development alternatives were created for each region on O‘ahu based on the background information and input collected through the OIP process. Generally, the alternatives provided a range of low to high intensity development options. Working with DHHL’s Land Development Division, and the engineering firm, Mitsunaga & Associates, Inc., the range of necessary infrastructure improvements, and order of magnitude costs were identified and calculated. These alternatives were presented to DHHL staff, the HHC<sup>13</sup>, and to the beneficiary community in July 2013. Preferred alternatives were selected and refined based on beneficiary input, with guidance from DHHL. The OIP was initially presented to the HHC for approval in December 2013. The final OIP will be submitted for approval by HHC in July 2014.

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<sup>13</sup> *The HHC was presented with the draft alternatives via a workshop staff submittal.*

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### 3.0 ISLAND-WIDE ANALYSIS

The island-wide analysis provides a context for the Island Plan through the development of an island profile, overview of DHHL's O'ahu landholdings, land uses, beneficiary preferences and proposed land uses.

#### 3.1 THE ISLAND OF O'AHU PROFILE

O'ahu is the third largest island in the Hawaiian Islands chain, with a land area of approximately 597 square miles. It is located approximately 73 miles southeast of Kaua'i and 26 miles northwest of Moloka'i. From Ka'ena to Makapu'u, it is 45 miles long and is 35 miles at its widest. DHHL's landholdings on the island consists of approximately 8,154 acres and comprises approximately 2% of the total land area of O'ahu (Figure 3-1). It was formed from two shield volcanoes, the Ko'olau and Wai'anae. As the islands expanded they eventually joined in the high Leilehua plain in central O'ahu. The mountain ranges are perpendicular to the prevailing trade wind pattern resulting in distinctive climatic regions and microclimates. Portions of the Ko'olau receive over 250 inches of rain a year, while the drier regions along the coasts and leeward areas often receive less than 20 inches annually.

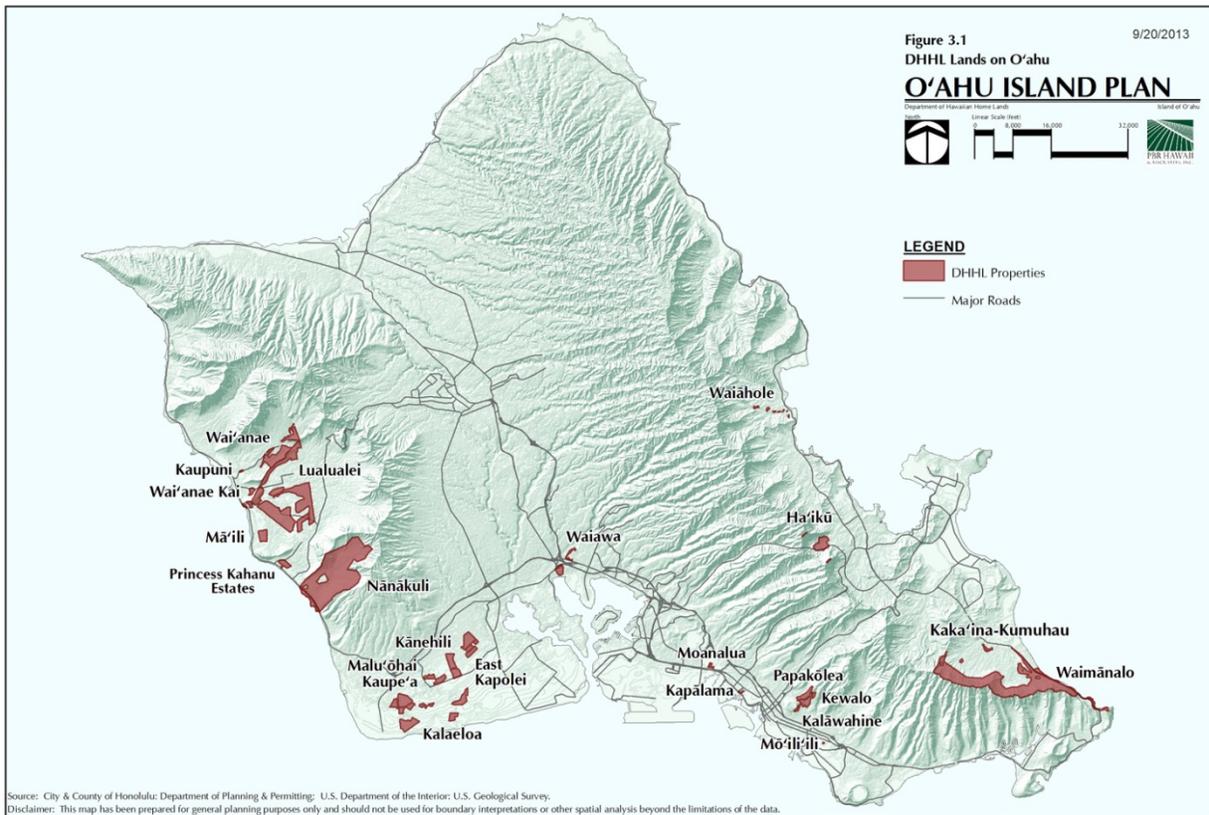


Figure 3-1 DHHL landholdings on O'ahu

### 3.1.1 POPULATION AND DEMOGRAPHICS

The island of O‘ahu is the most populated island in the State of Hawai‘i. According to the 2010 U.S. Census, 953,207 people or 70% of the State’s population resides on O‘ahu. Statewide, approximately 30,392 people reside on DHHL landholdings. Approximately 16,840 persons, or 55%, reside on DHHL landholdings on the island of O‘ahu. The general O‘ahu population is centered primarily in the Kona Moku, within the County’s Primary Urban Center. The fastest growing region on the island since 2000 is located in the ‘Ewa Moku within the County’s ‘Ewa District. Table 3-2 provides a summary of some population and demographic characteristics of O‘ahu, Census County Divisions (CCD), DHHL regions with statistical data<sup>14</sup> as identified in the 2010 U.S. Census, as well as applicant characteristics identified during the 2013 O‘ahu Applicant Survey prepared by SMS.

### 3.2 O‘AHU ISLAND BENEFICIARIES

Since the passage of the Act in 1921, DHHL has awarded homestead leases (residential, agricultural, and/or pastoral leases) to beneficiaries on six islands. As of February 28, 2013, residential homestead leases have been awarded to 4,228 beneficiaries on O‘ahu. Another 61 leases have been awarded on O‘ahu for agriculture homesteads. In addition to the 4,289 beneficiaries that have been awarded homesteads, another 12,956 beneficiaries have applied for residential and agriculture homestead awards as of February 28, 2013. Table 3-1 provides a breakdown of DHHL’s O‘ahu beneficiaries.

*Table 3-1: O‘ahu Beneficiaries by Award Status<sup>15</sup>*

Beneficiaries	Homestead Type		Total
	Residential	Agricultural	
Lease Awarded	4,227	61	<b>4,288</b> <i>(lessees)</i>
Applicants awaiting award	9,639	3,317	<b>12,956</b> <i>(applicants)</i>
<b>Total*</b>	<b>13,866</b>	<b>3,378</b>	

\* Beneficiaries are eligible to apply for and accept residential and agricultural lease awards.

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<sup>14</sup> Since 2000, the U.S. Census has included Hawaiian Home Lands as a geographic area with population data available for most of the Trust lands on O‘ahu. Statistical information is not available for Ha‘ikū, Kalaeloa, Waiawa, Moanalua, Kapālama, and Mō‘ili‘ili. These areas were not utilized by DHHL for homesteading during the last census period which correlates well with the lack of information. The Census boundaries do not always coincide with the community boundaries utilized by DHHL to designate different homestead communities or areas. This results in a slightly different breakdown of DHHL data, although the totals are consistent between the Census and DHHL.

<sup>15</sup> Although not shown here, any person that meets the blood quantum requirement of 50% native Hawaiian is also considered a beneficiary even though they are not tracked by DHHL.

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Table 3-2: 2010 Socio-Economic Characteristics

Characteristics	O‘ahu	DHHL O‘ahu Applicants†	Wai‘anae CCD	Wai‘anae Homestead	Wai‘anae Kai Homestead	Lualualei Homestead	Mā‘ili Homestead	Princess Kahanu Estates Homestead	Nānākuli Homestead	‘Ewa CCD	Malu‘ōhai Homestead	Kaupe‘a Homestead	Ko‘olaupoko CCD	Waimānalo Homestead	Waiāhole Homestead	Honolulu CCD	Papakōlea Homestead	Kewalo Homestead	Kalāwahine Homestead
<b>POPULATION AND AGE</b>																			
Total population	953,207	10,396	48,519	2,201	609	58	323	1,128	5,370	323,118	1,178	1,387	115,164	3,048	27	390,738	1,215	261	319
Median age	36.2	55	30.7	30.2	33.4	26.5	16.5	34.1	30.7	36.0	26.4	29.4	38.4	38.9	34.8	41.9	36.1	37.7	42.4
Population 65 and over (%)	15%	31%	9%	8.7%	12.3%	3.4%	1.5%	9.4%	9.3%	12%	5.3%	5.8%	15%	14.5%	11.1%	18%	13%	14.9%	7.5%
<b>HOUSEHOLD</b>																			
Average household size	2.95	4.3	3.98	4.97	4.11	4.46	6	4.18	5.24	3.3	4.69	4.25	3.13	4.56	3.38	2.55	4.75	5.12	3.39
Median household income	\$70,093	\$70,847	\$55,835	\$74,889	\$70,526	–	–	\$69,861	\$88,309	\$81,599	\$55,625	\$47,386	\$85,088	\$68,594	NA	\$60,667	\$72,000	\$61,563	\$115,625
Percent of individuals living below poverty level (for whom poverty status is determined)*	8.8%	NA	18.7%	2.8%	4.0%	–	–	5.8%	3.4%	5.7%	1.3%	0.0%	7.3%	4.5%	0.0%	10.2%	8.9%	2.5%	4.6%
Percent of households receiving public assistance income (cash)	3.3%	NA	13.2%	9.8%	2.9%	–	–	8.6%	6.6%	3.1%	12.0%	0.0%	2.9%	8.7%	0.0%	2.6%	12.9%	0.0%	0.0%
Percent of households receiving public assistance (food stamps/SNAP*)	6.8%	NA	25.1%	17.6%	17.4%	–	–	15.6%	21.1%	5.2%	8.5%	0.0%	5.1%	13.1%	0.0%	6.0%	24.2%	0.0%	0.0%
Percent of working residents 16 years and over traveling 30+ minutes to work	44.6%	100%+	66.0%	64.2%	69.5%	100%	–	77.2%	58.0%	52.3%	61.2%	100%	48.6%	70.9%	50%	36.0%	26.8%	18.2%	4.2%
<b>HOUSING MARKET</b>																			
Occupied Housing Units	311,047	NA	11,746	443	148	13	1	270	1,021	95,285	251	326	35,315	658	8	147,931	256	51	94
Owner- Occupied Housing Units (%)	56.1%	41%	58.8%	92.8%	96.6%	84.6%	0%	97.8%	94.5%	67.5%	73.7%	98.2%	68%	83.1%	50%	48.1%	95.7%	96.1%	95.7%
Renter- Occupied Housing Units (%)	43.9%	59%	41.2%	7.2%	3.4%	15.4%	100%	2.2%	5.5%	32.5%	26.3%	1.8%	32%	16.9%	50%	51.9%	4.3%	3.9%	4.3%
Median monthly housing cost for homes with a mortgage	\$2,326	\$1,334	\$1,718	\$1,059	\$1,119	–	–	\$1,375	\$1,188	\$2,352	\$1,484	–	\$2,540	\$1,212	–	\$2,306	\$1,217	\$938	\$1,536
Median monthly housing cost for occupied units paying rent	\$1,312	\$1,180	\$1,120	–	–	–	–	–	\$563	\$1,634	\$1,177	–	\$1,728	\$648	–	\$1,159	\$1,625	–	–
<b>EMPLOYMENT</b>																			
Workers per household <sup>1</sup>	1.6	2.1	1.8	2.4	1.5	0.3	–	1.9	2.7	1.8	1.8	0.1	1.8	2.1	1.3	1.4	2.2	1.4	1.5
Employed in labor force (%)	66.7%	NA	62.5%	70%	52.3%	100%	–	69.5%	64.1%	69.7%	60.5%	43.4%	67.7%	60.8%	100%	64.4%	58.2%	68.6%	76.2%
Unemployed (%)	5.0%	NA	12.9%	8.1%	9.3%	0.0%	–	11.5%	13.2%	4.7%	13.1%	0.0%	5.0%	5.9%	0.0%	4.0%	6.4%	0.0%	0.0%

DHHL landholdings with no data collected by the US Census in 2010 were deleted even if lessees received awards. Kānehili Homestead was under development during the last census-reporting period and is excluded from this current table of study. While not anticipated, the US Census 2010 identified populations where no homesteads have been awarded in Mā‘ili and Kalaeloa. It is assumed the Mā‘ili population resides in the State’s Temporary Housing project. Further evaluation by the Homestead Services Division and/or Land Management Division is necessary to better understand the population identified as living within Kalaeloa.

\* SNAP- Supplemental Nutrition Assistance Program. In 2000, all public assistance was combined, food stamps/SNAP, as well as cash. Many households receiving cash assistance also received food stamps/SNAP

Data collected from the U.S. Census, 2000, 2010, and 2006-2010 American Community Survey

† From DHHL O‘ahu Applicant Beneficiary Study for the O‘ahu Island Plan, June 2013 prepared by SMS

1. Manually estimated from the US Census, 2006-2010 American Community Survey counts of population 16 years and over in labor force and occupied housing units

° Respondents were asked to identify the longest commute time for a working member in their household, which may or may not be the applicant

An ‘–’ entry indicates that either no sample observations or too few sample observations were available to compute an estimate.

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### 3.2.1 HOUSEHOLDS & HOUSING

The median household income of applicants queried (\$70,847) is slightly higher than the O‘ahu median income of \$70,093. Among homestead households, the median income was highly variable based on the homestead community. The median income ranged from a low of \$47,386 for Kaupe‘a Homestead Community to a high of \$115,625 for Kalāwahine Homestead Community (see Table 3-2).

Household size was also evaluated and compared to O‘ahu averages (island-wide and CCD). Island-wide, the household size was smaller at 2.95 individuals per household than that of applicant households at 4.3. Existing homestead communities were compared to the CCD for the area where the community was located. In each instance, the overall CCD household sizes were smaller than the household sizes of the homesteads located in the area (see Table 3-2). Comments made during Open House events and beneficiary consultation meetings indicating multiple generations living within a single home corresponded to the larger household size data gathered during the Applicant Survey and census.

Current monthly housing expenditures are helpful in understanding what applicants and lessees currently are able to afford. Table 3-2 compares monthly mortgage and rent costs paid by applicants, lessee, and O‘ahu households. Generally, applicants spend less monthly on housing costs than O‘ahu households.

Household income, size, and monthly housing expenditures are critical factors in determining housing affordability. The median value for a house on DHHL landholdings is between approximately \$100,000 and \$780,000 below the market price of homes within similar areas that are not located on DHHL landholdings (see Table 3-3).

*Table 3-3: Median Value of Single Family Homes on O‘ahu as of May 2013*

<b>Housing Market</b>	<b>Median Value of Single Family Homes*</b>
<b><i>DHHL O‘ahu Lands<sup>†</sup></i></b>	<b><i>\$250,000</i></b>
O‘ahu	\$630,000
Mākaha-Nānākuli	\$348,500
‘Ewa Plain	\$478,000
Downtown – Nu‘uanu	\$704,000
Makīkī – Mō‘il‘ili	\$1,034,000
Kailua – Waimānalo	\$870,000
Windward Coast	\$615,000
<p><i>† DHHL median value from DHHL O‘ahu Applicant Beneficiary Study for the O‘ahu Island Plan, June 2013 prepared by SMS</i></p> <p><i>* From Honolulu Board of REALTORS®, compiled from MLS data as of May 2013. Sales prices included are listed as fee-simple with the exception of three leasehold homes located in Wai‘anae, Kapolei and Waimānalo.</i></p>	

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SMS evaluated affordability and found, “To be able to qualify for a mortgage with payments of about \$1,400 per month, estimated household income would have to be at least \$62,354 assuming the household has no additional debt to be paid monthly (i.e., no outstanding credit card balance or car loan) and a medium credit rating. Given this income requirement, 55 percent of Applicant households would likely not qualify for a mortgage for an average priced DHHL home. Forty-five percent of Applicant households may be able to qualify assuming reasonably good credit ratings and no additional debt.”

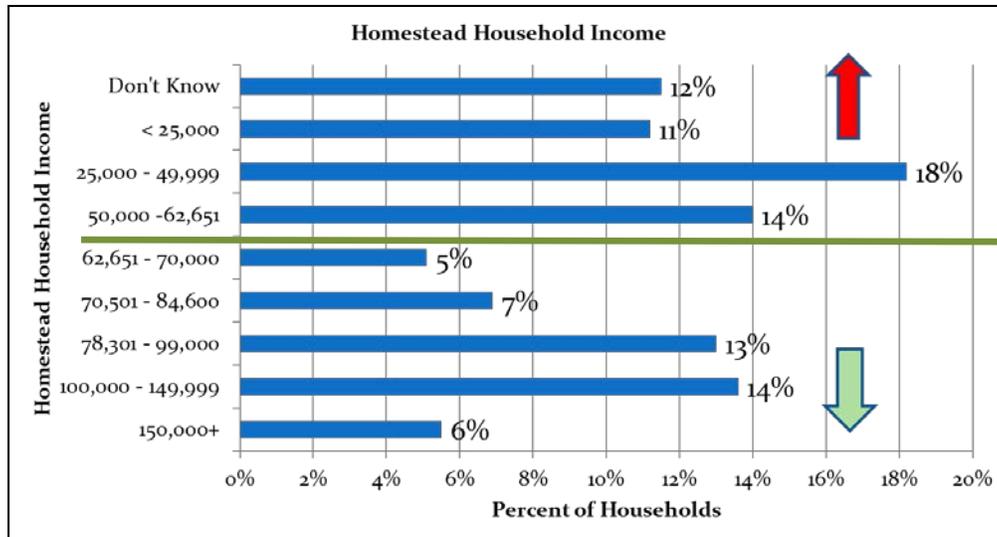


Figure 3-2 Homestead Household Income, 2013 Beneficiary Survey, SMS

Numerous beneficiaries that participated in Open House events and beneficiary consultation meetings commented that DHHL’s current housing products are not affordable, mirroring the results found in the survey.

Beneficiaries that receive lease awards are required to arrange and finance home construction/renovations as well as financing of any agricultural activities on their awarded land. DHHL has developed several beneficiary assistance programs that include direct loans, loan guarantees, and classes to develop financial readiness.

Currently there are three types of residential homesteading products available:

- Self-help model utilizing partnerships with organizations like Habitat for Humanity,
- Owner-builder, and
- Developer built, turn-key

The reliance on the developer-built residential homestead option has resulted in a large number of applicants receiving awards Statewide in recent years. On O‘ahu, 1,294 applicants were awarded leases between June 30 2001 and June 30 2011. However, rather than a reduction in the applicant list, the list expanded. In June of 2001, there were 8,975 applicants on the O‘ahu lists. Within ten years (June 2011), 13,022 beneficiaries were applicants on the O‘ahu lists. This was a 45% increase in the

number of applicants awaiting awards since 2001. The success of awarding so many homesteads resulted in motivating many beneficiaries not previously on the O‘ahu list, nor tracked by DHHL, to submit an application for future lease awards.

While there has been an increase in awards, some beneficiaries have not accepted a lease award for a variety of reasons, including: finances, award location, the product type did not match their needs or desires, etc. Although the developer-built homes are significantly below the market price, and therefore more affordable than non-DHHL homes in the same area (see Table 3-3, and Figure 3-2) many applicants may not be able to afford the types of housing products currently offered by DHHL. In an effort to address this, DHHL has created several pilot programs to test various homestead alternatives in an effort to evaluate homesteading options that meet the needs of a variety of beneficiaries, including those in lower income brackets and the elderly.

### **3.3 BENEFICIARY PREFERENCES**

Beneficiaries had multiple opportunities to provide input during the planning process. Information was gathered during focus groups, Open House events and beneficiary consultation meetings, and during Applicant Surveys. The information collected helped in understanding the O‘ahu beneficiary population. Their preferences, concerns and ideas related to the O‘ahu Island Plan are summarized below. Results from the survey and summaries from the Open House events and Beneficiary Consultation meetings are included in Appendices A, B and C.

#### **3.3.1 HOUSING**

Beneficiaries were queried during Open House events and in the Applicant Survey regarding their preferences as it related to new homestead developments, lot size, housing options and agriculture uses<sup>16</sup>.

#### **3.3.2 HOMESTEAD LOCATIONS**

##### **3.3.2.1 Homestead Preference within DHHL Landholding**

Survey and Open House event participants were asked to indicate their preference for homesteading within DHHL landholdings.

##### **3.3.2.2 Homestead Preference on O‘ahu**

Survey and Open House event participants were also asked to indicate their location preference if they could homestead anywhere on O‘ahu, regardless of where DHHL’s landholdings are located.

Among residential survey participants, Kapolei in the ‘Ewa Moku was the preferred location regardless of the applicants household income. However, the results from the

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<sup>16</sup> Maps were developed to assist survey and Open House event respondents select their preferred area for homesteading. The same maps were utilized at the Open House events that were included in the survey and can be found Appendix A.

Open House event results were variable and identified the top locations as those near the Open House event location. As such, the preferred homesteading location at the Waipahu Open House event was Kapolei, Papakōlea/Honolulu at the Farrington Open House event, and Windward (windward was identified as the DHHL landholdings north-west of Kāne‘ohe) at the Kalaheo Open House event. However, when data from all Open House events were combined Kapolei was also the most preferred location. Wai‘anae and Nānākuli were preferred by the least number of applicants participating in the survey as well as Open House event respondents.

According to SMS, “Among potential landholdings the most desired area for Ag Applicants was Ko‘olaupoko followed by a group of four areas that were very close: Central, Honolulu, ‘Ewa and Ko‘olauloa.” Agriculture Open House event respondents overwhelming preferred Ko‘olaupoko. None of the Open House event respondents indicated a preference for agriculture homesteading on the Wai‘anae Coast, ‘Ewa or Honolulu.

### **3.3.3 HOUSING ALTERNATIVES**

Beneficiaries were queried during Open House events and in the Applicant Survey regarding homestead products they would be interested in receiving.

Open House event attendees were asked if they would prefer a duplex townhouse, multi-family townhouse, condominium, single-family rental, multi-family rental, kauhale<sup>17</sup>, Kūpuna housing, or dormitory with the option that if their preference was for a single family home, then “no response” was appropriate. Open House event participants were also provided an opportunity to write in their own alternative housing options if there was something they were interested in that was not listed as an alternative. Of the 238 individuals that attended the Open Houses, 174 (73%) participated and responded to this question. The top housing alternative was for Kauhale housing with 34% of all respondents choosing this alternative. Respondents indicated a strong desire for the development of single-family rental options at 24%, and Kūpuna housing at 15%. Many participants indicated their desire for some type of rental option, and there were numerous write-in responses (5% of respondents) for a rent-to-own alternative. When all rental options types were combined, 33% of respondents indicated that rental housing (single family, multifamily, and rent-to-own write in response) was their preferred housing option (Table 3-4 Summaries from Open Houses are included in Appendix B).

Beneficiaries on the O‘ahu applicant lists were also provided an opportunity to participate in a mail-in survey. Survey participants were asked if they would be interested in duplex townhouse, multi-family townhouse, condominium, single-family rental, multi-family rental, Kauhale, or Kūpuna housing. Survey results for housing alternatives were also correlated to household income and size. Single-family rental and Kauhale were the top two housing options respectively. The third most popular was duplex townhouse. Results from the survey are included in Appendix A.

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<sup>17</sup> Kauhale can be described as multi-family/multi-generational home that can accommodate an extended ‘ohana

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*Table 3-4: Open House - Top Three Alternative Housing Products*

<b><i>Alternative Housing Options</i></b>	<b><i>Number of Respondents</i></b>	<b><i>% of all Alternative Housing Responses</i></b>
<b>Kauhale</b>	59	<b>34%</b>
<b>Rental- SF</b>	41	<b>24%</b>
<b>Kūpuna</b>	26	<b>15%</b>
<b>Total # of participants responding to this question</b>	174	

Based on data previously collected by DHHL, pilot tests for several alternative product types are underway. DHHL began product type pilot tests for Kūpuna housing in Waimānalo, “Option-to-Purchase” in Kapolei, and Kauhale concept on Hawai‘i Island. Beneficiaries that were selected to take part in these pilot programs are still identified on the respective island applicant wait lists. DHHL will utilize the data from these pilot programs as well as other information including that obtained via surveys, Open Houses, and other beneficiary consultations to assess the viability of these and other homesteading product alternatives.

### **3.4 LAND USE**

There have been many changes since the passage of the Act in 1921. But the core tenet of the Act, “to enable native Hawaiians to return to their lands in order to fully support self-sufficiency for native Hawaiians and the self-determination of native Hawaiians,” remains the same.

In 1921, both the United States and the Territory of Hawai‘i were agrarian societies. According to the U.S. Census Bureau, the 1920 Census identified a nation in transition as it moved away from predominantly rural populations to a country where more people lived in urban areas. The concept of creating homesteading opportunities is based upon the agrarian society in place at the time the Act was established. Today, only a small percentage of the residents of Hawai‘i and the U.S. live in rural areas. While a majority of DHHL’s land holdings are located in rural areas, only a few agriculture homesteads were engaged in farming or ranching activities during the site visits. As residents of the State of Hawai‘i become more aware and engaged in the concepts of food security and sustainability, DHHL may find more opportunities to support self-sufficiency through active production on Hawaiian Homes Lands either directly through homesteading or through community-based cooperatives among beneficiaries.

DHHL is not subject to the City and County of Honolulu (County), nor the State Land Use Commission guidelines, zoning regulations, or other land use designations when developing lands for homesteading. Being exempt from these regulations provides DHHL with the opportunity as well as the responsibility to ensure that DHHL’s designated land uses are appropriate and meet the tenets of the Act. The State and County land use regulations are summarized for reference.

### **3.4.1 STATE LAND USE COMMISSION**

The State Land Use Law (Chapter 205, HRS), establishes the State Land Use Commission (LUC) and authorizes this body to designate lands in the State into one of four districts: Urban, Rural, Agricultural, or Conservation. These districts are defined and mapped by the LUC in order to ensure compatibility with neighboring land uses and protection of public health. The State has designated DHHL landholdings into one of its four use districts. However, DHHL will exercise its exemption authority when the State LUC designations conflict with the needs of DHHL and/ or the core tenets of the Act.

### **3.4.2 COUNTY LAND USE PLANNING**

#### **3.4.2.1 Comprehensive Planning and Zoning Districts**

The County has adopted eight comprehensive plans (referred to as “Development Plans” or “Sustainable Communities Plans” depending the district) to guide public policy, investment and decision making through the 2025 planning horizon. These “Development Plans” or “Sustainable Communities Plans” then guide implementation of zoning through the Land Use Ordinance (the County’s “zoning code”).

During the pre-contact era, O‘ahu lands were typically ruled by an O‘ahu ali‘i nui. On several occasions, they were ruled by another island’s ali‘i nui. At times, O‘ahu was divided into as few as three, and up to as many as seven Moku. However, six Moku are recognized as the most common divisions for the Island of O‘ahu. These moku include Wai‘anae and Waialua on the west, ‘Ewa and Kona to the south, Ko‘olaupoko and Ko‘olauloa to the east. While these Moku are not utilized by the County’s government, the modern district boundaries as identified in the Community Plans<sup>18</sup> are very similar to the traditional ones. Figure 3-3 identifies both the traditional moku boundaries utilized in this plan as well as the County’s comprehensive planning district boundaries.

##### **3.4.2.1.1 Waialua Moku/North Shore District**

The County’s North Shore District includes most of the traditional Waialua Moku. A portion of the Waialua Moku is now incorporated into the County’s Central O‘ahu District. DHHL has no land holdings in the Waialua Moku.

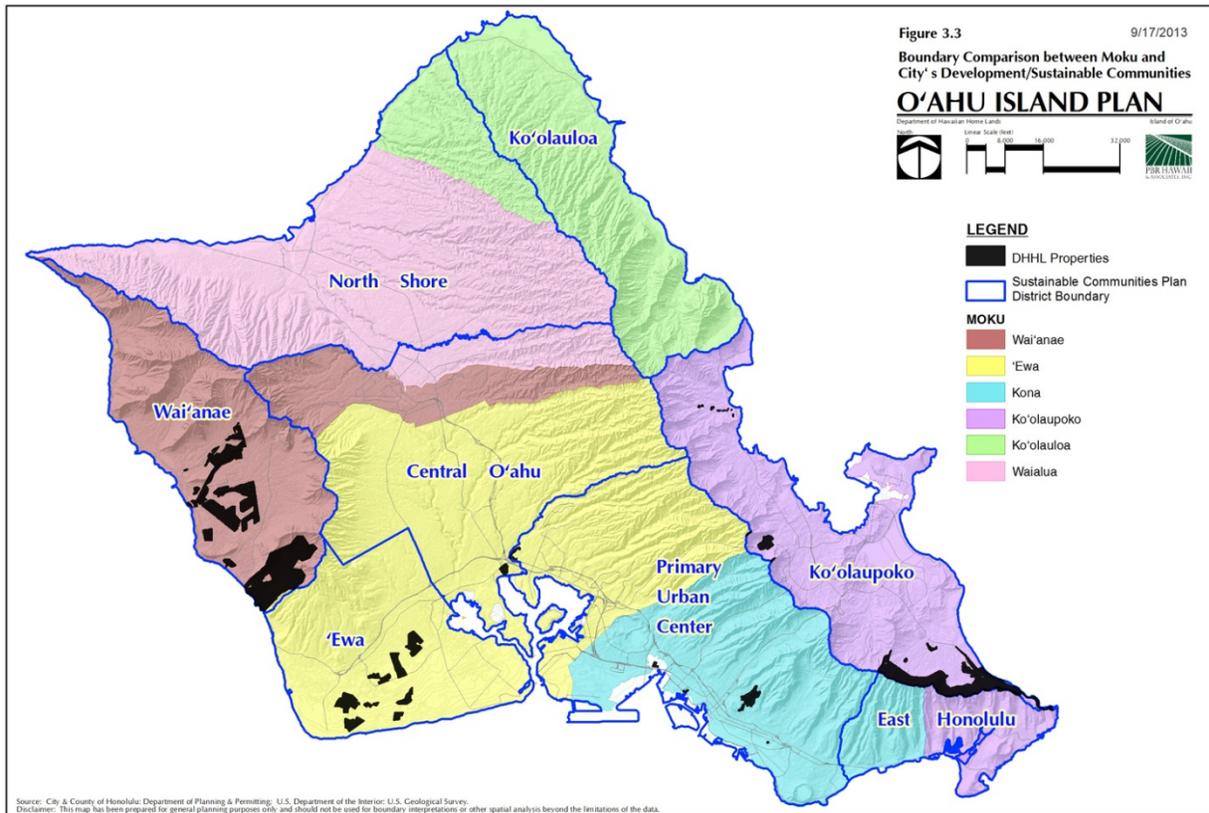
##### **3.4.2.1.2 Wai‘anae Moku/Wai‘anae District**

The County’s Wai‘anae District includes most of the Moku of Wai‘anae. It extends from Ka‘ena Point to Kahe Point with the ocean and the Wai‘anae Mountain Range separating it from adjacent districts. The Moku of Wai‘anae also extended into the County’s Central O‘ahu District encompassing a portion of the Leilehua Plain via Kolekole Pass. DHHL holds 4,783 acres within the Wai‘anae Moku. These lands are located in three ahupua‘a: Wai‘anae, Lualualei, and Nānākuli.

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<sup>18</sup> Community Plan Districts include those identified for population grown as well as those designated for sustained population with limited or no growth.

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*Figure 3-3 Boundary Comparison between Moku and County's Comprehensive Planning Districts*

**3.4.2.1.3 'Ewa Moku/Central and 'Ewa Districts**

The 'Ewa Moku extended from the eastern edge of Nānākuli to the east of Pearl Harbor up to the present day Schofield Barracks and Wahiawa Town. It includes a portion of the County's Primary Urban Center, most of the County's Central O'ahu and all of the County's 'Ewa Districts. DHHL holds 1,094 acres within the 'Ewa Moku. These lands are located in two ahupua'a: Honouliuli and Waiawa.

**3.4.2.1.4 Kona Moku/Primary Urban Center and East Honolulu Districts**

The Kona Moku extended from east of Pearl Harbor up to the east of Paikō lagoon near Maunaloa Bay Beach Park and mauka to the Ko'olau ridgeline. It includes most of the County's Primary Urban Center and the western half of the East Honolulu Districts. DHHL holds 197 acres within the Kona Moku. These lands are located in four ahupua'a: Moanalua, Kapālama, Honolulu, and Waikīkī.

**3.4.2.1.5 Ko'olaupoko Moku/Ko'olaupoko and East Honolulu Districts**

The Ko'olaupoko Moku extends from Maunaloa Bay Beach Park, across the Ko'olau to the northern boundary of the County's Ko'olaupoko District. It includes all of the County's Ko'olaupoko District and the eastern half of the County's East Honolulu District. DHHL holds 2,079 acres within the Ko'olaupoko Moku. These lands are located in three ahupua'a: Waimānalo, He'eia, and Waiāhole.

**3.4.2.1.6 *Ko‘olauloa Moku/Ko‘olauloa District***

The Ko‘olauloa Moku includes most of the County’s Ko‘olauloa District. A portion of the Ko‘olauloa Moku is now incorporated into the County’s North Shore District. DHHL has no land holdings in Ko‘olauloa Moku.

**3.4.2.2 County Land Use Ordinance**

All lands within the County fall into one of eleven types of zoning districts. These are Preservation, Agricultural, Country, Residential, Apartment, Apartment Mixed Use, Resort, Business, Business Mixed Use, Industrial and Industrial Mixed Use. These districts are further categorized by intensity of land use. Frequently, the zoning districts identified by the County do not coincide with the types of actions occurring on DHHL landholdings. DHHL has engaged the County’s Department of Planning and Permitting in a series of meetings to address this and other issues. This process, although not completed at the time of OIP publication, is important and should be incorporated into future DHHL land use decision-making for its landholdings on O‘ahu.

**3.4.3 DHHL LAND USE DESIGNATIONS**

DHHL landholdings are categorized into ten different land use designations as identified in the General Plan. These land uses are summarized in Table 3-5. There are four homesteading designations: Residential, Subsistence Agriculture, Supplemental Agriculture and Pastoral. The remaining six designations are General Agriculture, Special District, Community Use, Conservation, Commercial and Industrial. The approach described in Table 2-1, ‘O‘ahu Island Plan Site Analysis Approach,’ was utilized as the basis for determining areas suitable for the various designations. The acreage by area and land use designation are summarized in Table 3-6.

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*Table 3-5: DHHL Land Use Designations*

Land Use Designation	Setting, Intent, Purpose <sup>†</sup>	Lot Size	Minimum Infrastructure
<b>HOMESTEADING USES</b>			
Residential	Residential lot subdivisions built to County standards in areas close to existing infrastructure. Residential waiting list. <i>Higher densities allowed on O‘ahu.</i>	1 acre or less	Water (potable), all utilities, road access (paved), County standards
Subsistence Agriculture	Small lot agriculture. Close proximity to existing infrastructure. Lifestyle areas intended to allow for home consumption of agricultural products.	5 acres or less ( <i>min. 10,000 sq. ft.</i> )	Water (catchment, potable or surface); road access (unpaved)
Supplemental Agriculture	Large lot agriculture. Intended to provide opportunities for agricultural production for supplemental income and home use. Agriculture waiting list. <i>Supplemental Agriculture lots not available on O‘ahu.</i>	40 acres or less	Water (catchment or surface); road access (unpaved) <b>Not Available on O‘ahu</b>
Pastoral	Large lot agriculture specifically for pastoral uses. Ranch plan and fencing required. Pastoral waiting list. <i>No Pastoral homesteads or Pastoral waiting list on O‘ahu.</i>	1,000 acres or less	Water (for livestock) and road access (unpaved) <b>Not Available on O‘ahu</b>
<b>NON-HOMESTEADING USES</b>			
General Agriculture	Intensive or extensive farming or ranching allowed. May serve as an interim use until opportunities for higher and better uses become available.	To be determined	N/A
Special District	Areas requiring special attention because of unusual opportunities and/or constraints, e.g. natural hazard areas, open spaces, cultural resources, raw lands far from infrastructure, mixed use areas, and greenways.	To be determined	To be determined
Community Use	Common areas for community uses and public facilities. Includes space for parks and recreation, cultural activities, community based economic development, utilities, and other public facilities and amenities.	To be determined	County Standards
Conservation	Environmentally sensitive areas. Lands with watersheds, endangered species, critical habitats, sensitive historic and cultural sites, other environmental factors. Very limited uses.	To be determined	N/A
Commercial	Lands suitable for retail, business, and commercial activities.	To be determined	County Standards
Industrial	Lands suitable for processing, construction, manufacturing, transportation, wholesale, warehousing, and other industrial activities.	To be determined	County Standards

<sup>†</sup> Land Use Designations are utilized Statewide. County refers to the City and County of Honolulu

### **3.4.3.1 Homesteading Designations**

#### **3.4.3.1.1 Residential**

Residential homestead development is the top priority land use designation for lands identified as unconstrained during the analysis process. Prior to the development of the OIP, Residential homesteads accounted for approximately 1,030 acres<sup>19</sup>, or 13 percent of DHHL’s lands on O‘ahu. Construction is underway for 45 residential homesteads leases awarded in Kaka‘ina within the Ko‘olaupoko Moku and 14 within Kānehili within the ‘Ewa Moku.



#### **3.4.3.1.2 Agriculture**

There are two agriculture land use designations, Subsistence and Supplemental. The main difference between the designations involves the size of the homesteads as well as how they are utilized. (HRS 10-3-24, 10-3-25, and 10-3-26)

Subsistence Agriculture homesteads are developed to provide lessees an opportunity to farm, to grow foods for personal consumption, and to reside on awarded homesteads. Beneficiaries receiving Subsistence Agriculture awards are expected to earn income to support their families from a source other than what is grown on the subsistence lot and expressed in their farm or ranch plan. Residences on Subsistence Agriculture lots are allowed. (HRS 10-3-24 and 10-3-26)



Supplemental Agriculture homesteads are intended for lessees to grow food for personal consumption, as well as for lessees to supplement their individual incomes through farm production as expressed in their farm/business plan or /income tax filings. Lessees with Supplemental Agriculture homestead awards are required to submit a farm plan and cultivate two-thirds of their awarded lot, and are allowed to reside on the lot, subject to approval. A supplemental agriculture homestead is not sized to be the sole source of income for the beneficiary. Due to the limited availability of developable lands, Supplemental Agriculture homesteads are not available on O‘ahu. (HRS 10-3-25 and 10-3-26)

Prior to the development of the OIP, the 61 agriculture homesteads were located upon approximately 105 acres. All agriculture homesteads on O‘ahu are Subsistence Agriculture homesteads.

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<sup>19</sup> The 1,030 acres includes individual lessee residential homesteads and well as roads and other infrastructure requirements necessary for the development of the existing residential development.

**3.4.3.1.3 Pastoral**

Pastoral homesteads are large lots intended specifically for pastoral uses. Typically these lots are located in marginal areas that are poorly suited for crop cultivation. These marginal lands may have poor quality soils and/or limited rainfall. Due to the limited availability of land, Pastoral homestead lots are not available on O‘ahu. DHHL beneficiaries residing on O‘ahu interested in pastoral homesteading can apply for Pastoral homestead awards on Kaua‘i, Maui, Moloka‘i or Hawai‘i Islands if they do not have Supplemental or Subsistence Agriculture homestead awards and are not on an Agriculture applicant list.

**3.4.3.1.4 Proposed Homesteading (Residential or Subsistence Agriculture)**

The OIP identified approximately 720 acres for the development of future homesteads. Based on existing land holdings, new homesteading opportunities exist within the Wai‘anae Moku in Nānākuli and Wai‘anae; the ‘Ewa Moku in Kapolei; the Kona Moku in Papakōlea, and in the Ko‘olaupoko Moku in Waimānalo and Waiāhole. Based on environmental conditions, surrounding land uses, and proximity to infrastructure, some parcels are better suited for residential or agriculture homestead development than other parcels. In all cases, the developable lands were evaluated for their agriculture potential. Approximately 115 acres scattered within the Wai‘anae farm lots, Waiāhole, and in Waimānalo were found to be suitable for agriculture and designated for new Subsistence Agriculture homesteading. The parcels in Papakōlea and Nānākuli were found to be more suitable for residential development. The remaining parcels in Wai‘anae and Kapolei were found to be suitable for either residential or agriculture homestead development, but were designated at the higher residential density. Approximately 605 acres are proposed for new Residential homesteading. Additionally, all locations identified for future homesteading will require detailed feasibility and environmental studies to ensure appropriate development and to ascertain environmental constraints. Planning is already underway in the ‘Ewa Moku for residential homestead development. Within the Kapolei area, the Land Development Division (LDD) is in the planning and design phases for approximately 306 residential homesteads already awarded as undivided interest leases.<sup>20</sup>

**3.4.3.2 Non-Homesteading Designations**

There are six additional land use designations for activities other than homesteading.

**3.4.3.2.1 Commercial**

This designation has been assigned to areas well-suited for retail, business and commercial activities. This designation allows for activities similar to allowable uses in the County zoning designations “business,” “business mixed-use,” and “resort.” Limited energy production through renewable sources such as wind or solar is allowed within this land use designation. Lands identified for



*Commercial Center in Kapālama*

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<sup>20</sup> The undivided interest lease program was designed to provide lessees with time to prepare financially for homeownership during the subdivision development period,

commercial use provide revenue directly to DHHL. Commercial mixed-use activities that include residential-type activities will require HHC approval. Approximately 95 acres have been designated as commercial. Lands within the commercial land use designations are located in the Moku of Wai‘anae, ‘Ewa, and Kona.

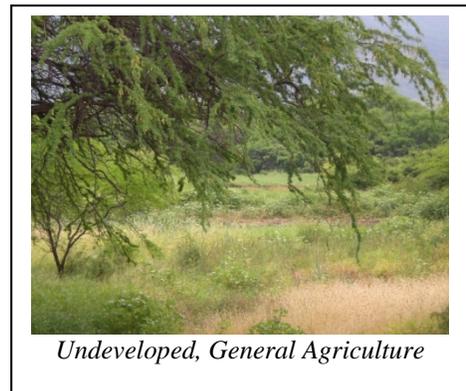
#### **3.4.3.2.2 Industrial**

Industrial lands are another source of revenue generation for DHHL. These lands have been identified for more intensive uses than lands designated commercial. Activities likely to occur on Industrial lands include resource mining, manufacturing, warehousing, processing, repair, and energy production. There are approximately 680 acres designated as Industrial within the Moku of Wai‘anae, ‘Ewa, Kona, and Ko‘olaupoko. However, the majority of DHHL’s industrial lands are concentrated in Kalaeloa within Honouliuli Ahupua‘a of the ‘Ewa Moku; and Shafter Flats of Moanalua Ahupua‘a and Kapālama in the Kona Moku.



#### **3.4.3.2.3 General Agriculture**

The term “General Agriculture” is assigned to lands for two purposes: as an interim designation, or for farming. It is utilized to describe land use where intensive or extensive farming/ranching, and/or limited energy production occurs. Energy production could include solar or wind farms. The General Agriculture designation is also utilized for lands for which the final land use has not yet been determined. These lands can be a source of revenue for DHHL via month to month “Revocable Permit<sup>21</sup>” dispositions, or limited duration “Right-of-Entry” dispositions for interim uses.



The dual purpose of the term “General Agriculture” has been a source of confusion for the public and many governmental agencies. County documents such as the Wai‘anae Sustainable Community Plan considered the lands such as the large pastoral month-to-month leases in Nānākuli to have similar restrictions as lands zoned agriculture in their LUO. However, only lands with long term General Leases or Licenses on lands designated General Agriculture should be viewed as having similar uses to the LUO designation “Agriculture”. The temporary nature of this land use designation provides flexibility should an opportunity for residential, commercial, industrial or other higher or better uses become available. These types of uses are not comparable to the LUO’s “Agriculture” zoning designations. There are approximately 910 acres designated as

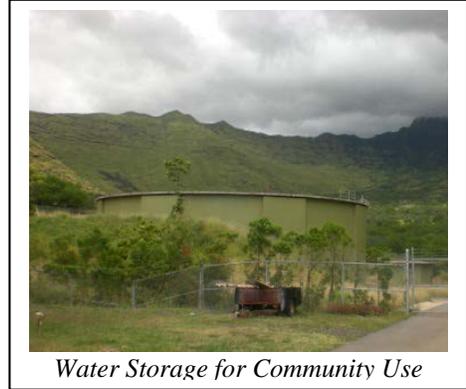
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<sup>21</sup> In 2012, DHHL’s LMD began an overhaul of the revocable permit program. At the time of this publication, all revocable permits were converted to right-of-entry permits and are subject to cancellation. For the purposes of this report, the contract types identified in LMD’s June 2012 report are utilized.

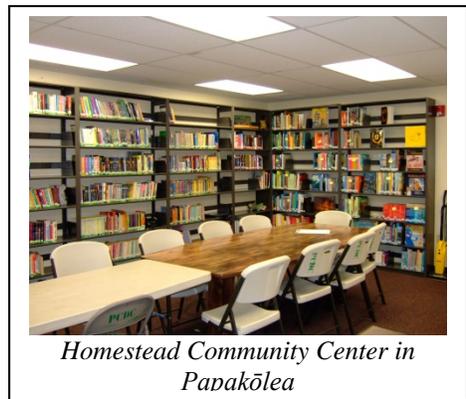
General Agriculture in Lualualei and Nānākuli within the Wai‘anae Moku and Waimānalo and Waiāhole within the Ko‘olaupoko Moku.

### **3.4.4 Community Use**

Lands identified as Community Use either serve the beneficiary community specifically or the community in general including non-beneficiary populations. Frequently facilities such as schools, parks clinics, hospitals, fire stations, water storage facilities, churches, etc. serve the entire region, not just the homestead community. While the community service providers for these facilities may pay (or have paid) for the use of DHHL landholdings, the terms are not always at market value. For example, the County has been provided with approximately 80 acres of beach parks in Nānākuli and Waimanalo for gratis since 1999. However, without DHHL’s contributions of land, many homestead beneficiary populations would not have the basic amenities and services that are provided by the County in other more populated areas on the island. In addition to general Community Use lands, there are lands designated for Community Use that serve the beneficiary community directly through local and regional Hawaiian Homestead Associations. These uses may include community centers, cultural facilities, cemeteries, etc. Some community facilities benefitting beneficiaries may include commercial centers. These Community Based Economic Development (CBED) commercial centers provide a



source of revenue for the association and may also be utilized by homesteaders with entrepreneurial interests. Due to the wide variety of CBED activities, these lands may not be designated as Community Use, but rather are designated based on the primary land use.



There are approximately 315 acres designated as Community Use within the Moku of Wai‘anae, ‘Ewa, Kona, and Ko‘olaupoko. Community Use areas operated by and for the beneficiary community specifically include 75 acres in Wai‘anae, Lualualei and Nānākuli in the Wai‘anae Moku, Kapolei and East Kapolei within the Honouliuli Ahupua‘a of the ‘Ewa Moku, Kalawahine, and Papakōlea within the Honolulu Ahupua‘a of the Kona Moku, and Waimānalo in the Ko‘olaupoko Moku. Lands identified as Community Use that serve both beneficiary and non-beneficiary populations includes approximately 235 acres in the Wai‘anae, ‘Ewa, Kona, and Ko‘olaupoko Moku.

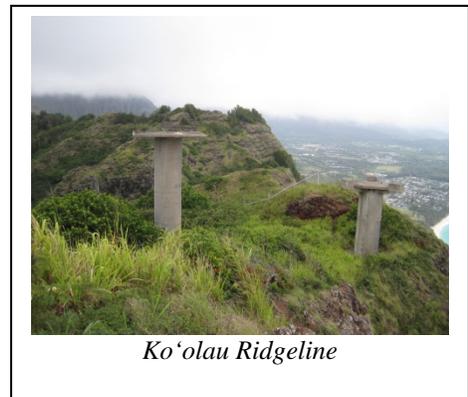
#### **3.4.4.1.1 Special District**

The Special District designation is utilized for lands with special conditions including unusual opportunities and/or constraints such as natural, cultural or historic resources or development constraints such as flood control issues, significant distances from infrastructure, mixed-use areas or greenways. These lands may require implementation

of conservation principles or other conditions for development to proceed. However, these lands could also be used for compatible activities if managed correctly. The designation allows for flexibility in future use, while ensuring that DHHL will conduct more in-depth evaluation of special conditions prior to development. In some instances, areas identified for Special District will create a Hawaiian sense of place for all beneficiaries of DHHL. In Wai‘anae, Ka‘ala Farms is an example of how a Special District can play a vital cultural role for not only the ahupua‘a in retaining cultural relevance and education, but for the Native Hawaiian community as a whole. Lands in He‘eia Ahupua‘a within the Ko‘olaupoko Moku, Wai‘anae Ahupua‘a within the Wai‘anae Moku, and Papakōlea in the Honolulu Ahupua‘a of the Kona Moku, have been designated Special District. These special areas account for approximately 250 acres of DHHL landholdings on O‘ahu.

**3.4.4.1.2 Conservation**

Lands designated for conservation are intended to protect natural and cultural resources. These lands frequently include ridgetops, watershed protection areas, critical habitats, and can also include sensitive historic and/or cultural sites. The DHHL Conservation designation is generally consistent with the State Land Use District Boundary designation, “Conservation.” and the comparable County zoning district designation “P-1 Restricted Preservation<sup>22</sup>.” Approximately 2,600 acres of Conservation lands have been designated in Wai‘anae, Lualualei and Nānākuli in the Wai‘anae Moku, Kalawahine and Papakōlea within the Honolulu Ahupua‘a of the Kona Moku, and Waimānalo and He‘eia in the Ko‘olaupoko Moku.



*Ko‘olau Ridgeline*

**3.4.4.2 Non-Designated Lands**

There are approximately 1,520 acres within the DHHL inventory currently that are part of a land exchange between the Federal Government and DHHL. DHHL is retaining the title to these lands until the terms of the settlement have been satisfied, and all parcels agreed to by the Federal Government have been transferred to DHHL. These lands have not been evaluated to determine an appropriate land use designation because they ultimately will not remain in DHHL’s inventory.

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<sup>22</sup> The County has no jurisdiction over lands within the State Land Use “Conservation District”

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*Table 3-6: Land Use Acres Proposed By Area*

<b>Area</b>	<i>Wai‘anae</i>	<i>Lualualei, &amp; Mā‘ili‘i</i>	<i>Nānākuli</i>	<i>Kapolei, East Kapolei &amp; Kalaeloa</i>	<i>Waiawa</i>	<i>Moanalua</i>	<i>Kapālama</i>	<i>Papakōlea, Kewalo &amp; Kalāwahine</i>	<i>Mō‘ili‘ili</i>	<i>Waimānalo</i>	<i>Ha‘ikū</i>	<i>Waiāhole</i>	<b>Total By Land Use</b>
<b>Homestead Land Use Designations</b>													
<b>Residential Total Acres</b> <i>(# of New Homesteads Proposed)</i>	<b>130</b> <i>(115)</i>	<b>125</b> <i>(210)</i>	<b>745</b> <i>(1,835)</i>	<b>345</b> <i>(1,190)</i>	<b>0</b>	<b>0</b>	<b>0</b>	<b>90</b> <i>(20)</i>	<b>0</b>	<b>210</b> <i>(0)</i>	<b>0</b>	<b>0</b>	<b>1,645</b>
<b>Subsistence Agricultural Total Acres</b> <i>(# of New Homesteads Proposed)</i>	<b>50</b> <i>(5)</i>	<b>140</b> <i>(130)</i>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15</b> <i>(15)</i>	<b>0</b>	<b>15</b> <i>(5)</i>	<b>220</b>
<b>Supplemental Agricultural Acres</b>	0	0	0	0	0	0	0	0	0	0	0	0	0
Pastoral Acres	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Revenue Generation Land Use Designations</b>													
Commercial Acres	0	0	10	80	0	0	3	0	2	0	0	0	<b>95</b>
Industrial Acres	0	3	0	550	75	15	2	0	0	35	0	0	<b>680</b>
General Agriculture Acres	0	95	705	0	0	0	0	0	0	100	0	5	<b>905</b>
<b>Other Land Use Designations</b>													
Community Use Acres	10	75	55	35	0	0	0	2	0	120	10	0	<b>310</b>
Special District Acres	95	10	0	0	0	0	0	15	0	0	130	0	<b>250</b>
Conservation Acres	75	190	825	0	0	0	0	70	0	1,430	5	0	<b>2,610</b>
<b>Total By Area</b>	<b>360</b>	<b>640</b>	<b>2,340</b>	<b>1,010</b>	<b>75</b>	<b>15</b>	<b>5</b>	<b>180</b>	<b>2</b>	<b>1,910</b>	<b>145</b>	<b>20</b>	

<sup>o</sup> No land use designations have been made for the Lualualei lands utilized by the military, therefore approximately 1,520 acres are not included on this table.

<sup>∞</sup> Land uses acreages greater than 5 acres have been rounded in 5-acre increments and do not match total acres on O‘ahu

\* Lands within the Lualualei Ahupua‘a include all lands within the valley including Wai‘anae Kai, and Princess Kahanu Estates. Nānākuli Ahupua‘a only includes lands within the Nānākuli Valley. The discussions in Section 4.0 of this document divides the Waianae Moku into two planning areas to match up with the Regional Planning Process Areas which are not divided based on Ahupua‘a.

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## 4.0 WAI‘ANAE MOKU

DHHL has approximately 4,783 acres within the Wai‘anae Coast portion of the Wai‘anae Moku within Nānākuli, Mā‘ili, Lualualei, and Wai‘anae (Figure 4-1). There are no DHHL landholdings located inland within the Wai‘anae Uka area of the Moku. Generally the leeward, coastal area is characterized as dry and sunny.

There are several population centers along the Wai‘anae Coast. These population centers are within the towns of Mākaha, Wai‘anae, Mā‘ili, and Nānākuli. As part of DHHL’s Regional Planning process, the Wai‘anae Moku has been segregated into two planning areas. The “Wai‘anae and Lualualei Regional Plan,” (Wai‘anae Planning Area) prepared in 2010, includes DHHL land holdings in the ahupua‘a of Wai‘anae, and Lualualei, including land in the Mā‘ili town region, and possible acquisitions in Mākaha<sup>23</sup>. “The Regional Plan for the Traditional Native DHHL landholdings of the Ahupua‘a of Nānākuli,” (Nānākuli Planning Area) also prepared in 2010, encompasses lands within the Nānākuli Ahupua‘a as well as the Princess Kahanu Estates community located in the adjacent Lualualei Ahupua‘a. While considered rural, the Wai‘anae Coast population has been growing. With a 14.8% increase in population, the Wai‘anae Coast had the second fastest rate of growth on O‘ahu between the 2000 and 2010 U.S. Census.

### EXISTING USES

- 632 Residential Homesteads
- 41 Subsistence Agriculture Homesteads
- 95 Acres in long-term contracts agreements
- 1,595 Acres in short-term contracts agreements
- 495 Acres unconstrained for future homestead development

*Rounded in 5-acre increments*

### 4.1 WAI‘ANAE PLANNING AREA

#### 4.1.1 EXISTING CONDITIONS

There are approximately 2,525 discontinuous acres within the Wai‘anae Planning Area. The lands located within Wai‘anae and Lualualei range in elevation from 10 feet to 1,040 feet above sea level. In Mā‘ili, the coastal area of Lualualei, DHHL’s lands are relatively flat, rising in elevation from 10 feet to approximately 20 feet above sea level.



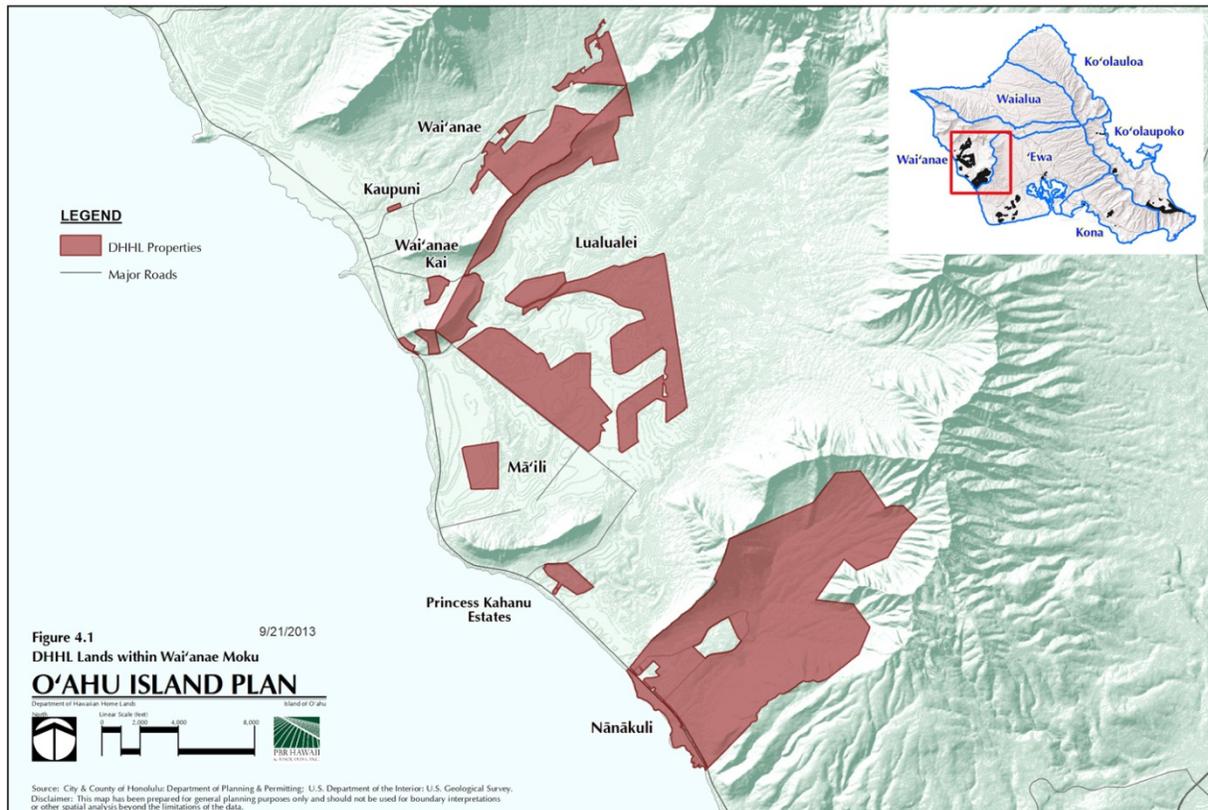
*Undeveloped lands in Mā‘ili*

<sup>23</sup> Lands in Lualualei Valley west of Hakimo Road were included in the Wai‘anae Lualualei Regional Planning effort. Subsequent to the release of the 2010 Wai‘anae and Lualualei Regional Plan DHHL terminated the process for acquiring lands in Mākaha.

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A total of 632 homestead lots have been awarded. This includes 590 Residential awards within Kaupuni, Wai‘anae, and Wai‘ane Kai; and 42 Subsistence Agriculture lots in Wai‘anae and Lualualei. Approximately 225 acres of DHHL landholdings are in short and long term dispositions. Approximately five acres are being utilized by the State of Hawai‘i’s Public Housing Authority to provide temporary housing, with the disposition set to expire in 2018. The remaining lands in Mā‘ili are vacant. In addition, approximately 1,520 acres are utilized by the military. Within the valleys, DHHL landholdings are surrounded by military, residential, and agricultural uses. The lands closest to Farrington Highway are surrounded by industrial and residential uses. A summary of non-homestead uses is provided in Table 4-1.

DHHL landholdings within the Wai‘anae Planning Area are located primarily outside of the “Community Growth Boundary” as described in the County’s Wai‘anae Sustainable Community Plan 2010 update<sup>24</sup> (WSCP). The Wai‘anae Planning Area lands are currently zoned as P-1, P-2, F-1, AG-1, AG-2, B-2, and I-2 by the County.



*Figure 4-1 DHHL landholdings within the Wai‘anae Moku*

<sup>24</sup> The 2010 update was approved by the Mayor on March 2, 2012, and became effective as Ordinance 12-3.

**O‘AHU ISLAND PLAN**  
**DEPARTMENT OF HAWAIIAN HOME LANDS**

*Table 4-1: Existing Non-Homestead Uses in the Wai‘anae Planning Area*

<b>Type of Disposition*</b>	<b>Total Number</b>	<b>Uses</b>	<b>Acrest†</b>
Leases	5	4 - Community Use - Public 1 - Agriculture	59
Licenses	15	10 - Utility easement 2 - Community Use - Public 1 - Community Use - Homestead Community 1 - Cultural Resource 1 - Revenue Generation	139
Right-of-Entry and/or Revocable Permit	6	1 - Public Service for General Community 2 - Agriculture 1 - Pasture 1 - Industrial 1 - Community Use - Public	27
Other	1	1 - Military Use	1,520
<b>Total Acreage</b>			<b>1,744</b>

Source: DHHL- Land Management Division, June 30, 2012

† Not all dispositions specified acreage

\* All dispositions in the 2012 list are included. However, any disposition expiring prior to 2022 received further evaluation and may have been considered unencumbered when determining land use designations.

#### **4.1.2 OPPORTUNITIES AND CONSTRAINTS**

DHHL landholdings within the Wai‘anae planning area are located in close proximity to the towns of Wai‘anae and Mā‘ili. The opportunities and constraints within the Wai‘anae land holdings follow. Unconstrained lands are shown in Figure 4-2.

##### **Geography**

Much of the lands within this area are located along Pu‘upāhe‘ehe‘e. While the sloping topography limits development opportunities on portions of the lands, Pu‘upāhe‘ehe‘e and the other ridgelines along the coast radiate out from the depths of the valleys like tentacles to create mauka makai views that are unique to the Wai‘anae Coast. The Pu‘upāhe‘ehe‘e lands are subject to rockfall hazards and are too steep in most areas to economically build homesteads. The Mā‘ili parcel is relatively flat with the exception of a steep embankment along the north-eastern perimeter. The flat topography is ideal for development, however, the aforementioned embankment may present some challenges. Any development of the flatter areas should include evaluation of the drainage and geology.

##### **Flooding**

A portion of the Mā‘ili lands are located within a floodway and/or are within the Tsunami Evacuation zone.

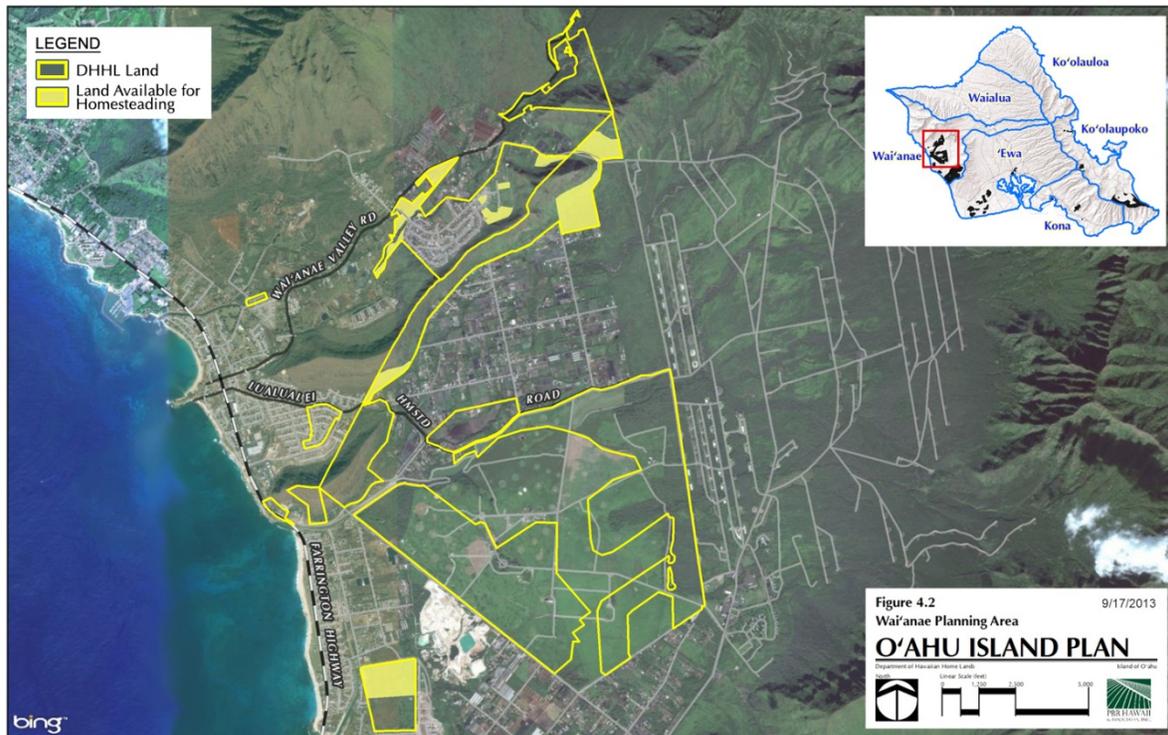


Figure 4-2 Wai'anae Planning Area

**Wetlands**

Within the Wai'anae Planning Area, there are both emergent wetlands (28.3 acres), and forested shrub wetlands (1.3 acres) totalling approximately 29.6 acres. The natural drainage within Lualualei Valley has been modified by a series of drainage features that drain into an approximately 26 acre depression. In the past, the area was susceptible to flooding and is currently identified by the U.S. Fish and Wildlife Service as a wetland in the National Wetland Inventory (NWI). The depression has also been identified as “prime” agricultural land with western portions identified as “Good” or “Very Good” by the Agricultural Lands of Importance to the State of Hawai'i (ALISH) and Land Survey Bureau (LSB) rating systems respectively. Residential development in this area should be avoided, however opportunities exist to utilize the area for farming.

**Water**

A majority of DHHL landholdings in Lualualei and Wai'anae valleys receive between 20 to 33 inches of rain annually. The upper portion of the valleys, where a majority of the undeveloped lands are located, receive between 33 to 48 inches per year. This is not considered sufficient to support agriculture without irrigation or catchment systems. In addition, due to its location leeward of both the Ko'olau and Wai'anae mountain ranges, a rainshadow is created reducing the amount of water flowing into the lower portions of the valleys from the mauka regions. Therefore, successful agricultural activities on DHHL land within the Wai'anae planning area are expected to require irrigation. The limited groundwater resources within the Wai'anae planning region are currently utilized by Federal, County Board of Water Supply (BWS) and private water systems. Approximately one fourth of the water produced along the Wai'anae Coast comes from

Wai‘anae Valley. More than half of the potable water supplied by BWS to the Wai‘anae Coast is from outside sources, primarily the Pearl Harbor Aquifer, located within the ‘Ewa Moku. Alternative sources may need to be developed if the Pearl Harbor Aquifer water is reallocated to the meet the growing needs within the ‘Ewa Moku. BWS has storage and transmission facilities within both Lualualei and Wai‘anae Valleys. In the long-term, improvements to both transmission and storage may be needed to meet the needs of the Wai‘anae Coast. DHHL has distinct water rights as described in the Strategic Program, Water Policy Plan, that may be pursued to meet the needs of DHHL and beneficiaries along the Wai‘anae Coast.

### ***Wastewater***

The Wai‘anae Coast is serviced by the Wai‘anae Sewage Treatment Plant (STP) operated by the County’s Department of Environmental Services (ENV). During the fiscal year 2011, the STP processed 3.31 million gallons per day (mgd) of sewage. The STP has a peak capacity to process up to 13.8 mgd of sewage. The Department of Planning and Permitting is currently accepting applications for new sewer connections. The existing sewage conveyance system does not extend into DHHL’s lands that have not already been developed for residential homesteading along the Lualualei side of Pu‘upāhe‘ehe‘e. However, DHHL’s non-residential lands located on the Wai‘anae side of Pu‘upāhe‘ehe‘e are close to the existing sytem. The undeveloped parcel in Mā‘ili is less than a ¼ mile from Farrington Highway along existing roadways with transmission line in place. The close proximity to existing utilities makes the Mā‘ili parcel a good candidate for development.

### ***Surrounding Land Uses***

DHHL’s landholdings are located within rural areas with active farming. Some locations, like the land in Mā‘ili, are located downwind from existing farms with livestock. Farming and animal husbandry can generate nuisance odors that should be considered when evaluating the type of development proposed in the region.

## **PLANNING CONSIDERATIONS**

### **Opportunities**

- Flat topography of several large (15+ acre) areas
- Location near/within existing homesteads
- Proximity to utilities
- Climate

### **Constraints**

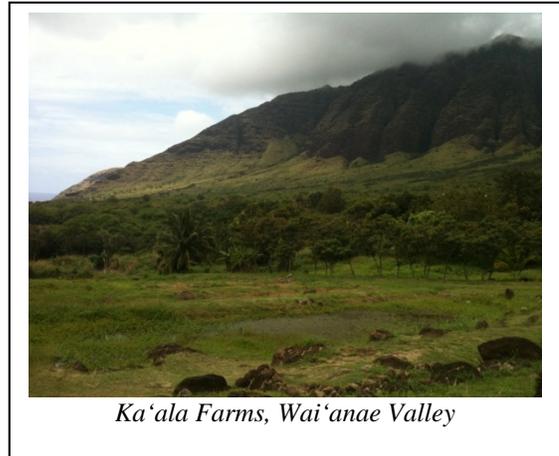
- Rock fall and steep slopes along Pu‘upāhe‘ehe‘e
- Flooding
- Cultural resources
- Traffic
- Military use
- Applicants would prefer homesteading opportunities in other regions

**Climate**

While there are numerous micro-climates within DHHL’s lands in the Wai‘anae planning area, the climate is typically sunny with low average rainfall annually. Wai‘anae Valley and Lualualei Valley lands are in 450 and 500 Calorie solar zones<sup>25</sup> and receive between 20 and 33 inches of rain per year. These conditions are conducive to residential and commercial solar energy development.

**Cultural Resources**

Ka‘ala Farms, located on approximately 93 acres of DHHL landholdings, is a cultural resource for the region. The farm promotes education and cultural restoration. According to the WSCP, a portion of DHHL landholdings along Pu‘upāhe‘ehe‘e has been surveyed and several archaeological sites were identified. The WSCP identified two heiau as being located within or in the vicinity of DHHL’s landholdings within the Wai‘anae Planning area. Development should be avoided in areas of cultural significance. If development is pursued, cultural resources should be integrated where possible and appropriate mitigations conducted for preservation and conservation of the resource as necessary.



*Ka‘ala Farms, Wai‘anae Valley*

**Vacant Parcels**

There are several unawarded parcels within the existing Wai‘anae homesteads. One parcel was at one time identified for a possible park. However, with improvements to Kaupuni Neighborhood Park (already located within the Homestead), and the community’s interest in taking over the park lease from the County when it expires, the need for another park is reduced, opening up the land for other uses.

**Public Services**

The Wai‘anae Coast Comprehensive Health Center (WCCHC) is located on DHHL landholdings at the base of Pu‘upāhe‘ehe‘e. WCCHC was designed to provide health services to residents of the Wai‘anae Coast regardless of ethnicity. Complementary development of DHHL’s lands in the vicinity of WCCHC could expand health-related services available along the Coast.

The County’s Department of Parks and Recreation is leasing lands from DHHL to operate Kaupuni Neighborhood Park through 2020. DHHL’s Wai‘anae beneficiaries identified improvements including the development of a community center, athletic fields and hard courts at Kaupuni Neighborhood Park as a priority project during the 2010 Regional Plan update process. The priority project included recommendations for the homestead community to take over park operations at the expiration of the lease to provide community services and to generate revenue.

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<sup>25</sup>Within the solar industry, the term “Calories” with a capital C refers to 1 kcal or 1,000 calories of solar energy. An area in 500 Calorie or greater solar zone is considered ideal for energy production.

The Kamehameha Schools has identified the need for the expansion of educational opportunities for Native Hawaiians from nā ‘ōpio to kūpuna along the Wai‘anae Coast. DHHL has also found that its beneficiaries benefit from the co-location of educational services with homestead communities. With complementary goals, Kamehameha Schools has entered into a long-term license agreement on approximately 40 acres of DHHL landholdings in Mā‘ili where it proposes to develop its Ka Pua program. This provides a unique opportunity for DHHL’s remaining vacant lands to be developed in such a manner as to take advantage of the educational programming and facilities proposed by Kamehameha Schools.

The State of Hawai‘i has developed a 78-unit multi-family transitional housing complex on approximately 5-acres of land in Mā‘ili. When the lease expires in 2018, an opportunity exists for DHHL to utilize the capital improvements to meet the housing needs for up to 78 applicants.

**Roadways and Traffic**

There is one primary access route through the Wai‘anae Coast via Farrington Highway. Traffic congestion and safety have been pervasive problems and can be attributed to regional population increases as well as frequent roadway/infrastructure projects. According to the US Census, the population in the Wai‘anae CCD increased nearly 15 percent between 2000 and 2010. The Wai‘anae beneficiaries identified transportation corridor improvements as a priority project in the 2010 Regional Plan. Continued growth along the Wai‘anae Coast, including development of additional homesteads on DHHL’s landholdings without traffic mitigations measures, could exacerbate traffic congestion.

**4.1.3 LAND USE PLAN**

While a majority of the lands within the Wai‘anae Planning Area are already utilized by the military, existing homesteads and community uses, several locations were found suitable for development. Approximately 177 acres

**LAND USE PLAN**

- 590 Existing Residential Homesteads on 130 Acres
- 320 Proposed Residential Homesteads on 75 Acres
- 42 Existing Agriculture homesteads on 90 Acres
- 140 Proposed Agriculture homesteads on 100 Acres
- 85 Acres Community Use within 5 areas
- 105 Acres Special District (Ka‘ala Farms & adjacent pu‘u)
- 255 Acres Conservation within 5 areas
- 3 Acres Industrial within 1 contiguous area
- 95 Acres General Agriculture within 3 areas
- 1,520 Acres Other (Military)

*Rounded in 5-acre increments*

have been identified as unconstrained as shown in Figure 4-2. New homesteads are proposed as infill and new subdivisions in and adjacent to existing Wai‘anae Homesteads, and in three locations within Lualualei Valley.

Figure 4-3 illustrates the proposed land uses within the Wai‘anae Planning Area. The focus for lands within the area will continue to be primarily for homesteading and community services. Lands have also been designated for Conservation, General Agriculture, Special District and Industrial. Approximately 1,520 acres were not designated for any future DHHL land use as they are not under DHHL’s jurisdiction and will ultimately be transferred out of the inventory.

#### **4.1.3.1 Homestead Residential (Existing and Proposed)**

The existing residential homestead communities of Kaupuni and Wai‘anae Kai will be retained in their current conditions. There is no room for expansion at either of the aforementioned communities. However, the Wai‘anae Homestead Community has several opportunities for expansion.

An approximately one acre parcel within the existing Wai‘anae residential homesteads was never developed. This infill location is close to existing roadways and infrastructure, and is proposed for Homestead Residential.



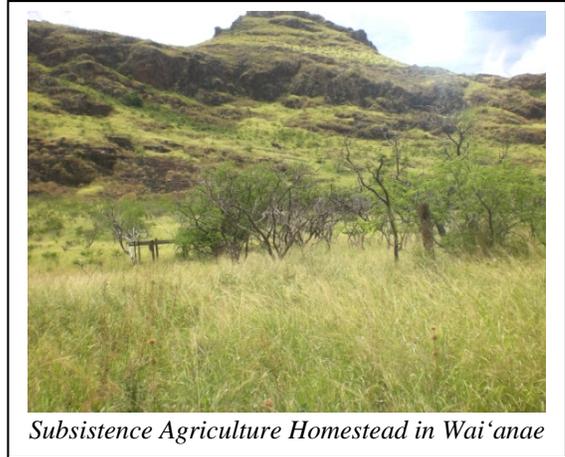
*Energy Efficient Home at Kaupuni, Wai‘anae*

An approximately 20 acre area is currently separated from the existing Wai‘anae residential homestead by Kaupuni Stream. This area is currently being utilized for agricultural purposes under a month-to-month lease and a long-term lease. A portion the area has been identified as “Prime” under the Agriculture Lands of Importance to the State of Hawai‘i (ALISH) rating system. Although its Land Study Bureau agricultural productivity rating was poor, its current use for produce cultivation suggests agriculture could be successful in this area. While its location makes it an ideal candidate for the expansion of the existing Wai‘anae residential community, applicant preferences indicate residential homesteading in Wai‘anae as the least desirable location within DHHL’s land. Therefore, it is proposed for Homestead Residential in anticipation of the expiration of the long-term lease in 2030, and is considered a low priority project.

#### **4.1.3.2 Homestead Subsistence Agriculture**

Within the Lualualei Ahupua‘a, the existing Subsistence Agriculture homesteads located along Pu‘upāhe‘ehe‘e will be retained in their current condition. A total of 19 parcels were originally subdivided as part of the Lualualei Pu‘upāhe‘ehe‘e Subsistence Agriculture lots and nine have yet to be awarded. When this development was first created, all the lots were awarded to beneficiaries. However, the lessees were asked to relocate to Waiāhole due to several hazardous conditions. Those conditions included: steep slopes, rock fall hazards, and setback restrictions for the storage of explosives within the military controlled areas of Lualualei. While the explosive setback is no longer

a factor (storage of different explosives, and correction of an error calculating the original set back distance has moved the setback limit to within the military controlled area), the vacated parcels will not be offered for homesteading. Subsistence Agriculture homestead developments are proposed for 83 acres within three areas of Lualualei: 1) at the base of Kaua‘ōpu‘u, 2) within a parcel formally under military control that is now retained by DHHL, and 3) in the area between Pu‘upāhe‘ehe‘e and Pu‘umāi‘ilī. It is anticipated that approximately 133 half-acre subsistence lots can be developed in these three areas. While an environmental assessment was conducted on the former military lands, the base of Kaua‘ōpu‘u should be further examined prior to development, particularly for cultural resources, and if necessary, the scope of Subsistence Agriculture development reduced.



There are a total of 42 Subsistence Agriculture homesteads within the Wai‘anae Planning Area, 11 in Wai‘anae and 31 in Lualualei. No changes are recommended for those in areas Wai‘anae or in Lualualei along Pu‘upāhe‘ehe‘e. However, the area along Lualualei Homestead Road near the Lualualei Reservoir has not been subdivided. Subdivision of the land into separate parcels for each lessee is currently underway.

There are seven lots that have yet to be awarded, scattered throughout the existing Subsistence Agriculture homesteads in the Wai‘anae Ahupua‘a. These parcels are proposed for homesteading as Subsistence Agriculture. Although applicants on the agriculture wait list preferred lands outside the Wai‘anae Moku, the award of these lots has been identified as a high priority among agriculture awards because little or no site improvements are needed for the HSD to award these parcels.

#### **4.1.3.3 Community Use**

There are approximately 85 acres proposed for Community Use. These include Community Use lands benefiting the community as a whole as well as uses benefitting the homestead communities specifically.

Approximately 57 acres will benefit the community as a whole. These include existing uses that will be retained with no changes, such as the Wai‘anae Coast Comprehensive Health Center, a church, and a water storage facility, as well as the development of a new facility, the Kamehameha School’s Learning Center (Ka Pua) in Mā‘ili. The existing Kaupuni Neighborhood Park located within the Wai‘anae Homestead benefits the community at large through the year 2022, while it is being managed by the County under the current lease terms. However, the Wai‘anae Homestead Community may assume control of the Park as a community center once the lease expires.

Approximately 27 acres currently benefit the homestead communities directly. These include a communal area already developed in Kaupuni Homestead as well as an area proposed for development by the Wai‘anae Kai Homestead.

#### **4.1.3.4 Conservation**

DHHL owns a majority of Pu‘umā‘ili‘ili and Pu‘upāhe‘ehe‘e ridgelines. The areas with slopes greater than 40% that were not already in homestead use have been designated as Conservation. In addition, a small area located at the outfall for the Lualualei Reservoir also received a conservation designation based on its wetland potential. A total of 269 acres has been designated as Conservation in the Wai‘anae Planning Area.

#### **4.1.3.5 Special District**

Approximately 105 acres has been designated as Special District within the Wai‘anae Planning Area, 97 acres in Wai‘anae and eight in Lualualei. Ka‘ala Farms is located on the 97 acre parcel located along the slopes of Kaua‘ōpu‘u in Wai‘anae. This Cultural Learning Center is located within a pre-contact agricultural complex. Ka‘ala Farms works to identify and restore historic and cultural sites while providing hands-on educational opportunities. The adjacent 8 acres on the Lualualei side of Kaua‘ōpu‘u has also been included in the Special District area. The area has been designated Special District in support of Ka‘ala Farm’s work in the area and to ensure that a higher level of planning is conducted prior to any development in the area.



*Restored lo‘i system at Ka‘ala Farms*

#### **4.1.3.6 Industrial**

A three-acre area along Farrington Highway adjacent to the existing sewage treatment plant was utilized by the County as a base yard and maintenance facility for County vehicles. However, when the lease expired, the County decided not to pursue a renewal and vacated the property. The capital improvements, including roadways, maintenance bays and a caretaker house, are still located on-site. The area has been designated as industrial, based on potential future uses taking advantage of the existing onsite improvements.



*Industrial Area along Farrington Highway*

#### **4.1.3.7 General Agriculture**

All of the approximately 95 acres proposed for General Agriculture are located within three areas within the Lualualei Ahupua‘a. The Lualualei Reservoir is the largest area and has been identified as “Prime” in the ALISH rating system. In addition, portions of the reservoir have also been identified as A and B on the LSB soil productivity rating system making it an ideal location for the pursuit of agricultural activities. It was not identified for homesteading due to concerns with flooding and its location within a drainage basin. The lands along Pu‘umā‘ili‘ili also met the criteria for a “Prime” ALISH designation. The lands along Pu‘upāhe‘ehe‘e are adjacent to existing homesteads, and

**O‘AHU ISLAND PLAN**  
**DEPARTMENT OF HAWAIIAN HOME LANDS**

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in some instances, the lands were previously awarded as homesteads. The lands along both Pu‘umā‘ili‘ili and Pu‘upāhe‘ehe‘e have been designated as General Agriculture as an interim designation should DHHL decide to pursue a higher and better use in the future.

**4.1.3.8 Undesignated Lands**

Approximately 1,520 acres within Lualualei have not been assigned a land use designation.

The Act set aside public lands for native Hawaiian benefit in perpetuity. It permitted the transfer of Hawaiian Home Lands only in exchange for lands of equal value. The undesignated lands in Lualualei, O‘ahu, were illegally withdrawn from the



*Lualualei Reservoir designated for  
General Agriculture*

DHHL inventory by federal executive actions during the territorial period. The Hawaiian Home Lands Recovery Act (HHLRA), Public Law 104-42, authorizes the Secretary of the Interior to determine the value of the lands at Lualualei and other sites that were wrongfully taken by the federal government. These appraisals have been completed, and DHHL has exercised its right to select federal surplus excess, non-ceded lands in Hawai‘i as they became available.

To date, DHHL has acquired 843 acres of federal land; however, \$40 million in federal land value is still due to DHHL. Upon completion of the transfer of federal land of equal value, title to lands at Lualualei, O‘ahu and other sites would vest with the federal government.

DHHL will continue to assert its ownership of Lualualei by including the land in its inventory. DHHL has no management authority over the land; therefore, no land use designation has been assigned. DHHL will remove the lands at Lualualei from its inventory when it receives full compensation for the value of the land wrongfully taken from the trust and lost income due for past use.

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**O'AHU ISLAND PLAN**  
DEPARTMENT OF HAWAIIAN HOME LANDS

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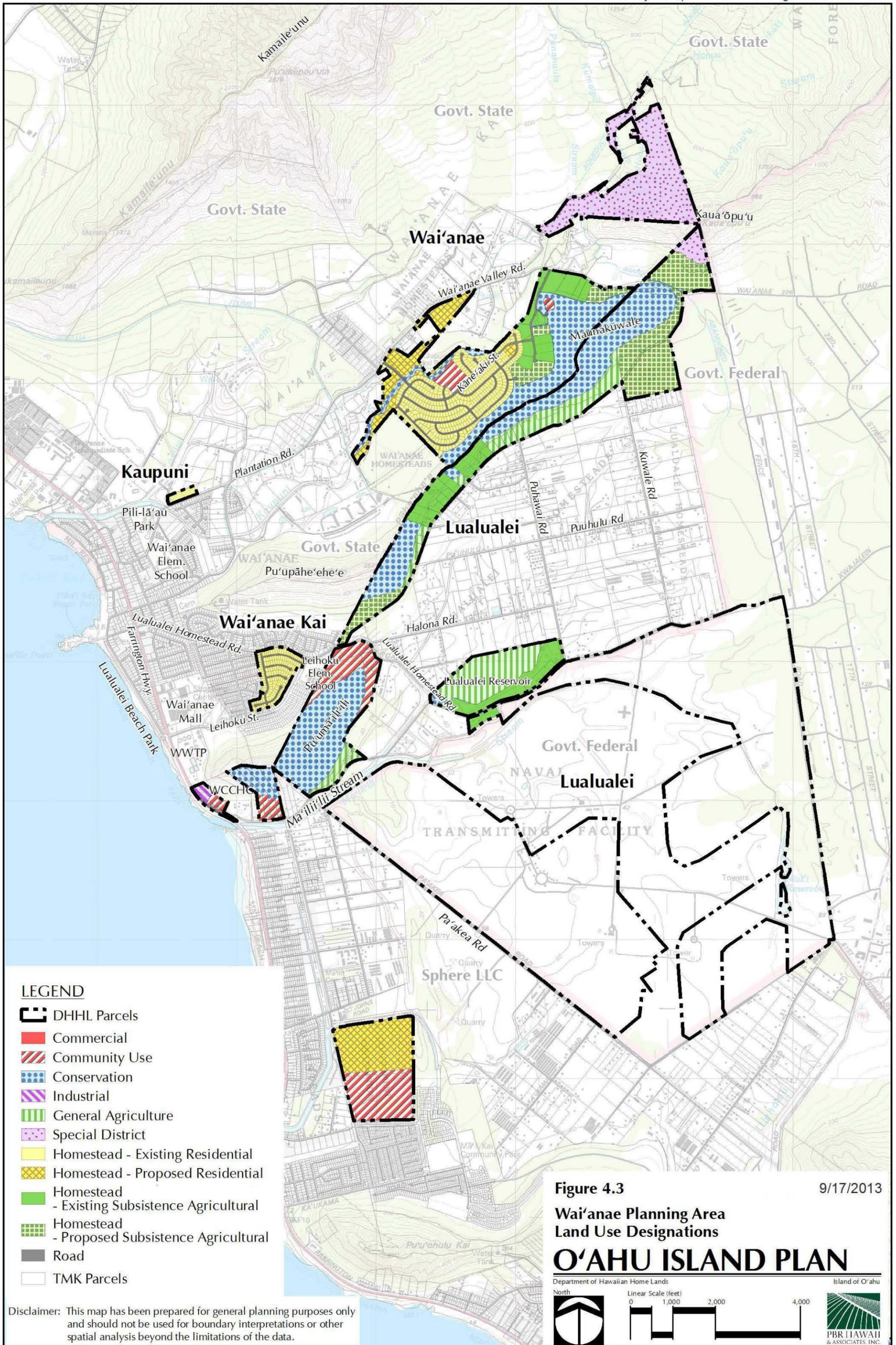


Figure 4-3 Wai'anae Planning Area Land Use Designations

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## **4.2 NĀNĀKULI PLANNING AREA**

### **4.2.1 EXISTING CONDITIONS**

Within the Nānākuli Planning Area, DHHL has approximately 2,257 acres in two non-contiguous areas, 2,204 acres in Nānākuli Valley, and 53 acres in Princess Kahanu Estates. DHHL landholdings encompass nearly all of Nānākuli Valley, from the ridgeline to the beaches makai of Farrington Highway. The lands extend from sea level to approximately 1,600 feet above sea level. Most of the lands surrounding DHHL’s landholdings in Nānākuli Valley are vacant or in the Conservation District, with the exception of a residential area to the west. Princess Kahanu Estates is located between Ulehawa Stream and Pu‘u‘ohulu. This 53 acre parcel was one of the first turn-key developer/builder Hawaiian Homestead communities



in the State. The lands within Princess Kahanu Estates extend from approximately 10 to 60 feet above sea level and are surrounded by residential, agricultural, commercial, and industrial uses.

A total of 1,322 residential homesteads lots have been awarded within the Nānākuli Planning Area, 271 homesteads in Princess Kahanu Estates, and 1,051 homesteads in Nānākuli. No agriculture homesteads have been awarded. Approximately 1,647 acres of DHHL landholdings are in short and long term dispositions. A majority of these encumbered lands (1,564 acres) are constrained by two short-term month-to-month leases. A summary of all the uses under disposition in the Nānākuli Planning Area is provided in Table 4-2.

A majority of the undeveloped DHHL landholdings within the Nānākuli Planning Area are located outside of the Community Growth Boundary as described in the WSCP. The Nānākuli Planning Area lands are currently zoned as P-1, P-2, AG-2, C, and R-5.

### **4.2.2 OPPORTUNITIES AND CONSTRAINTS**

A significant portion of DHHL’s landholdings that may be available for development are located within the Nānākuli Ahupua‘a. There are no lands available for development within Princess Kahanu Estates. A summary of opportunities and constraints for the potential uses of DHHL’s Nānākuli landholdings follows. Land identified as developable for homesteading is shaded yellow as shown in Figure 4-4.

**O‘AHU ISLAND PLAN**  
**DEPARTMENT OF HAWAIIAN HOME LANDS**

*Table 4-2: Existing Non-Homestead Uses in the Nānākuli Planning Area*

<b>Type of Disposition*</b>	<b>Total Number</b>	<b>Uses</b>	<b>Acrest</b>
Leases	6	2 - Community Use - Public 2 - Community Use - Homestead Community 2 - Utility	17
Licenses <sup>∞</sup>	39	22 - Utility Easements 16 - Community Use- Public 5 Churches 7 Education 2 Public Service Community Facilities 1 Emergency Services 1 Park 1 - Community Use - Homestead Community 1 - Revenue Generation	63
Right-of-Entry and/or Revocable Permit	7	2 - Community Use - Public 2 - Pastoral 1 - Commercial 2 - Other	1,567
<b>Total Acreage</b>			<b>1,647</b>

• Source: LMD, June 30, 2012

\* All dispositions listed are included. However, any disposition expiring prior to 2022 received further evaluation when determining land use designation based on the additional evaluation.

† Acreage identified within the Annual Report is included. However, not all dispositions in the 2011 Annual Report included a acreage information. In addition, in some cases the acreage only accounts for the footprint of the building located on the contracted land, not the land surrounding it, even if the land is being utilized by the contracted entity.

<sup>∞</sup>Includes license to County for parks in Waimānalo and Nānākuli. Half of the acreage identified in the license was allocated to Nānākuli, although the exact acreage within Nānākuli is not known.

**Special Management Areas (SMA)**

Much of the coastal areas makai of Farrington Highway are located within SMA designated areas. The SMA extends across Farrington Highway at several locations and includes the area currently under a long term lease to the Nānākuli Hawaiian Homestead Community Association (NHHCA). Planning for any future development in these areas will need to take into account best practices in coastal zone management and coastal hazard mitigation.

**Water**

Within Nānākuli, the lower portion of the valley receives approximately 20 to 33 inches of rain annually. The upper portion of the valley, where a majority of the currently undeveloped lands are located, receives between 33 to 48 inches of rainfall per year. This is not considered sufficient to support agriculture without some type of supplemental irrigation. BWS has storage and transmission facilities in Nānākuli Valley. As described in the Wa‘anae Planning area, long-term improvements to both transmission and storage may be necessary to meet the needs of the Wai‘anae Coast.

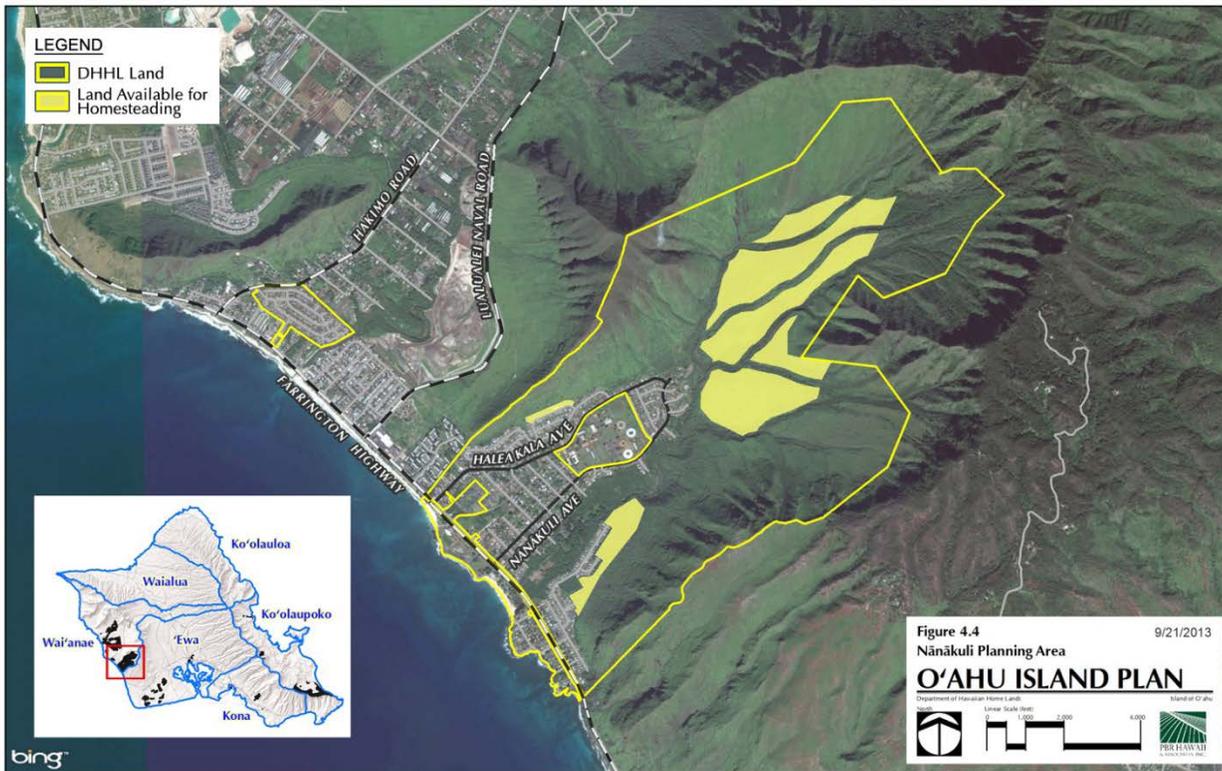


Figure 4-4 Nānākuli Planning Area

**Slopes**

The perimeter of DHHL’s landholdings in Nānākuli Valley has steep slopes in excess of 25 percent. Development in such areas may result in increased infrastructure costs and require additional precautions to be taken to protect any future development from hazards associated with potential rockfalls.

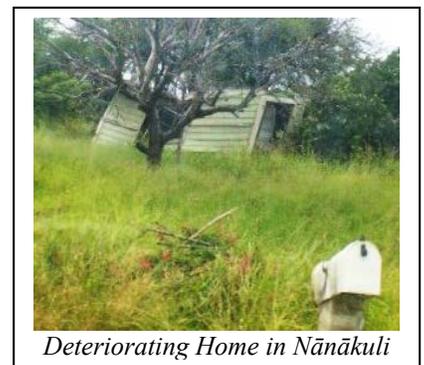
**Homestead Deterioration**

In 1931, DHHL began awarding residential homesteads near the former Nānāikapono School, making Nānākuli the oldest homestead community on O‘ahu. Because of the community’s age, some homes have become unsafe to occupy. There is an opportunity for homestead rehabilitation. If the homestead has been abandoned, there is also an opportunity for re-award once the home has been made habitable, or is removed for an owner-builder award.

**PLANNING  
 CONSIDERATIONS**

**Opportunities**

- Large undeveloped parcels
- Location near/within existing homesteads
- Climate



*Deteriorating Home in Nānākuli*

***Flooding***

An intermittent stream, with numerous tributaries in the upper portion of the valley flows through Nānākuli. In particular, the area immediately surrounding the stream in the lower valley is subject to flooding, and is located within the FEMA-designated 100-year flood plain. Development along the stream corridors would be limited to projects that are not covered by the Native American Housing Assistance and Self-Determination Act (NAHASDA) and are consistent with acceptable development within a flood zone.

***Wetlands/Agriculture***

Within Nānākuli there are seasonal streams, forested shrub, estuary and subtidal wetlands. These wetland features account for approximately 27 acres of the DHHL landholdings. Although there is limited rainfall in the lower portions of the valley, and the LSB rating system rated most of the soils in the valley as very poor, the soils in the floodplain surrounding Nānākuli Stream have been designated as Prime and Other on the ALISH rating system. Residential development in this area should be avoided. However, with appropriate inputs, the area may be suitable for limited agricultural use.

***Cultural Resources***

The Nānākuli Valley is rich in cultural resources. According to the WSCP, portions of DHHL landholdings have been surveyed and concentrations of archaeological sites are identified in the mauka regions of the Nānākuli Ahupua‘a. These resources provide an opportunity for cultural preservation and education. Any development planning should take into account the likely presence of cultural resources within the valley. In addition to the archaeological resources in the upper valley, several church buildings were built soon after the establishment of the homesteads. These historic buildings are part of the rich fabric that makes up this mature homestead community.

***Conservation***

There are several areas that have conservation constraints. The Nānākuli Forest Reserve is located in the eastern slopes of the valley. In addition, critical habitats for various plants as well as the ‘elepaio are located within DHHL’s Nānākuli landholdings.

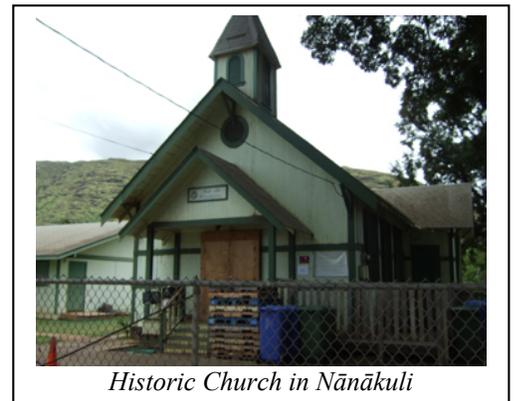
***Roadways and Traffic***

Nānākuli is the gateway to the Wai‘anae Coast, therefore is limited to the only access, via Farrington Highway. Traffic congestion and safety have been pervasive problems along Farrington Highway, and continue to worsen as a result of increasing population and frequent roadway/infrastructure

**PLANNING  
CONSIDERATIONS**

**Constraints**

- Steep slopes
- Flooding
- Cultural resources
- Conservation & Special Management Areas
- Traffic impacts
- Deteriorating homesteads
- Applicants would prefer homesteading opportunities in other regions



breakdowns. Nānākuli beneficiaries identified safety and transportation corridor improvements as two of five priority projects in their 2010 Regional Plan.

**Climate**

The climate in Nānākuli planning area is sunny with low average rainfall in coastal areas with increasing rainfall mauka. DHHL’s lands are primarily in the 450 Calorie solar zone with the coastal areas along both sides of Farrington Highway up through Mano Avenue in the higher 500 Calorie solar zone. The lower valley receives an average of 20 to 33 inches of rain per year while the area mauka of the existing residential homesteads receives an average of 33 to 48 inches. The conditions particularly in the lower valley and coastal areas are conducive to residential and possibly commercial solar energy development.

**4.2.3 LAND USE PLAN**

While developed areas are constrained by existing homesteads and community uses, they account for only 20% (~460 acres) of DHHL’s landholdings in the Nānākuli Planning Area. The remaining 1,855 acres are located in the back and ridges of Nānākuli Valley and have not been developed. Within the undeveloped areas, approximately 400 acres were found to be unconstrained and suitable for homestead development, as shown on Figure 4-4. New homesteads are proposed as infill within the existing homestead community and new subdivisions are proposed adjacent to existing Nānākuli Homesteads. All lands within Princess Kahanu Estates are constrained, therefore no new homesteads are planned for that area.

Figure 4-5 illustrates the proposed land uses within the Nānākuli Planning Area. Homesteading will continue to be the primary focus of the Nānākuli Planning Area.

<p><b>LAND USE PLAN</b></p> <ul style="list-style-type: none"><li>● 1,319 Existing Residential Homesteads on 390 Acres</li><li>● 1,835 Proposed Residential Homesteads on 320 Acres</li><li>● 50 Acres Community Use</li><li>● 825 Acres Conservation</li><li>● 10 Acres Commercial</li><li>● 710 Acres General Agriculture</li></ul> <p style="text-align: center;"><i>Rounded into 5-acre increments</i></p>
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**4.2.3.1 Homestead Residential (Existing and Proposed)**

The existing residential homestead communities within Nānākuli Ahupua‘a, and Princess Kahanu Estates within Lualualei Ahupua‘a, will be retained in their current conditions. There is no room for expansion within Princess Kahanu Estates. However, within Nānākuli Ahupua‘a, there are several opportunities for expansion.

An approximately 33 acre area is located along the perimeter of Pili‘ōkahe Homestead Community<sup>26</sup>, east of Nānākuli Stream. This area is currently being utilized for pasturing on a month-to-month basis. Approximately 125 residential lots could be accommodated to the east of the Pili‘ōkahe Homesteads. The infrastructure cost estimate for the expansion of Pili‘ōkahe was conducted and is described in Table 4-3.

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<sup>26</sup> The Pili‘ōkahe Homestead Community is often referred by its temporary development name, “Series 7.”

**O‘AHU ISLAND PLAN**  
**DEPARTMENT OF HAWAIIAN HOME LANDS**

*Table 4-3: Cost Estimate for Development of Pili‘ōkahe Residential Homesteads Expansion*

Pili‘ōkahe Expansion	
Grading, Clearing, Earthwork	\$1,301,040
Roadway Systems	\$5,704,739
Water Systems	\$3,400,320
Drainage Systems	\$6,076,704
Sewage Systems	\$3,482,160
Elect/Tel Systems	\$756,000
Subtotal	\$20,720,963
10% engineering	\$2,072,096
Total	\$22,793,060
Cost per lot	\$180,897

Approximately four acres is located along the western side of Ulei Loop. During homestead construction, homes were only built on the lower, eastern side of Ulei Loop. This infill project has space to accommodate approximately 20 residential lots along the existing road. The infrastructure cost for the expansion of Nānākuli Homesteads along Ulei Loop was conducted and is described in Table 4-4.

Nearly half of the lands identified as developable for homesteading purposes on O‘ahu are located within the upper portion of Nānākuli Valley, mauka of the existing residential homesteads. There are numerous dry riverbeds crossing the area, and cultural resources dot the landscape. Based on the assessment conducted, approximately 280 acres met the criteria for homestead development, although the total acreage could be reduced based on discoveries of historic resources. These lands were further evaluated for their homestead subsistence agriculture potential. Although there are large contiguous areas of land, none received high ratings for potential agricultural productivity and annual rainfall is limited. Therefore, these lands were identified for the development of approximately 1,690 residential homesteads only.

*Table 4-4: Cost Estimate for Development of Nānākuli Residential Homesteads Expansion along Ulei Loop*

Ulei Loop	
Roadway System (none lots front existing Ulei Loop)	
Clearing & grubbing	\$17,850
Lot Grading	\$1,250,000
Water connection to main	\$90,000
Water System Facilities Charge	\$111,198
Drainage System	\$538,121
Sewage Facilities Charge	\$90,000
Sewer connection to main	\$90,000
Electrical/Telephone Hookup	\$150,000
Subtotal	\$2,337,169
10% Engineering	\$233,717
Total	\$2,570,886
Cost per lot	\$102,835

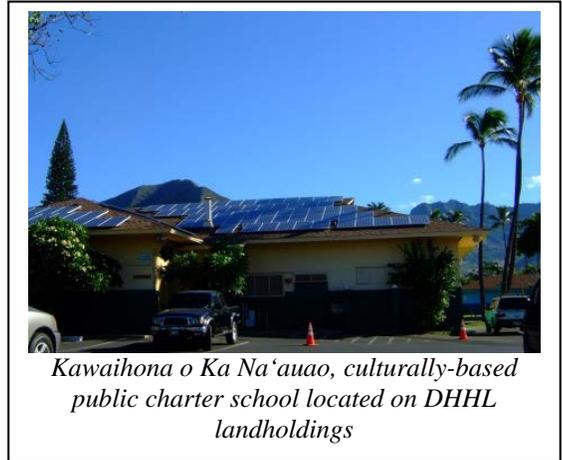
Based on the survey, applicants indicated that residential homesteading in Nānākuli within DHHL’s land was not desirable when compared to other areas on O‘ahu. In addition, the development of

approximately 1,830 homesteads is anticipated to have a significant impact on already poor traffic conditions, and aging infrastructure.

#### 4.2.3.2 Community Use

There are approximately 50 acres proposed for Community Use. These include Community Use lands benefitting the community as a whole as well as uses specifically benefitting the homestead communities.

Approximately 45 acres will benefit the community as a whole. These include existing uses that will be retained with no proposed changes. Within the Nānākuli Planning Area, most of the Community Use-designated lands provide religious or educational services. The former Nānāikapono School grounds have become an educational center since the DOE school relocated, housing a variety of educational programs. This educational kīpuka includes a Hawaiian-based charter school, Hawaiian immersion school, Hawaiian culture-based preschools, and an early intervention service center. While these programs benefit the larger Hawaiian community, their presence in Nānākuli directly benefits many homestead families throughout the leeward region, from Mākaha to Kapolei.



*Kawaihona o Ka Na'auao, culturally-based public charter school located on DHHL landholdings*

Approximately 15 acres currently benefit the homestead communities directly. These include: a community facility with boat storage in Princess Kahanu Estates, and a cemetery in the Nānākuli Homesteads. A vacant area within Pili'ōkahe has also been designated for homestead Community Use based on the community's needs.

The Nānākuli Homestead Community Association, in partnership with several for profit businesses and non-profit organizations, has proposed the development of the Nānākuli Village Center (NVC). The NVC will include both Commercial and Community Use components. The Commercial Use component is discussed in Section 4.2.3.4. The proposed Community Use component will include the Agnes K. Cope Learning Center and a Boys and Girls Cub.

Additional beneficiary outreach was conducted in February 2014 at the request of the Hawaiian Homes Commission. Interest in repurposing portions of the legacy ranches currently leasing acreage in the back of Nānākuli Valley for community ruses resulted in a Priority Project in the Nānākuli Regional Plan. Implementation of this community-based planning project may result in land use designation amendments in the future.

#### 4.2.3.3 Conservation

DHHL owns a majority of the valley slopes of Nānākuli. The areas with slopes greater than 40% that were not already in homestead use have been designated as Conservation. Portions of Nānākuli have been designated as critical habitat for the 'Elepaio and several native plants. The critical habitats,



*Portions of Nānākuli are designated as Critical Habitat for the 'Elepaio and several native plants*

wetlands, floodways, and streams,<sup>27</sup> along with areas identified by the State as “Conservation District” and the County as “P-1 Restricted Preservation,” make up the 825 acres designated by DHHL as Conservation.

#### **4.2.3.4 Commercial**

Approximately 10 acres of land identified for the development of the NVC are designed to provide community-based economic development for the Nānākuli Homestead Community Association. Because of the nature of the proposed land use, these lands have been designated Commercial, not Community Use, although designed to benefit the homestead community. The proposed commercial components of this project include the development of a commercial center, Hale Makana o Nānākuli (an affordable rental housing project), and the International Surfing Hall of Fame.

#### **4.2.3.5 General Agriculture**

Approximately 30% of the undeveloped lands in Nānākuli did not meet the criteria for either homestead development or conservation. These lands were evaluated for agriculture potential, however, based on low rainfall and poor ratings within the ALISH and LSB rating systems, the designation of homestead - Subsistence Agriculture was rejected. These approximately 710 acres have been designated as General Agriculture. This allows for the continued use of the area for pasturing, while holding the land in an interim designation, should a higher and better use arise.



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<sup>27</sup> All streams, both those that run year-round as well as those that flow intermittently during heavy/long periods of rainfall were evaluated to determine appropriate set-backs.

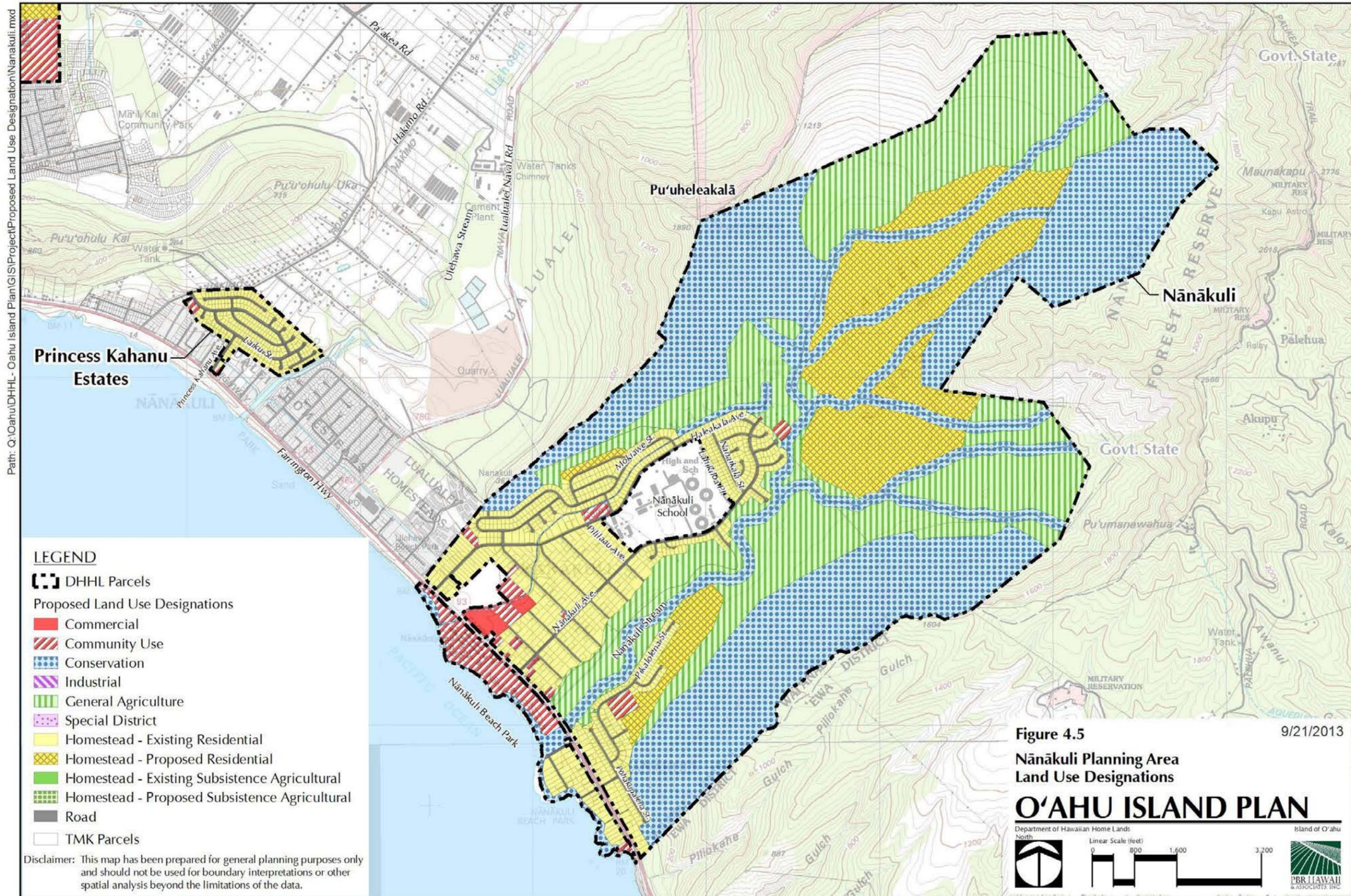


Figure 4-5 Nānākuli Planning Area Land Use Designations

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## 5.0 ‘EWA MOKU

Traditionally the ‘Ewa Moku encompassed most of Central O‘ahu as well as the present day leeward towns of Waipahu, ‘Ewa, Kapolei, and Ko‘olina. DHHL has approximately 1,095 acres in the ‘Ewa Moku with 1,019 acres on the arid plains within Honouliuli Ahupua‘a, and 76 acres within Waiawa Ahupua‘a near the West Loch of Pearl Harbor (Figure 5-1).

As part of DHHL’s Regional Plan update process, lands within Honouliuli Ahupua‘a were included in the Kapolei Regional Plan. There are no homesteading opportunities within DHHL’s Waiawa landholdings. Therefore these lands were not included in the Regional Planning process.

### EXISTING USES

- 866 Residential Homesteads
- 14 Residential Homesteads under development
- 306 Residential Undivided Interest Awards
- 155 Acres in long-term contracts
- 235 Acres in short-term contracts
- 200 Acres unconstrained for future development

*Rounded in 5-acre increments*

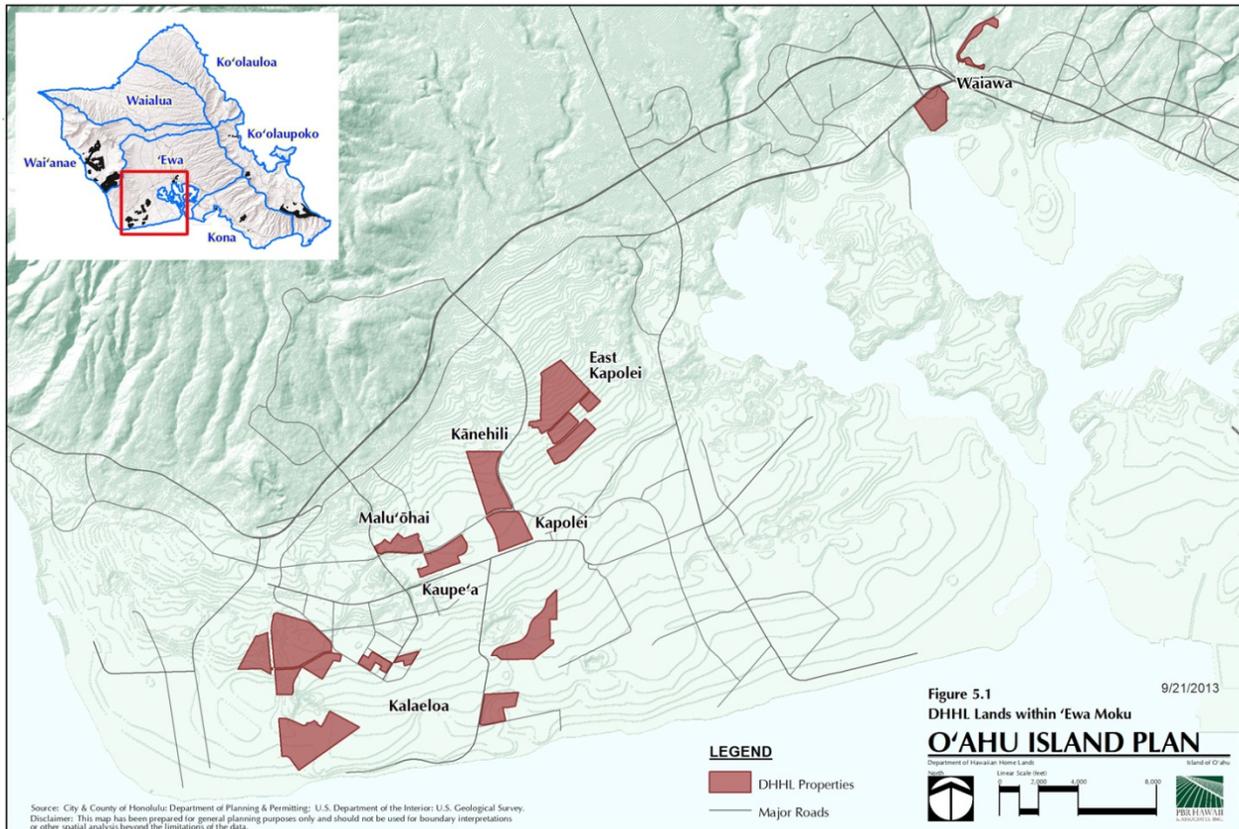


Figure 5-1 DHHL landholdings within ‘Ewa Moku

## **5.1 HONOULIULI AHUPUA‘A**

### **5.1.1 EXISTING CONDITIONS**

DHHL acquired lands for the purposes of homesteading and revenue generation within the Honouliuli Ahupua‘a. There are approximately 1,018 acres within Honouliuli, 555 acres within Kalaeloa (the former Barber’s Point Naval Air Station), and the balance located within Kapolei and East Kapolei.

DHHL’s landholdings are in an area that is relatively flat with elevations ranging from five to 110 feet above sea level.

Since the late 1800’s, much of the plains within Honouliuli were utilized for agricultural purposes, primarily sugar production. As the sugar industry declined in the mid 1900’s, master planning for the Second City (now known as Kapolei) began. The population has increased substantially between 2000 and 2010, with the ‘Ewa CCD growing from a population of 272,328 to 323,118. This represents an 18.7% increase, making it the fastest growing area in the County. Large master-planned communities are proposed throughout the ahupua‘a. Honouliuli has also been DHHL’s focus for the development of new Homesteads. Since 2000, DHHL has completed the development of two new homestead communities, Malu‘ōhai and Kaupe‘a, is constructing new homes in a third community, Kānehili, and is installing infrastructure in a fourth, yet un-named community currently referred to as East Kapolei II. A total of 866 residential homesteads have been constructed and awarded in Honouliuli since 2000. In Kānehili, an additional 14 beneficiaries are awaiting occupancy of their homes that are either under construction or awaiting loan approval. An additional 306 undivided interest leases have been awarded in East Kapolei II. With over one thousand awards since 2000, Honouliuli is the fastest growing Hawaiian Homestead region on O‘ahu<sup>28</sup>.



*Former Barber’s Point Facility in  
Kalaeloa*



*Fallow Agriculture Field within  
Boundaries of East Kapolei*

Malu‘ōhai and Kaupe‘a Hawaiian Homestead communities are located within the Villages of Kapolei and are surrounded primarily by residential and public service

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<sup>28</sup> This includes 70 single family rentals, with option to purchase, for native Hawaiians managed by Mark Development Inc. Tenants must still meet blood quantum requirements, as beneficiaries of DHHL, but are not lessees.

facilities such as schools. Kaupe‘a is currently zoned R-3.5, A-1 and P-2 by the County. Malu‘ōhai is zoned R-5.

Kānehili Hawaiian Homestead Community is a mixture of Residential, Commercial and Community Uses and is currently zoned AG-1 by the County. It is surrounded by undeveloped lands, golf courses, University of Hawai‘i-West O‘ahu (UHWO) lands, and the mauka extent of Kalaeloa.

DHHL’s East Kapolei II parcels are currently vacant and zoned AG-1, although the installation of roadways and utilities is underway. Portions of East Kapolei II are currently under a short-term agricultural disposition. Lands to the north and west of East Kapolei II are currently vacant but are master-planned for the development of Ho‘opili, a 12,000 unit community. Construction has been completed on adjacent facilities including the Kroc Center and Ko‘oloa‘ula residential development, as well as Phase I of the nearby UHWO campus. South of East Kapolei II is the ‘Ewa Villages Golf Course.

DHHL’s Kalaeloa lands are zoned F-1 by the County and are surrounded by industrial, military, aviation and commercial uses. A majority of these lands are used for revenue generating purposes.

Although a majority of DHHL’s Honouliuli lands are not zoned residential, all of the Honouliuli lands are located within the State Urban Land Use District Boundaries and are also within the County’s “Urban Growth Boundary” in the ‘Ewa Development Plan. Additionally, DHHL is working with the County Department of Planning and Permitting to clarify the status of the lands in relation to the City and County’s zoning and development standards.

Approximately 329 acres of DHHL Honouliuli Lands are in short- and long-term disposition. Approximately 75% of the dispositions totalling 224 acres are located within Kalaeloa. A summary of non-homestead uses is provided in Table 5-1.

### **5.1.2 OPPORTUNITIES AND CONSTRAINTS**

DHHL landholdings are located in the rapidly growing city of Kapolei and within Kalaleoa, the former Barber's Point military installation undergoing redevelopment. A summary of the opportunities and constraints to development of these lands follows. DHHL lands in Kapolei and Kalaeloa are shown on Figures 5-2 and 5-3 respectively. Land identified as developable for homesteading is shaded yellow on Figures 5-2 and 5-3.

**O‘AHU ISLAND PLAN**  
**DEPARTMENT OF HAWAIIAN HOME LANDS**

*Table 5-1: Existing Non-Homestead Uses in Honouliuli Ahupua‘a*

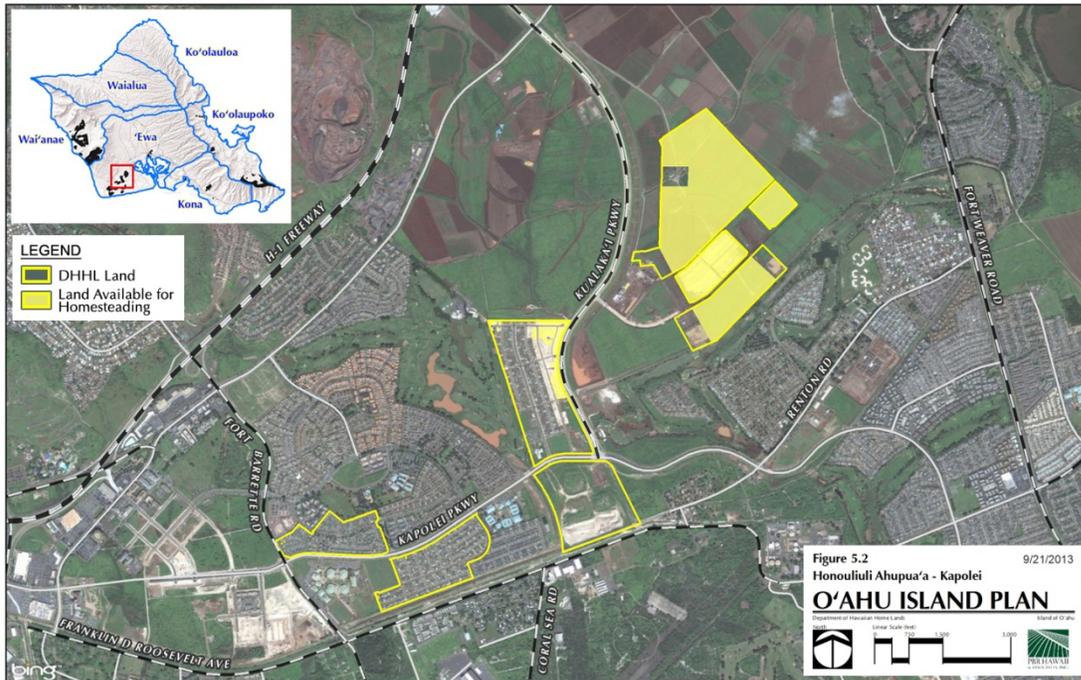
Type of Disposition*	Total Number	Uses	Acrest†
Leases	6	1 - Residential 1 - Community Use - Homestead Community 2 - Commercial 2 - Industrial	135
Licenses <sup>∞</sup>	14	5 - Utility Easements 6 - Community Use - Public 2 - Community Use - Education 1 - Revenue Generation	17
Right-of-Entry and/or Revocable Permit	43	33 - Industrial/Storage/Parking Agriculture 5 - Commercial Recreation Community Use - Public Stabling	177
<b>Total Acreage</b>			<b>329</b>

Source: LMD, June 30, 2012

\*All dispositions listed are included. However, any disposition expiring prior to 2022 received further evaluation when determining land use designation based on the additional evaluation.

† Acreage identified within the Annual Report is included. However, not all dispositions in the 2011 Annual Report included a acreage information. In addition, in some cases the acreage only accounts for the footprint of the building located on the contracted land, not the land surrounding it, even if the land is being utilized by the contracted entity.

<sup>∞</sup>Mark Development is managing the Rent-with-option-to-purchase component of the Malu‘ōhai Hawaiian Homestead Community.



*Figure 5-2 Honouliuli Ahupua‘a- Kapolei*

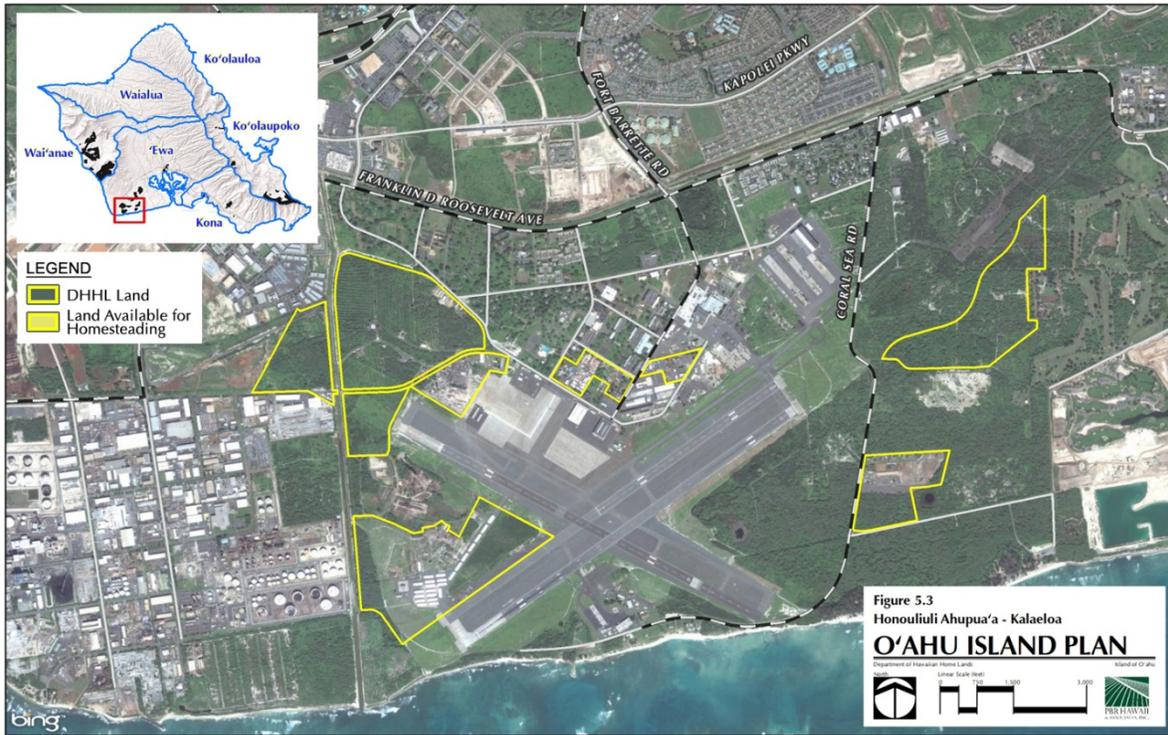


Figure 5-3 Honouliuli Ahupua‘a- Kalaeloa

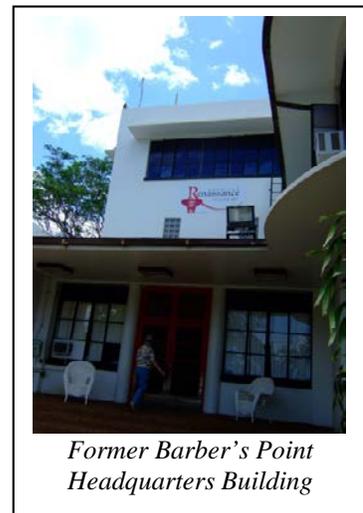
**Geography**

The DHHL landholdings within Honouliuli are generally flat, however the soils have been found to be expansive in many areas. Existing developments have required the removal and replacement of some soil with non-expansive materials. Future developments will also likely also require mitigation for expansive soils.

Karst topography is found throughout Kalaeloa. The ‘Ewa Karst has numerous wet and dry sinkholes/caves that have been a source of rich paleo-environmental and cultural deposits and a home to threatened animals. Karst topography can also be a hazard during development if weakened limestone collapses under the pressure of heavy machinery. Development of areas with karst deposits should be evaluated to ensure archaeological and biological resources are protected and the safety of construction personnel is ensured.

**Historic Resources**

Within Kalaeloa, there are significant pre-contact and World War II cultural resources as well as paleo-environmental deposits. The military conducted several investigations of historic resources. Any development should include a review of these reports as well as an investigation of resources within areas proposed for development.



Former Barber’s Point  
 Headquarters Building

The region encompassing East Kapolei II was utilized for sugar production since the 1880s, and historic properties<sup>29</sup> have been identified within DHHL’s landholdings. Plantation-era historic properties such as cane haul roads, flumes, and irrigation ditches are anticipated to be located within the former sugar production areas, and could be located within DHHL’s lands.

***Protected Species***

The unique karst geology is home to several species of plants and animals that are at risk for extinction. Although Honouliuli was utilized for intensive agriculture and military operations, pockets of these species have survived. Within Kalaeloa there are several endangered plants including the akoko, ‘ewa hinahina, as well as several listed and threatened animals, including two anchialine pool shrimp and the Hawaiian damselfly. The endangered ko‘oloa‘ula was discovered within East Kapolei. Habitat Conservation Plans have been developed and reserve areas have been established. Compliance with the Ko‘oloa‘ula Habitat Conservation Plan is required. A unique opportunity exists to incorporate these drought tolerant native plants into landscaping within future developments.

***Agricultural Opportunities***

DHHL’s landholdings within East Kapolei II and the remainder of Kānehili are identified as “Prime” under the ALISH soils classification system and “Good” in the LSB Detailed Land Classification system. An opportunity exists to integrate agriculture that could include backyard or community gardens into development of these areas while maintaining the density currently proposed.

***Climate***

The climate in Honouliuli Ahupua‘a is dry and sunny. The area receives an average of 20 to 33 inches of rain per year. DHHL’s lands in the Kalaeloa area are located entirely in the 500 Calorie solar zone. DHHL’s lands in the Kapolei area are located in both the 450 and 500 Calorie solar zones. Conditions in the Kapolei area are conducive for

**PLANNING  
CONSIDERATIONS**

**Opportunities**

- Flat parcels in region of growth
- Excellent soil for agriculture
- Wastewater re-use potential

**Constraints**

- Endangered species
- Unique geologic formations
- Building restrictions due to nearby airport
- Soil contamination

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<sup>29</sup> The former Pesticide Mixing and Loading Facility was located within East Kapolei II. The Architectural Inventory Survey and photographs are an appropriate mitigation and no further mitigation is needed. The building has been demolished and the surrounding contaminated area is being remediated.

residential and commercial solar energy development. The conditions in the Kalaeloa area are ideal for commercial solar energy development.

***Wastewater***

Honouliuli is serviced by the Honouliuli Sewage Treatment Plant (H-STP) operated by the ENV. During fiscal year 2013, the H-STP processed 25 million gallons per day (mgd) of sewage. A portion of the sewage receives additional treatment and is available for beneficial re-use in portions of Kapolei and ‘Ewa. Based on its relative proximity to H-STP, there may be opportunities for DHHL to utilize reclaimed water for landscaping and agriculture.

***Drainage***

Kalo‘i Gulch is a drainage system for surface water for much of Kapolei and East Kapolei. Man-made modifications including diversions, the use of golf course water hazards have improved drainage and reduced flooding in previously flood-prone areas, such as ‘Ewa Villages. Long term management of Kalo‘i Gulch is necessary to limit risk from flooding within DHHL’s lands, particularly those adjacent to the Gulch such as Kānehili and East Kapolei II.

***Contamination***

East Kapolei II has been identified by the EPA as a brownfield. An investigation was conducted to determine the location of contaminated soils. The historic, sugar-era, former Pesticide Mixing and Loading Facility, as well as several isolated areas within East Kapolei II were found to be contaminated. A plan was developed and is being implemented to clean up/encapsulate contamination, and to protect the public from inadvertent contamination. Development will follow the recommendations made by the Department of Health and EPA regarding the brownfields.

***Development of a New Urban Area***

Kapolei, also known as “the Second City,” has long been planned as a secondary urban core on O‘ahu. Once farmland, Kapolei has been developed to create opportunities for employment, education, and recreation in addition to new housing. This provides a great opportunity for beneficiaries to live in a liveable, walkable community that also includes adequate employment and recreational opportunities. Kapolei beneficiaries engaged in the planning process to identify four priority projects. These priorities include supporting the development of a cultural heritage center, new schools, pedestrian/bicycle pathways, and new parks.



***Cultural Resources***

East Kapolei is the headquarters for DHHL. When DHHL planned its relocation to Kapolei, provisions were made to develop a Native Hawaiian resource kīpuka adjacent to DHHL headquarters. The kīpuka is envisioned as a place for numerous Hawaiian

organizations to be co-located, allowing Native Hawaiians to access a variety of resources and services in one area.

**Public Services**

Kapolei is a rapidly growing region, with public services coming online as the population grows. As a result, some services are still being developed while others appear to be built for significantly larger populations than currently exist. Several public service organizations have chosen to construct facilities in Kapolei in anticipation of continued population growth. The Kroc Center and the Special Olympics Sports and Wellness Center have both elected to construct their facilities in East Kapolei. The Honolulu Authority for Rapid Transit (HART) is also developing a fixed-rail mass transit system that will initially originate in East Kapolei. The location of these facilities in close proximity to, or within DHHL’s landholdings, provides opportunities for collaboration and support of the existing and proposed homesteads in the region, as well as the potential for Transit-Oriented Development (TOD).

**5.1.3 LAND USE PLAN**

Within the Honouliuli Ahupua‘a, the lands makai of Roosevelt Avenue within Kalaeloa (the former Barber’s Point Naval Air Station) have been primarily designated for industrial uses. The lands mauka of Roosevelt Avenue have been designated for Homestead Residential, Commercial and Community Use.

The East Kapolei Area has been identified for urban expansion, however, few community facilities are in place. Working with governmental agencies and private organizations, numerous facilities are being built on lands surrounding the area including a university, several schools, the mass-transit system and parks. While DHHL’s lands in the East Kapolei Area will be focused on Homestead Residential development, community support facilities will also be developed to augment the facilities being planned in the surrounding areas. Figure 5-4 and 5-5 illustrate the proposed land uses within Honouliuli Ahupua‘a.

<p><b>LAND USE PLAN</b></p> <ul style="list-style-type: none"><li>● 806 Existing Residential Homestead Leases on 150 Acres</li><li>● 1,190 Proposed Residential Homestead on 200 Acres</li><li>● 35 Acres Community Use</li><li>● 80 Acres Commercial</li><li>● 550 Acres Industrial</li></ul> <p style="text-align: center;"><i>Rounded in 5-acre increments</i></p>
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**5.1.3.1 Homestead Residential (Existing and Proposed)**

There are three existing Homestead Residential communities in Honouliuli. Kaupe‘a Homestead Community will be retained in its current condition while both Malu‘ohai and Kānehili Homestead Communities are expected to undergo some changes during the 20-year planning cycle. Malu‘ohai includes both owner- and renter- occupied homes. The 156 homes that are owned by lessees will be retained as homesteads. However,

**O‘AHU ISLAND PLAN**  
**DEPARTMENT OF HAWAIIAN HOME LANDS**

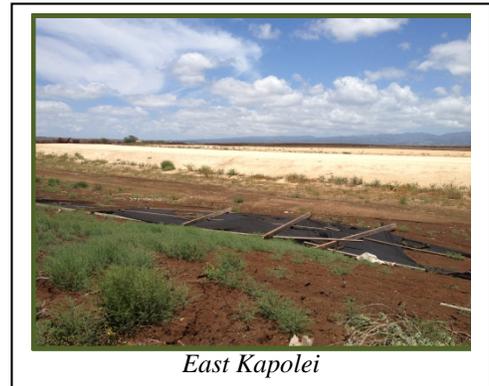
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the rental terms for the approximately 70 renter-occupied homes managed by Mark Development allows the beneficiary-occupant to eventually purchase the home if they qualify financially. While the land use will remain the same for the Mark Development-managed homes, the status of these beneficiaries may change from applicant to lessee. Within Kānehili, there are 324 existing homesteads. An additional 77 homes are anticipated to be constructed in Kānehili within the next ten years. Of the 77 homes, 14 are currently under construction or awaiting occupancy. The remaining 63 are proposed.

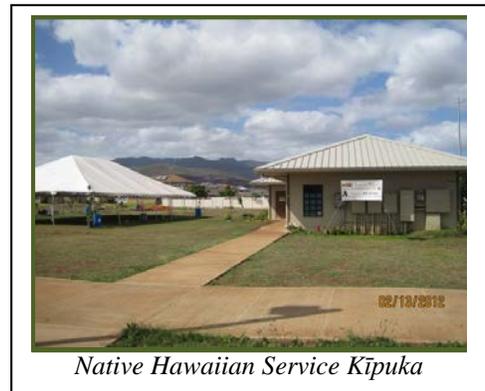


Within East Kapolei II, approximately 190 acres are proposed for the development of approximately 1,120 Homestead Residential lots. Approximately 306 future lots have been awarded to beneficiaries as undivided interest awards. These awards are on paper only, designed to allow the awardees time to meet financial requirements posed by mortgage lenders. While some infrastructure improvements have been made or are under construction, none of the construction of individual home sites or subdivision of lots has occurred.

The undeveloped lands located within both Kānehili and East Kapolei II were evaluated for agricultural potential. These large contiguous areas received high ratings of “Prime” and “B” (Good) for agricultural productivity by the ALISH and LSB rating systems, respectively. Although these lands are on the leeward side of the island and average less than 33 inches of rain per year, they are also in close proximity to the H-STP. Currently, the H-STP processes approximately 13.1 million gallons of wastewater per day. Some of the wastewater receives further treatment at the ‘Ewa Reclamation Facility, and is reused in the Kapolei and ‘Ewa areas, including for golf course irrigation. There may be future opportunities for use of reclaimed water.



These exceptional agricultural conditions as well as the location near mass transit, the University of Hawai‘i-West O‘ahu Campus, and the growing urban center of Kapolei make these currently largely undeveloped lands ideal for either agricultural or residential use. While residential homesteading is proposed, use of alternative housing such as townhomes, duplexes, etc. could result in a mix of residential and subsistence agriculture that achieves the same density as currently proposed. An infrastructure cost estimate for East Kapolei II was



**O‘AHU ISLAND PLAN**  
**DEPARTMENT OF HAWAIIAN HOME LANDS**

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developed by DHHL’s Land Development Division and is described in Table 5-2.

**5.1.3.2 Community Use**

There are approximately 35 acres proposed for Community Use.

Approximately 30 acres will benefit the community as a whole. The only existing facility within the Community Use areas is the East Kapolei Fire Station and Training Center, which will be retained with no changes. Other facilities have been proposed within the Community Use areas, but have not yet been completed.

DHHL created a kīpuka for Native Hawaiian service organizations adjacent to its headquarters building in East Kapolei. While much of the kīpuka is still in the planning stages, organizations have been selected for occupancy of the area. Other Community Use lands benefitting the larger community include the Special Olympics Sports and Wellness Center, and a park within East Kapolei.

Approximately five acres are proposed to benefit the homestead communities directly. The specific activities within these Community Use lands have not yet been determined, but one possible use could be a park to serve the Kānehili Homestead beneficiaries.

An additional 5 acres of the land has been leased to the Kapolei Community Development Corporation (KCDC), a regional Hawaiian Homestead Association to provide community-based economic development opportunities. Although the activities proposed for the parcel will benefit the region’s homestead communities, these lands have been designated Commercial, not Community Use, and are not included in the Community Use acreage total.

*Table 5-2: Cost Estimate for Development of Residential Homesteads in East Kapolei II*

East Kapolei II	
Mass Grading	\$1,281,633
E-W Road & Road E Extension	\$27,184,142
Geotechnical	\$2,075,381
Water Facility Charges	\$1,893,766
Electrical System	\$4,502,236
Sanitary Sewer	\$5,027,919
Off-site Drainage/Sewer	\$6,124,822
Infrastructure Engineering/Site Construction Increments IIA-IIF	\$153,279,427

Total \$201,369,326

Cost per lot \$197,035

15% contingency incorporated into costs

**5.1.3.3 Commercial**

Approximately 80 acres have been designated as Commercial. These lands are located within areas where residential density is restricted by an easement from Kalaeloa Airport (originally established for the military operation of Barbers Point Naval Air Station). While residential use is limited, these lands are located at the intersection of two major roadways, Kualaka’i Parkway and Kapolei Parkway, making them ideal for

commercial development. Approximately 65 acres of land has been leased to DeBartolo for the future development of Ka Makana Ali‘i, a regional shopping center that will include shops, restaurants, cinema, office space and a hotel. The remaining lands designated as Commercial are the DHHL headquarters and the proposed KCDC economic development parcel. The remaining approximately five acres located along the frontage of Kapolei Parkway is proposed for Commercial to take advantage of its highly visible location.



#### **5.1.3.4 Industrial**

The approximately 550 acres of land within Kalaeloa have been identified as Industrial. Approximately 110 acres are being utilized for energy production and are in long-term dispositions for the purposes of revenue generation. The remaining lands have short-term license dispositions ending within the next five years, or are operating under month-to-month occupancy. While some of the existing uses within the Kalaeloa parcels are public service-oriented, all lands within Kalaeloa have been designated for Industrial use based on proximity to the active airfield and to provide the greatest flexibility for DHHL when the existing dispositions expire.

Due to the presence of multiple archaeological sites and historic structures, a Historic Preservation Covenant has been tied to the deed for the Kalaeloa parcels that protects historic properties. Consultation with the Hawai‘i State Historic Preservation Officer (SHPO), as provided by HRS Chapter 6E, is required prior to any ground disturbing activity, installation of signs and fences, or construction or alteration of any structures. (See Appendix G, Kalaeloa Quitclaim Deed)

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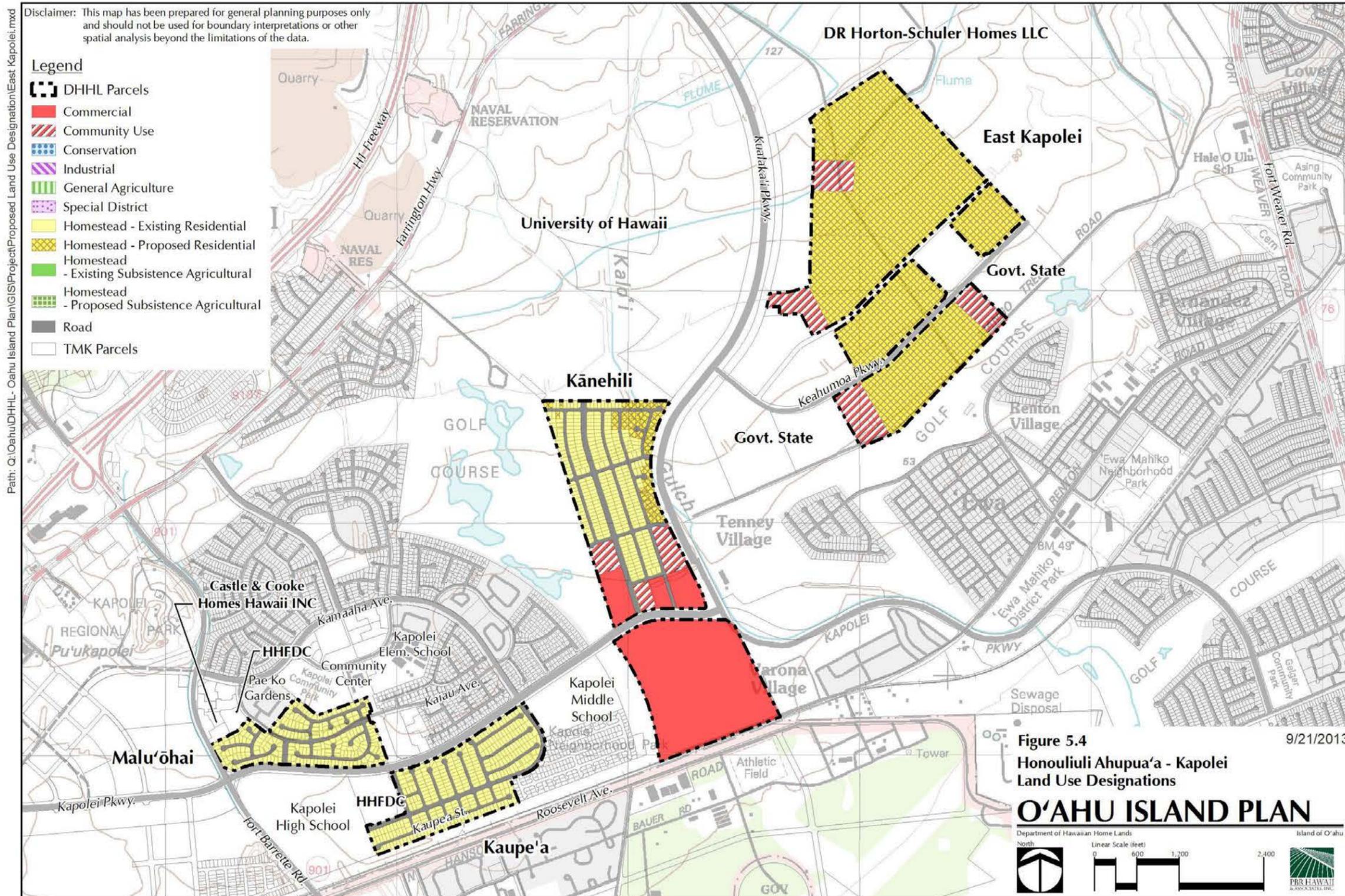


Figure 5-4 Honouliuli Ahupua'a- Kapolei Land Use Designations

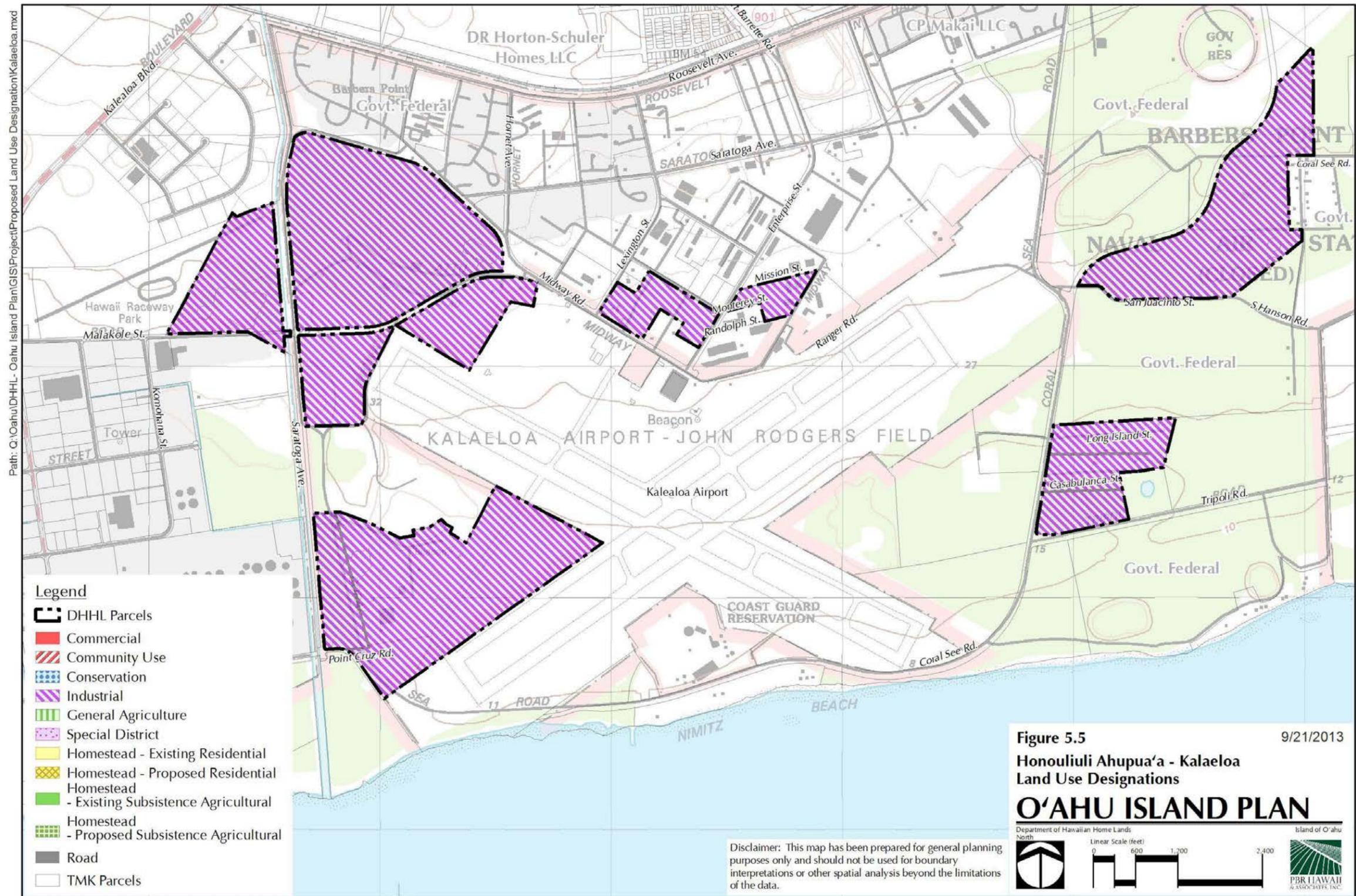


Figure 5-5 Honouliuli Ahupua'a- Kalaeloa Land Use Designations

## 5.2 WAIAWA AHUPUA‘A

### 5.2.1 EXISTING CONDITIONS

There are two non-contiguous areas totaling approximately 75 acres in Waiawa. The southwestern area adjacent to Leeward Community College is approximately 60 acres and flat. It is being utilized by the County as a base yard for the HART mass transit system and is currently zoned as AG-2. The other parcel consists of a remnant ridgeline with very steep slopes and is adjacent to Manana military housing. It is currently zoned F-1 (Military) by the County.

Approximately 60 acres are in short- and long-term disposition. The remaining lands are vacant. A summary of non-homestead uses is provided in Table 5-3.

*Table 5-3: Existing Non-Homestead Uses in Waiawa Ahupua‘a*

<b>Type of Disposition*</b>	<b>Total Number</b>	<b>Uses</b>	<b>Acrest†</b>
Leases	0	None	0
Licenses	1	Utility easement	2
Right-of-Entry and/or Revocable Permit	2	2 - Industrial	58
<b>Total Acreage</b>			<b>60</b>

*Source: DHHL- Land Management Division, June 30, 2012*

*† Not all dispositions specified acreage*

*\*All dispositions in the 2012 list are included. However, any disposition expiring prior to 2022 received further evaluation and may have been considered unencumbered when determining land use designations.*

### 5.2.2 OPPORTUNITIES AND CONSTRAINTS

DHHL landholdings in Waiawa are located near the intersection of H-1 Freeway, H-2 Freeway and Kamehameha Highway (major roadways to Mililani, Waipahu and Pearl City). A summary of the opportunities and constraints to development of these lands follows. DHHL lands within Waiawa Ahupua‘a are shown on Figure 5-6.

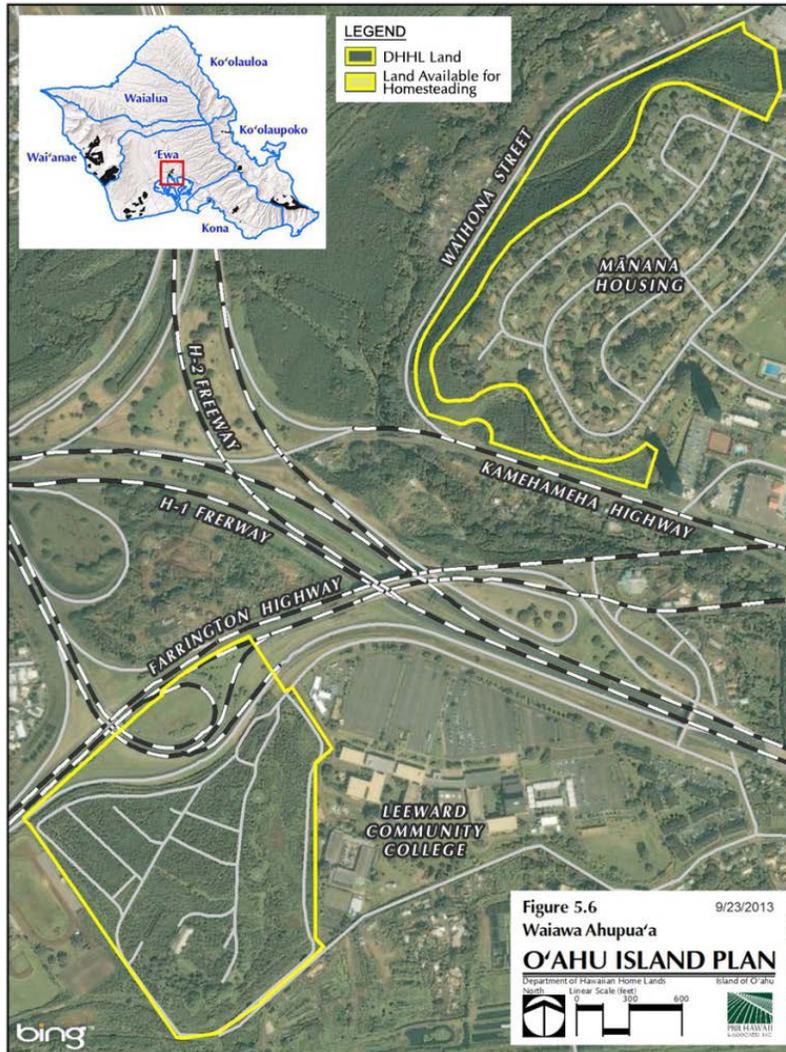
#### **Geography and Access**

The area located adjacent to Leeward Community College is ideal for development based on its proximity to major transportation routes and flat topography. The County is currently utilizing the area under a right-of-entry agreement until a longer term license is executed.

A majority of the mauka parcel in Waiawa is located along the flanks of the hillside where the military’s Manana housing is located. These steep slopes limit development. While there are several flat areas, none are ideal for development. Most of the level areas are small and partially located within roadway easements. There are two areas large enough for development. The first area is approximately 2 acres and is located along Waihona Street. It is currently under a month to month disposition. The other area is approximately five acres and is located along the northern portion of the DHHL’s

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land abuts Manana housing. This area is no longer accessible as the result of the sale of the former cane haul road to a private party. Off-site capital improvements within the former cane haul road, including the construction of several buildings have cut off access to this portion of DHHL’s parcel.



*Figure 5-6 Waiawa Ahupua‘a*

**Infrastructure**

The existing infrastructure are limited. There is an existing water main within the parcel but fluctuating flow and pressure preclude its use should the parcel be developed.

**5.2.3 LAND USE PLAN**

DHHL’s Waiawa lands have limited residential and revenue generation potential, based on current disposition agreements and site constraints. Figure 5-7 illustrates the proposed land uses within Waiawa Ahupua‘a.

**LAND USE PLAN**

- 75 Acres Industrial

*Rounded in 5-acre increments*

### **5.2.3.1 Industrial**

All lands within Waiawa are proposed for Industrial designation.

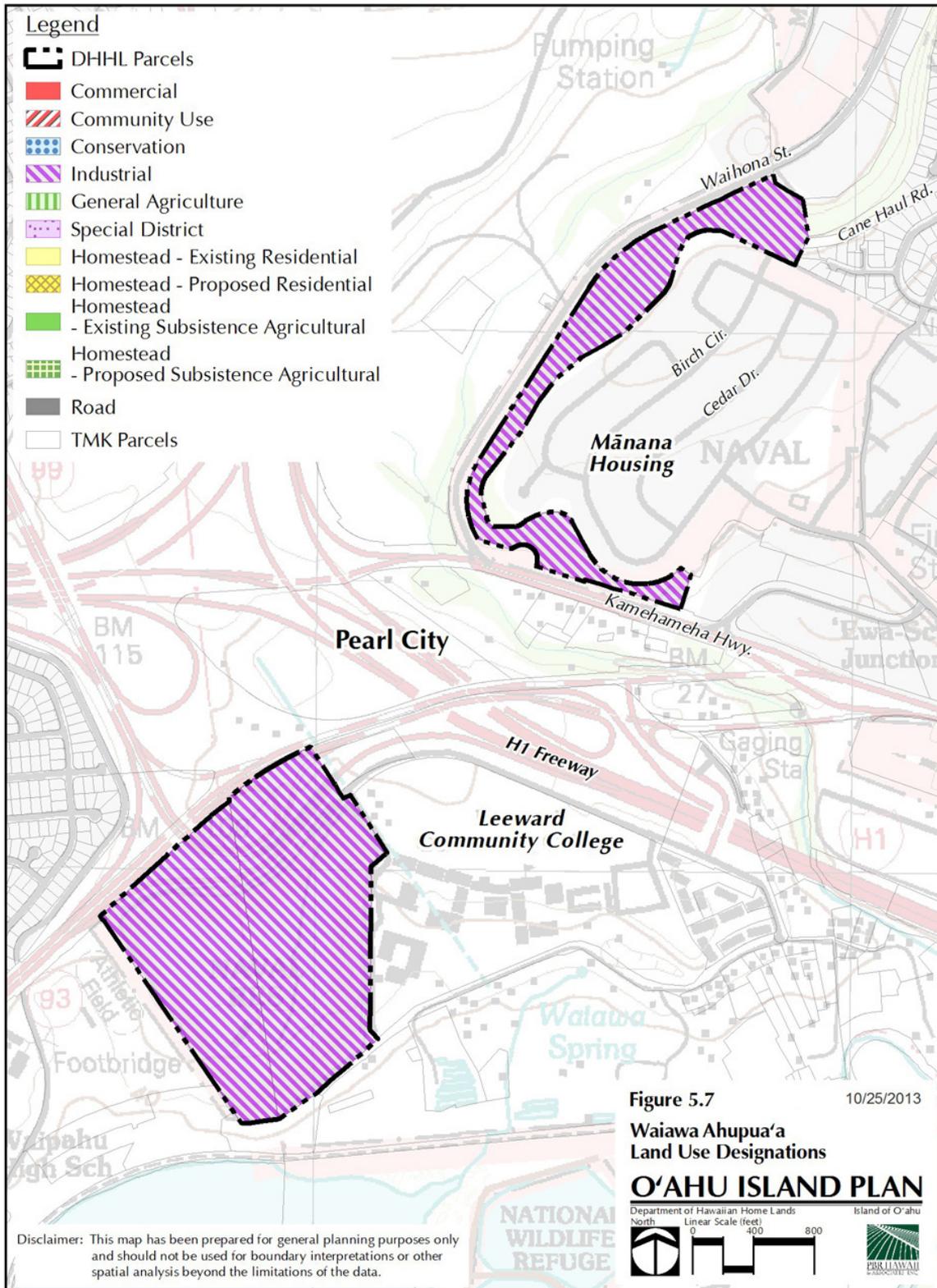
The mauka parcel is located along the perimeter of Manana military housing. Access to the parcel is from the west, through an area designated by the county for industrial activities. Approximately two acres comprised of both flat and sloped areas along Waihona Street currently under a month-to-month disposition for industrial storage may be able to accommodate up to nine 7,500 square-foot industrial lots if water and other utilities can be brought to the parcel.



*Entrance to large level, HART base yard*

Approximately 60 acres located on the larger makai parcel has been licensed to the County gratis for the development of a base yard support facility for the proposed HART rail system currently under construction. DHHL is proposing to exchange these lands with comparably valued lands within the County’s surplus inventory. Based on its current use by the County, this area has been designated Industrial. Compensation that is more equitable should be considered for the use of these lands in the event the exchange does not go through or is not completed swiftly.

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*Figure 5-7 Waiawa Ahupua'a Land Use Designations*

## 6.0 KONA MOKU

DHHL has approximately 197 acres in the Kona Moku within the ahupua‘a of Honolulu, Moanalua, Kapālama, and Waikīkī (Figure 6-1). These lands are located within the Primary Urban Core (PUC) of O‘ahu, the primary business center of the State. The PUC also is the most populous region in the State.

The Papakōlea Regional Plan was prepared as part of DHHL’s Regional Plan update process for the lands within the Honolulu Ahupua‘a in 2009. Lands located within the other ahupua‘a, while identified as regional assets, do not have any homesteading uses currently and were not part of the Regional Plan effort.

### EXISTING USES

- 866 Residential Homesteads
- 25 Acres in long-term contracts
- 2 Acres in short-term contracts
- 5 Acres available for homestead development
- 10 Acres available for re-development

*Existing uses in excess of 5 acres have been rounded in 5-acre increments*

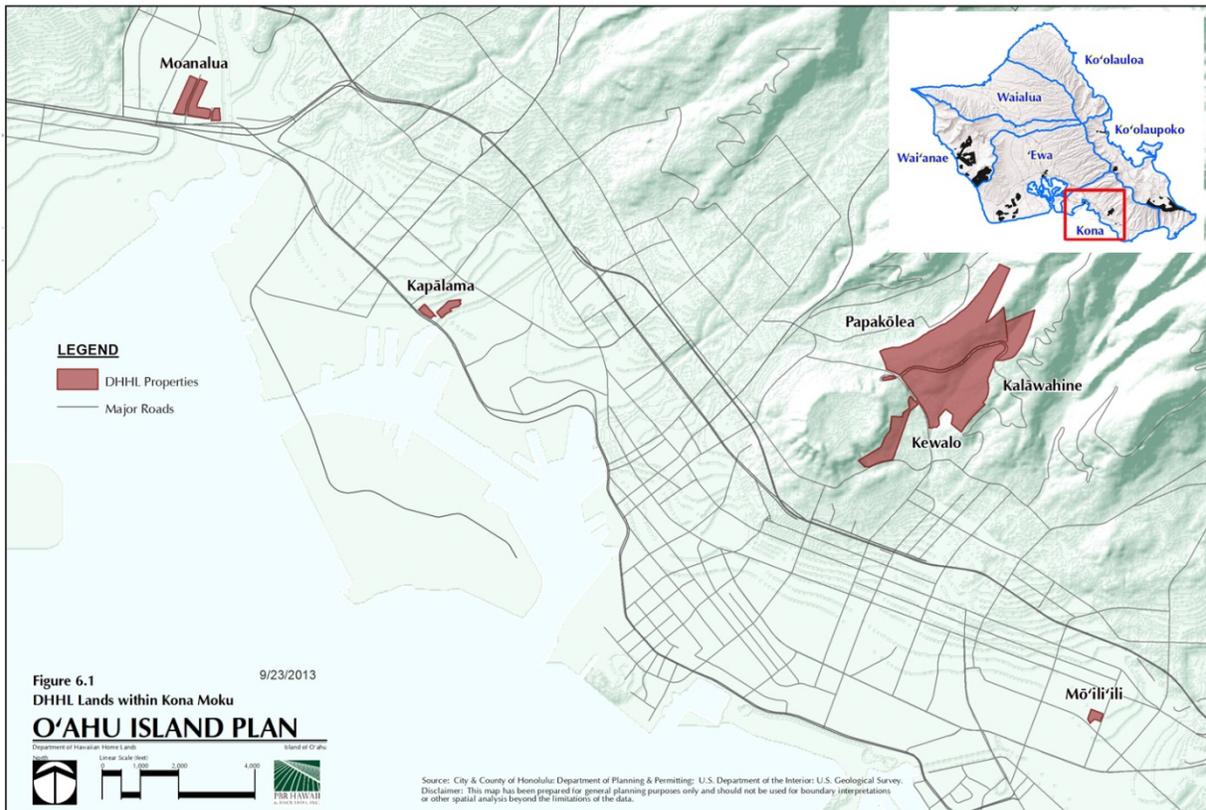


Figure 6-1 DHHL landholdings within Kona Moku

## 6.1 HONOLULU AHUPUA‘A

### 6.1.1 EXISTING CONDITIONS

There are three homestead communities within the Honolulu Ahupua‘a (Papakōlea, Kewalo, and Kalāwahine) encompassing approximately 177 acres. These communities were built on the steep hillsides at the base of the Ko‘olau Mountains. These lands extend from approximately 115 feet to 745 feet above sea level.



*Papakōlea Community Center*

A total of 407 Residential Homestead lots have been awarded. This includes 64 in Papakōlea, 92 within Kalāwahine, and 251 in Kewalo. DHHL landholdings within the Honolulu Ahupua‘a area are located within the primary urban core and are surrounded by Punchbowl Cemetery, school, residential, and conservation uses. The lands are currently zoned as P-1, P-2, R-5, and R-10 by the County. A portion of DHHL’s lands are also located in the Punchbowl Special District, one of seven Special Districts that have been identified by the County with special design guidelines and permit requirements.

Approximately 6 acres are in short- and long-term disposition. A summary of non-homestead uses is provided in Table 6-1.

*Table 6-1: Existing Non-Homestead Uses in Honolulu Ahupua‘a*

Type of Disposition*	Total Number	Uses	Acrest†
Leases	0	None	0
Licenses	10	8 - Utility easement 2 - Community Use Homestead	5
Right-of-Entry and/or Revocable Permit	2	1 - Community Use - Homestead 1 - Community Use - Public	<1
<b>Total Acreage</b>			<b>6</b>

*Source: DHHL- Land Management Division, June 30, 2012*

† *Not all dispositions specified acreage*

*\*All dispositions in the 2012 list are included. However, any disposition expiring prior to 2022 received further evaluation and may have been considered unencumbered when determining land use designations.*

### 6.1.2 OPPORTUNITIES AND CONSTRAINTS

DHHL landholdings within the Honolulu Ahupua‘a (Papakōlea Planning Area) are located in the mauka portion of the city of Honolulu. From a standpoint of proximity to employment, this is an ideal location for homestead residents employed within the

Central Business District of Honolulu. A summary of the opportunities and constraints to development of these lands follow. Unconstrained lands are shown on Figure 6-2.

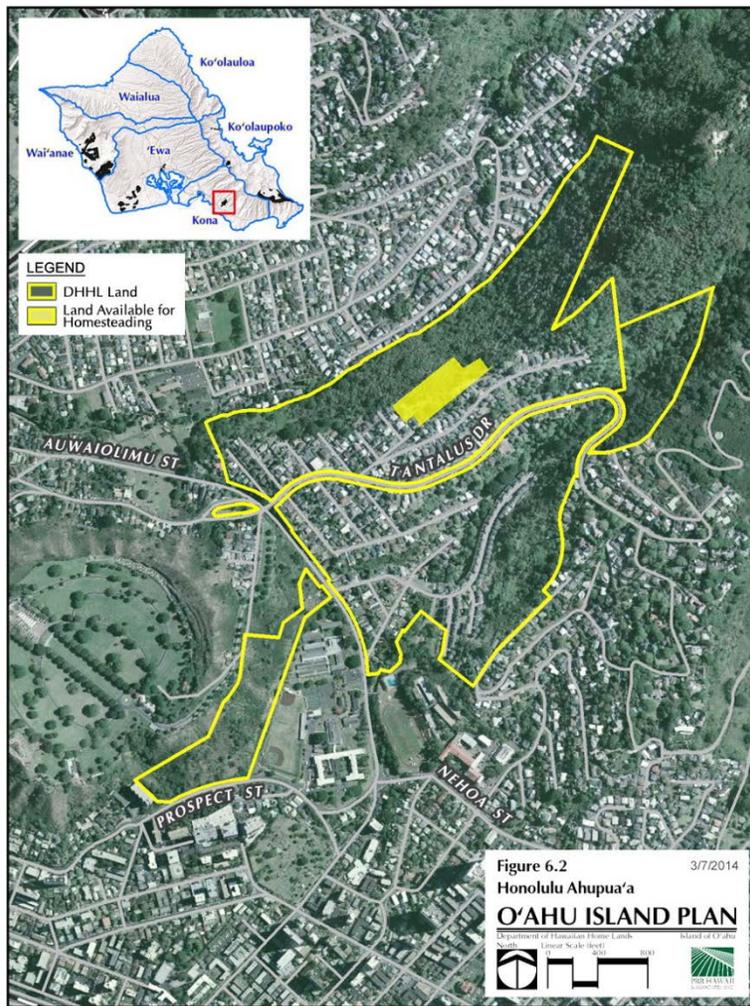
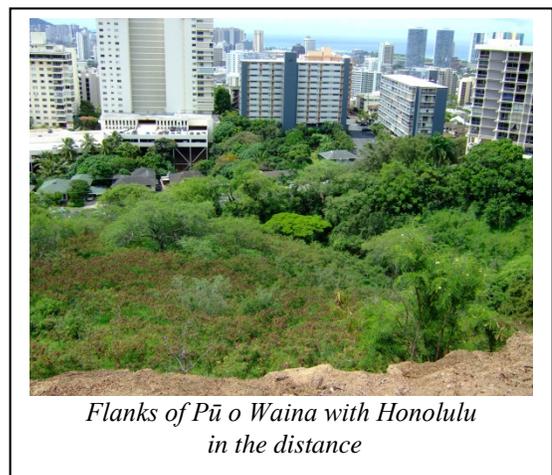


Figure 6-2 Honolulu Ahupua‘a

**Geography/Geology**

Most of the lands within this area are at the base of either the Ko‘olau Mountain Range or Pū o Waina<sup>30</sup>. While there are great views, construction is challenging due to: 1) steep slopes, 2) potential for rock falls, and 3) potential for flooding. Addressing the potential for rock fall hazards in the vicinity of Anianikū Street was included as a priority project during the 2009 Regional Planning process.



*Flanks of Pū o Waina with Honolulu in the distance*

<sup>30</sup> There are several variations in Hawaiian of the name for Punchbowl crater. They include Pu‘uwaina, Pu‘uwaena, Pu‘u o Wina. Pū o Waina, is the most commonly referenced.

**Special District**

Portions of Kewalo, and Kalāwahine Homesteads, as well as the undeveloped lands along the eastern flank of Pū o Waina are located within an area designated by the County as the Punchbowl Special (Design) District. While the area is well known for its current use as the National Cemetery of the Pacific, it is a place of deep cultural significance as an area for sacrifice (Pū o Waina). Design guidelines have been developed to ensure that views to and from Pū o Waina are not diminished.

**Watershed/Drainage**

The Kanahā Stream<sup>31</sup> flows between the Kalāwahine residential lots on the east and Papakōlea residential lots on the west before draining into the Makiki Stream as part of the Ala Wai Watershed system. Debris often collects within the Kanahā stream corridor until heavy rain flushes it downstream. Pollutants carried into Kanahā Stream ultimately affect the coastal waters of Māmala Bay and beyond. Beneficiaries residing in the older sections of the Papakōlea Planning Area have indicated that drainage and flooding are ongoing problems. Addressing drainage issues for affected homestead lots and Kanahā Stream was included in one of the priority projects selected by Papakōlea beneficiaries during the 2009 Regional Plan update process. Drainage may be an issue for any new development.

**Wastewater**

The DHHL landholdings in Honolulu are serviced by the Sand Island Sewage Treatment Plant (SI-STP) operated by the County’s ENV. During the Fiscal Year 2013, the SI-STP processed 57.6 million gallons per day (mgd) of sewage. Although the SI-STP is undergoing improvements to improve the quality of water leaving the plant based upon EPA requirements, the primary concern for the homestead community is the age of the collection system within Papakōlea and Kewalo. Portions of the system are 70 years old, and the entire system requires replacement. The collection system does not meet current standards and pipe failures occur frequently. In many instances, the sewer lines run from the homestead to the street above ground. The sewer collection system is located within County roadways, and was previously repaired and maintained by the County. The County is no longer maintaining the system and DHHL has assumed responsibility

**PLANNING  
CONSIDERATIONS**

**Opportunities**

- Location
- Views

**Constraints**

- Steep slopes/rock fall
- Capital improvement restrictions - Punchbowl Special District
- Drainage
- Deteriorating infrastructure
- Aging homes

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<sup>31</sup> Kanāha stream is an intermittent stream. Much of the year it is dry, with flowing water only during heavy rains.

for maintenance and management of sewer lines in Papakōlea including those that convey sewage from portions of Tantalus (outside of DHHL’s landholdings). Any new development will require significant improvements to the existing sewer system. Repair of the sewer collection system was identified by Papakōlea beneficiaries as a priority project during the 2009 Regional Plan update process.

**Public Services**

The Papakōlea Community Development Corporation (PCDC) operates the Papakōlea Community Center, located on Tantalus Drive, for the benefit of the Homestead Communities. PCDC not only provides recreational facilities, but also provides a space for medical screening, a certified kitchen, and after-school programs.



**Vacant Homesteads**

Papakōlea, established as a Hawaiian Homestead in 1934, is the second oldest homestead community on O‘ahu. Because of the community’s age not only is the infrastructure deteriorating, a significant number of homes appear to be uninhabitable and/or abandoned. As part of the 2009 Regional Planning process, Papakōlea beneficiaries identified as a Priority Project the development of a process to address abandoned/vacant homes, making them habitable for re-award to an applicant on the waitlist. There may be an opportunity to re-award these homesteads if the current lessee agrees to release his/her award.

**LAND USE PLAN**

- 407 Existing Residential Homesteads on 85 acres
- 23 Proposed Residential Homestead on 5 acres
- 2 Acres Community Use
- 15 Acres Special District
- 70 Acres Conservation

*Land uses in excess of 5 acres have been rounded in 5-acre increments*

**6.1.3 LAND USE PLAN**

Approximately half of DHHL’s lands are being utilized for existing Residential Homesteads and Community Use. The remaining lands were evaluated for their homestead development potential. Roughly 5 acres have been identified as unconstrained as shown on Figure 6-2.

New homesteads are proposed within the old Moreira Dairy, and the area on the lower slopes of Pū o Waina have be identified as a unique area requiring more detailed evaluation. Figure 6-3 illustrates the proposed land uses within Honolulu Ahupua‘a.

**6.1.3.1 Homestead Residential (Existing and Proposed)**

There are three existing residential communities in Honolulu. The Kewalo and Kalāwahine Homestead Communities will be retained in their current condition. There

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is no room for expansion within either community. However, there is an area along the western perimeter, within the former Moreira Dairy lands, that could be developed if an access route to the area can be developed.

Approximately 5 acres have been evaluated for their development potential for additional housing. Within the Honolulu Ahupua‘a, DHHL has developed residential homesteads on steeper slopes than other DHHL landholdings elsewhere on O‘ahu. While this can result in higher per unit site improvement and infrastructure costs, DHHL has pursued developments within the Honolulu Ahupua‘a in the past because of the proximity to downtown Honolulu, and applicant preference for this area. Prior to development of the OIP, DHHL conducted a feasibility study and determined that approximately 23 large residential lots could be developed. As part of the OIP process, the earlier feasibility study was evaluated. While residential development is possible, obtaining access to the area will be critical. An existing residential lot will need to be relocated in order to obtain access. A cost estimate for development of 23 residential lots was prepared and is described in Table 6-2.

Additional beneficiary outreach was conducted in February of 2014 at the request of the Hawaiian Homes Commission. A reevaluation of the Moreira Dairy site using the approved land use analysis methodology of the O‘ahu Island Plan, data and recommendations of the previous feasibility analyses, and beneficiary input was conducted, and it was determined that the land area on the map, and proposed lot size should be adjusted, but the number of lots that could be developed there would remain the same. While there is a lack of acceptance of the idea of development of additional residential homesteads on the Moreira Dairy parcel by existing lessees in Papakōlea, given the shortage of developable land on O‘ahu, the O‘ahu Island Plan’s land use methodology must be consistently applied. As additional opportunities for land acquisition present themselves, feasibility of development on that parcel will be reevaluated.

*Table 6-2: Cost Estimate for Development of 23 Residential lots in Papakōlea*

Papakōlea Expansion	
Grading and Roadway Construction	\$1,123,340
Storm Drainage System	\$695,401
Storm Water Detention/Water Quality Basin	\$53,746
Sanitary Sewer System	\$320,954
Wastewater Faculty Charge	\$53,492
Water System	\$267,462
Water Facility Charges	\$160,477
Electrical and Telephone System	\$178,308
Subtotal	\$2,853,181
10% Engineering & Surveying	\$279,944
Total	\$3,133,125
Cost per lot	\$136,222.83

**6.1.3.2 Special District**

Approximately 15 acres of undeveloped land is located along the eastern flank of Pū o Waina. The entire area has been designated as Special District. These lands are located within the core area of the City’s Punchbowl Special (Design) District. The use of the crater as a National Memorial Cemetery and its significance as a place of pre-contact human sacrifice indicate that additional planning considerations should be given to development in the area.

**6.1.3.3 Community Use**

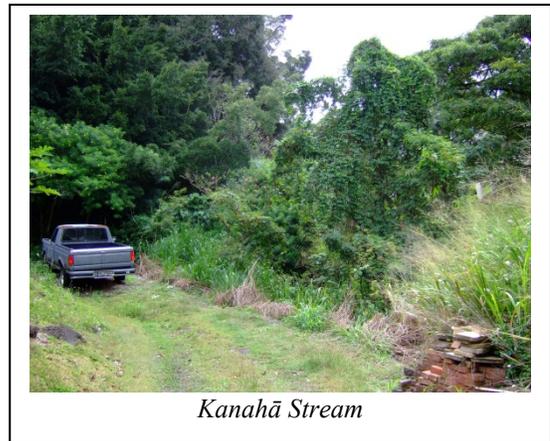
There are approximately two acres that have been designated for Community Use, split among three parcels. These parcels include the community center/park, the homestead entrance sign, and a streamside park, and all three directly benefit the existing homestead communities. No changes are proposed for these existing uses.

**6.1.3.4 Conservation**

DHHL’s Honolulu lands are located along the steep slopes between Pauoa and Makīkī, while a deep gully formed by Kanahā Stream separates Papakōlea from Kalāwahine Homesteads. Approximately 65 acres have been identified as Conservation based on the steep terrain and stream setback. There are opportunities for community based restoration efforts.



*Kalāwahine Streamside, Mauka Park*



*Kanahā Stream*

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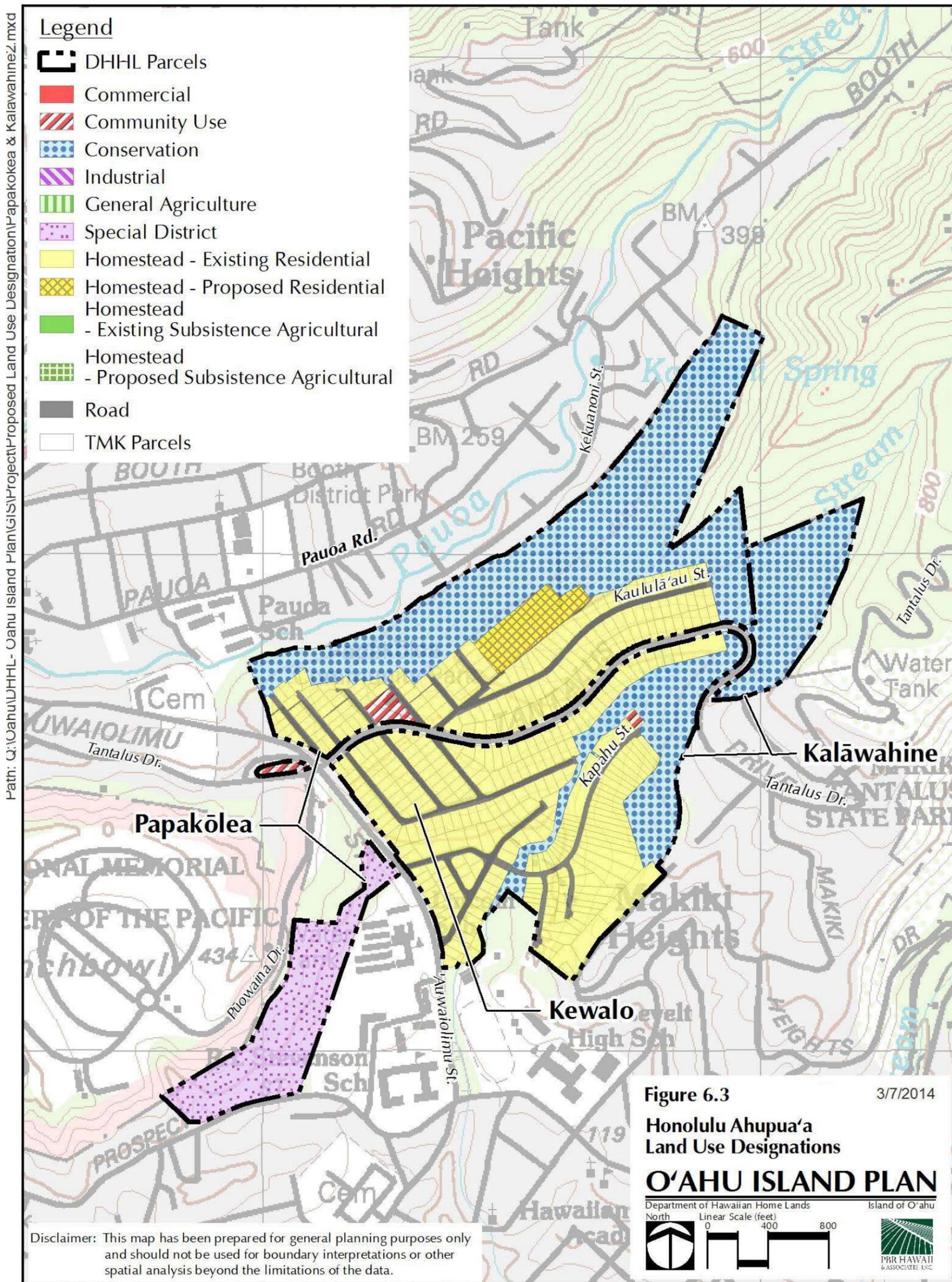


Figure 6-3 Honolulu Ahupua'a Land Use Designations

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## 6.2 MOANALUA AHUPUA‘A

### 6.2.1 EXISTING CONDITIONS

There are approximately 15 acres within the Moanalua Ahupua‘a in an area commonly referred to as Shafter Flats. The lands are flat, at approximately five feet above sea level and are adjacent to Moanalua Stream.

The area is used strictly for revenue generation. The DHHL landholdings are surrounded primarily by industrial uses and have been zoned I-2 Intensive Industrial by the County. A summary of non-homestead uses is provided in Table 6-3.



*Tenant in Shafter Flats Industrial Area*

*Table 6-3: Existing Non-Homestead Uses in the Moanalua Ahupua‘a*

<b>Type of Disposition*</b>	<b>Total Number</b>	<b>Uses</b>	<b>Acres<sup>†</sup></b>
Leases	17	Industrial	12
Licenses	2	Easement	3
Right-of-Entry and/or Revocable Permit	6	Industrial	1
<b>Total Acreage</b>			<b>15</b>

*Source: DHHL- Land Management Division, June 30, 2012*

<sup>†</sup> *Not all dispositions specified acreage*

*\*All dispositions in the 2012 list are included. However, any disposition expiring prior to 2022 received further evaluation and may have been considered unencumbered when determining land use designations.*

### 6.2.2 OPPORTUNITIES AND CONSTRAINTS

A summary of opportunities and constraints to development of the Moanalua lands follow. There are no lands unconstrained and available for residential development as shown in Figure 6-4.

#### ***Flooding/Drainage***

All of DHHL’s landholdings within Moanalua are located within either the FEMA-designated 100- or 500-year floodplains. Due to very low elevation, and proximity to the coastline and Moanalua Stream the area is prone to flooding and poor drainage particularly when high tides correspond with heavy rain events.

These conditions may worsen based upon projected sea level rise and climate change.

**PLANNING  
CONSIDERATIONS**

**Opportunities**

- Redevelopment

**Constraints**

- Drainage/flooding



*Figure 6-4 Moanalua Ahupua‘a*

**Redevelopment**

There are twenty parcels within the Moanalua Ahupua‘a generating market rate rent. Sixteen leases expire by 2025, and three parcels are rented on a month to month basis. The prime location of the area within a short distance to both Honolulu International Airport and Honolulu Harbor provide an opportunity for future redevelopment.

**6.2.3 LAND USE PLAN**

All lands located within the Moanalua Ahupua‘a have been identified as Industrial as shown on Figure 6-5. Approximately 10 acres are in long-term dispositions for the purposes of revenue generation. However, the terms for all but one long-term disposition and two easements are set to expire by 2025 or are on a month-to-month occupancy, providing an opportunity for redevelopment within the parameters of Industrial land use designation. Redevelopment could include correcting existing drainage issues and planning for conditions resulting from anticipated future sea level rise and climate change.

**LAND USE PLAN**

- 15 Acres Industrial

*Rounded in 5-acre increments*

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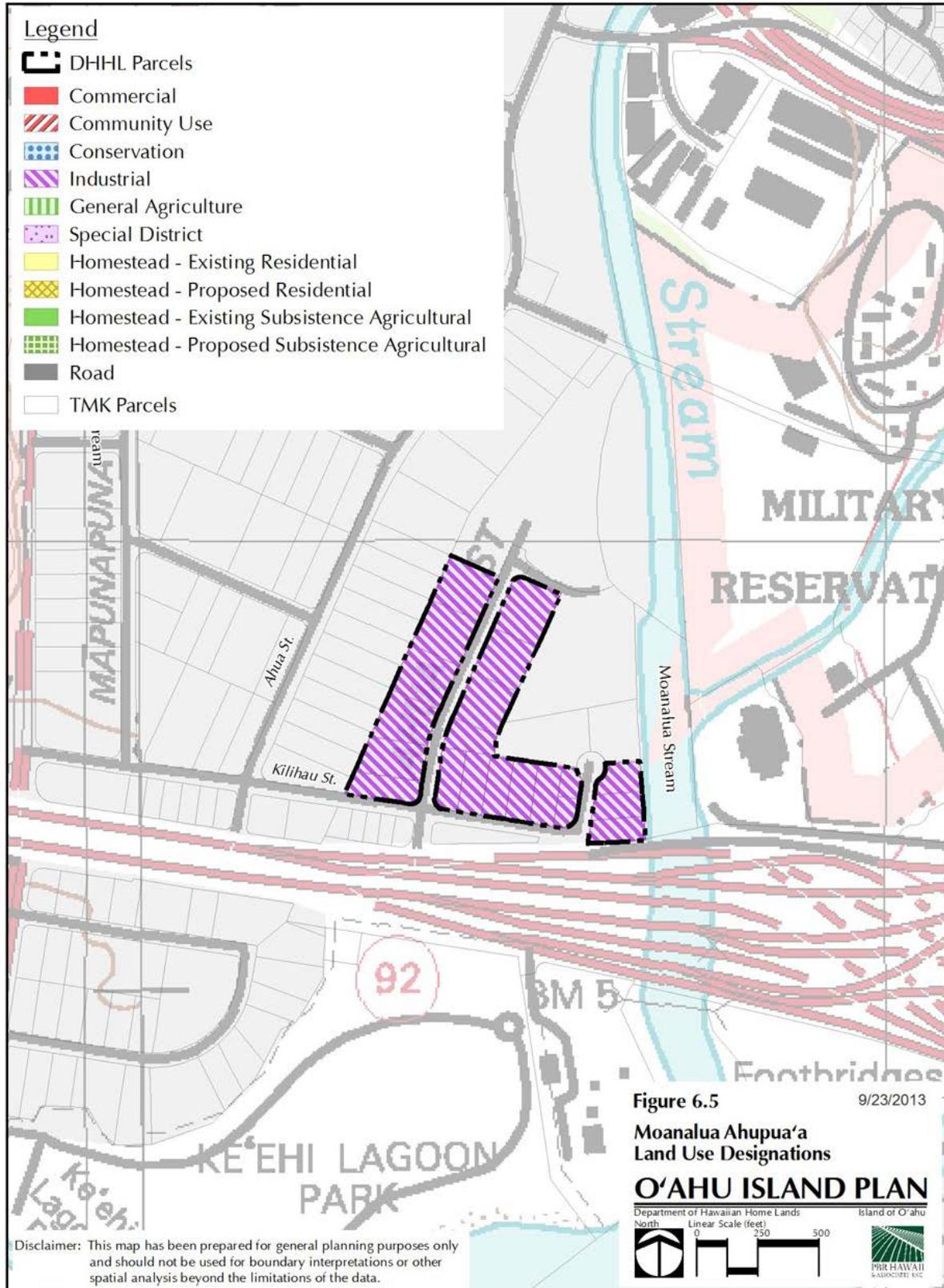


Figure 6-5 Moanalua Ahupua'a Land Use Designations

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## 6.3 KAPĀLAMA AHUPUA‘A

### 6.3.1 EXISTING CONDITIONS

There are approximately 5 acres within the Kapālama Ahupua‘a. The lands are relatively flat, rising from sea level to approximately 5 to 10 feet above sea level and are adjacent to Kapālama Drainage Canal.

The area is used strictly for revenue generation purposes. The DHHL landholdings are surrounded primarily by commercial, industrial and educational uses and have been zoned IMX-1 Industrial-Commercial Mixed Use by the County. A summary of uses is provided in Table 6-4.



*Table 6-4: Existing Non-Homestead Uses in Kapālama Ahupua‘a*

<b>Type of Disposition*</b>	<b>Total Number</b>	<b>Uses</b>	<b>Acrest</b>
Leases	2	1 - Industrial 1 - Commercial	4
Licenses	1	Commercial	<1
Right-of-Entry and/or Revocable Permit	0	None	0
<b>Total Acreage</b>			<b>4</b>

*Source: DHHL - Land Management Division, June 30, 2012*

<sup>†</sup> *Not all dispositions specified acreage*

*\*All dispositions in the 2012 list are included. However, any disposition expiring prior to 2022 received further evaluation and may have been considered unencumbered when determining land use designations.*

### 6.3.2 OPPORTUNITIES AND CONSTRAINTS

A summary of the opportunities and constraints to the development of the Kapālama lands follow. There are no unconstrained lands as shown on Figure 6-6.

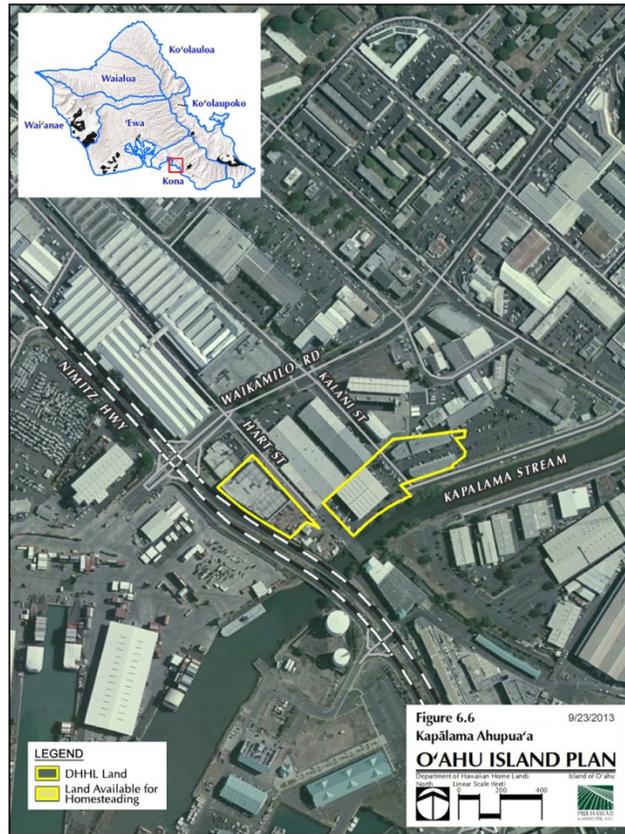
#### ***Long Term Dispositions***

The Kapālama lands are all in long-term revenue generating lease and license agreements with the earliest agreement expiring in 2029. Until the expiration of the agreements near the end of this planning cycle, no future development/redevelopment is planned.

## **PLANNING CONSIDERATIONS**

### **Constraint**

- No unconstrained lands



*Figure 6-6 Kapālama Ahupua‘a*

**6.3.3 LAND USE PLAN**

Within the Kapālama Ahupua‘a, the makai lands fronting Nimitz Highway have been designated Industrial. The mauka lands adjacent to the Kapālama Drainage Canal have been designated Commercial. Figure 6-7 illustrates the proposed land uses within the Kapālama Ahupua‘a.

**LAND USE PLAN**

- 3 Acres Commercial
- 2 Acres Industrial

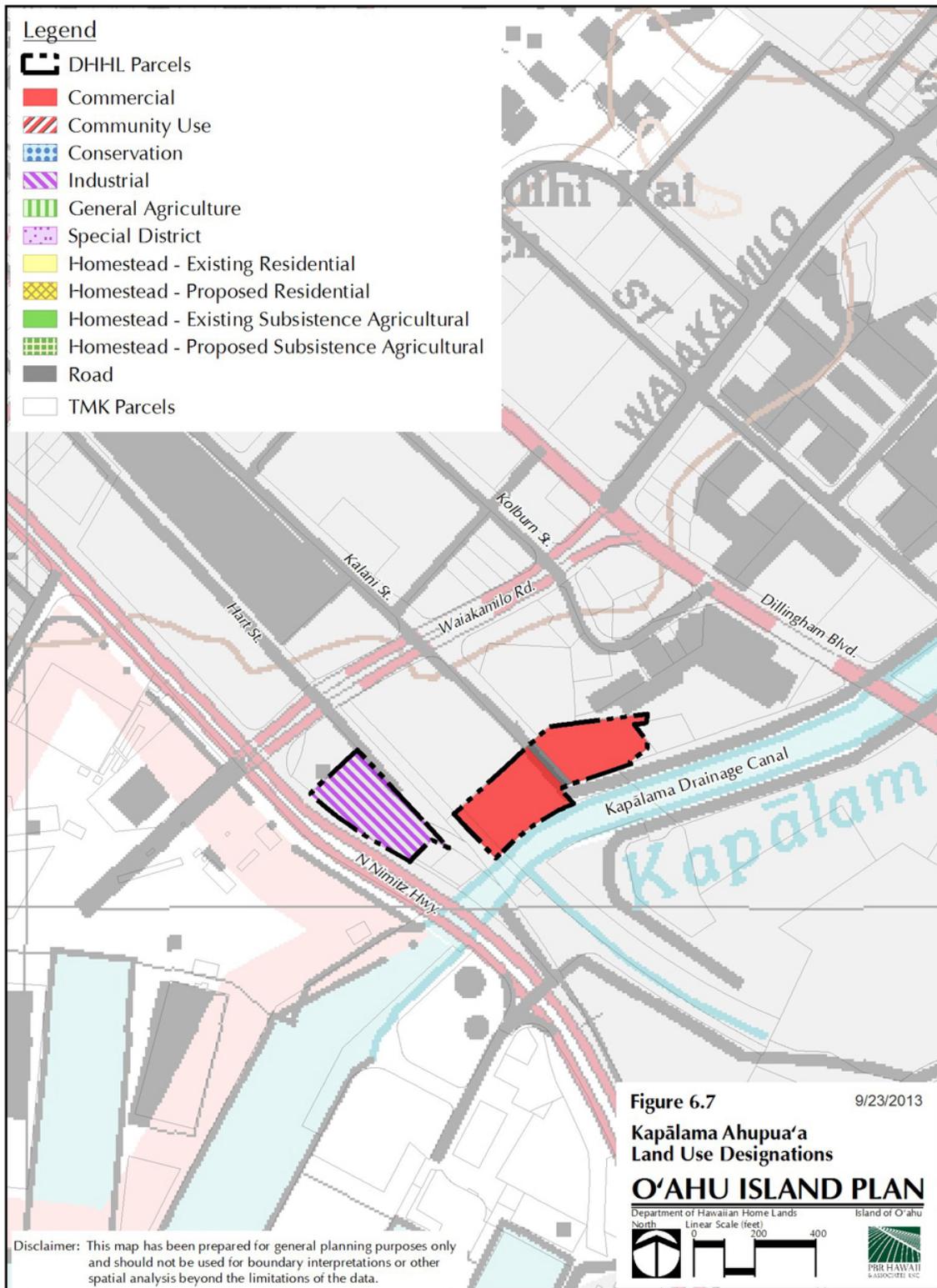
**6.3.3.1 Commercial**

Approximately three acres have been identified as Commercial. An office building, commercial complex and radio station tower consume all three acres. No changes to the existing land uses are proposed.

**6.3.3.2 Industrial**

Approximately two acres leased to Otani Produce have been identified as Industrial. No changes to the existing land uses are proposed.

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*Figure 6-7 Kapālama Ahupua'a Land Use Designations*

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## 6.4 WAIKĪKĪ AHUPUA‘A

### 6.4.1 EXISTING CONDITIONS

DHHL has approximately two acres located in the Mō‘ili‘ili area of the Waikīkī Ahupua‘a. The lands are relatively flat, rising to approximately 10 feet above sea level. The site consists of the former Bowl-O-Drome building and parking lot.

A portion of the parcel is currently being used to generate revenue for DHHL. The parcel was formerly owned by the State Department of Land and Natural Resources, and is currently on a month to month disposition for the use of the parking lot. The DHHL landholdings are surrounded primarily by commercial, residential and recreational uses. Although utilized for commercial activities for years prior to the transfer to DHHL, the parcel is zoned P-2 General Preservation by the County.



*Former Bowl-O-Drome Facility*

### 6.4.2 OPPORTUNITIES AND CONSTRAINTS

A summary of the opportunities and constraints to development of the lands in the Mō‘ili‘ili area of the Waikīkī Ahupua‘a follow and are identified on Figure 6-8.

#### ***Re-development/Program Improvement***

There is an opportunity to redevelop the area to increase revenue generated and possibly provide housing opportunities within a mixed-use building.

The law authorizes the development of multifamily housing and mixed use development. By adopting policies and rules DHHL can maximize the redevelopment opportunities of the Mō‘ili‘ili parcel to meet both housing and revenue generation needs of the department.

#### ***Location***

The parcel is located within the neighborhood of Mō‘ili‘ili near the employment centers of Waikīkī and Downtown Honolulu, the University of Hawai‘i Mānoa campus and is adjacent to an existing park.

#### ***Infrastructure***

The infrastructure in the town of Mō‘ili‘ili is old and undersized. This may limit redevelopment that will result in increased intensity and/or density unless substantive

## PLANNING CONSIDERATIONS

### Opportunities

- Redevelopment
- Central location

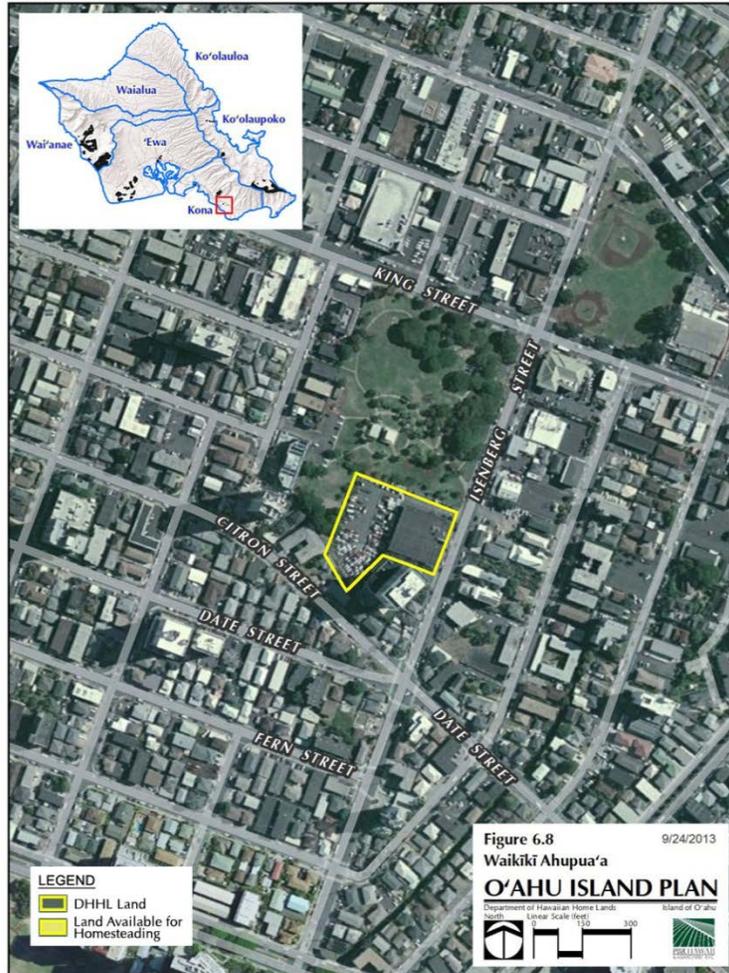
### Constraints

- Aging infrastructure
- Historic structure
- Hazardous materials

**O‘AHU ISLAND PLAN**  
**DEPARTMENT OF HAWAIIAN HOME LANDS**

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off-site infrastructure improvements are included in the development plans. Since the existing wastewater collection system is old, the County is implementing major improvements. Until those improvements are completed, a de facto “sewer moratorium” continues to be in place, limiting opportunities for new development that would be viewed as increasing wastewater demand.



*Figure 6-8 Waikiki Ahupua'a*

***Historic Structure***

The former Bowl-o-Drome was built in 1955. While not listed on the Federal or State historic registers, it is eligible for listing. Period artwork still adorns some walls within the building. Redevelopment should include consultation with SHPD.

***Hazardous Materials***

Due to the age of the facility, it is anticipated that hazardous building materials such as, asbestos, lead-based paint, PCBs and Freon commonly in use at the time will be encountered. Proper containment, removal and disposal is necessary and should be done under consultation with DOH.

**6.4.3 LAND USE PLAN**

The lands within Waikīkī Ahupua‘a have been designated for Commercial use as illustrated in Figure 6-9. Redevelopment of the area is proposed to provide increased revenue generation for DHHL, while also addressing the need for housing alternatives through a mixed-use, two to ten story building. Commercial, revenue-generating uses are proposed at the street level with up to 126 alternative housing units on the higher floors. This redevelopment proposal may require rule changes in order to be pursued. Should rule changes not occur, the area could be redeveloped without the housing component.

**LAND USE PLAN**

- 2 Acres Commercial

A cost estimate for the development of infrastructure to support a mixed-use building was prepared and is summarized in Table 6-5.

*Table 6-5: Development Costs for Commercial, Mixed-Use Development in Mō‘ili‘ili, within the Waikīkī Ahupua‘a*

Mō‘ili‘ili Mixed Use Development	
Commercial Parking (asphalt at grade)	\$164,546
Residential Parking (asphalt at grade)	\$145,918
Comm/Res Site Improvements (walls, signs, lights)	\$62,093
Comm/Res Site Utilities (sewer, water, com, electricity)	\$3,194,675
Commercial Landscaping	\$52,853
Residential Landscaping	\$112,313
Subtotal	\$3,732,398
10% Engineering	\$373,240
Total	\$4,110,000

**O'AHU ISLAND PLAN**  
**DEPARTMENT OF HAWAIIAN HOME LANDS**

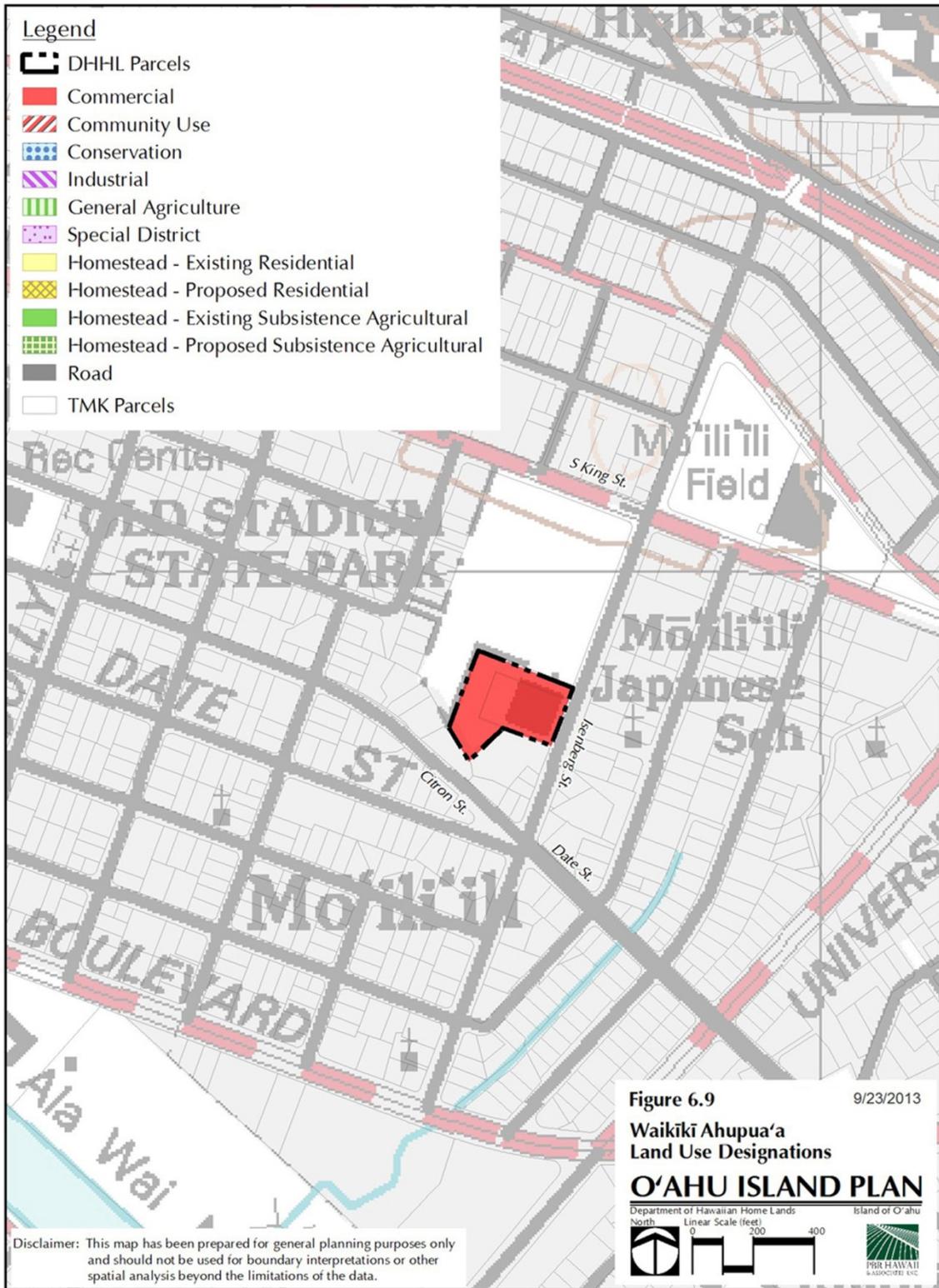


Figure 6-9 Waikiki Ahupua'a Land Use Designations

## 7.0 KO‘OLAUPOKO MOKU

DHHL has approximately 2,079 acres within the Waimānalo, He‘eia, and Waiāhole Ahupua‘a (Figure 7-1). Over 90% of the lands are located within Waimānalo (1,914 acres). These windward ahupua‘a are generally cooler and wetter than most of DHHL’s other landholdings on O‘ahu.

Ko‘olaupoko is located outside of the primary urban core but is only a 20 minute drive away from Downtown Honolulu, making it the second most desirable region among surveyed applicants. There are several towns (Kailua, Kāne‘ohe, Waimānalo) on the windward side of the island where a majority of the general population resides.

The Waimānalo Regional Plan was prepared as part of DHHL’s Regional Plan update process in 2011. Lands located within the other ahupua‘a were not identified in the Plan. The Regional Plan update process included Waimānalo lessees as well as applicants with zip codes within the Ko‘olaupoko Moku. It should be noted that 17 Homestead-Subsistence Agriculture lessees residing within the Moku (Waiāhole

### EXISTING USES

- 799 Residential Homesteads
- 19 Subsistence Agriculture Homesteads
- 45 Undivided Interest awards
- 30 Acres long-term contracts
- 10 Acres short-term contracts
- 15 Acres available for homestead development

*Rounded in 5-acre increments*

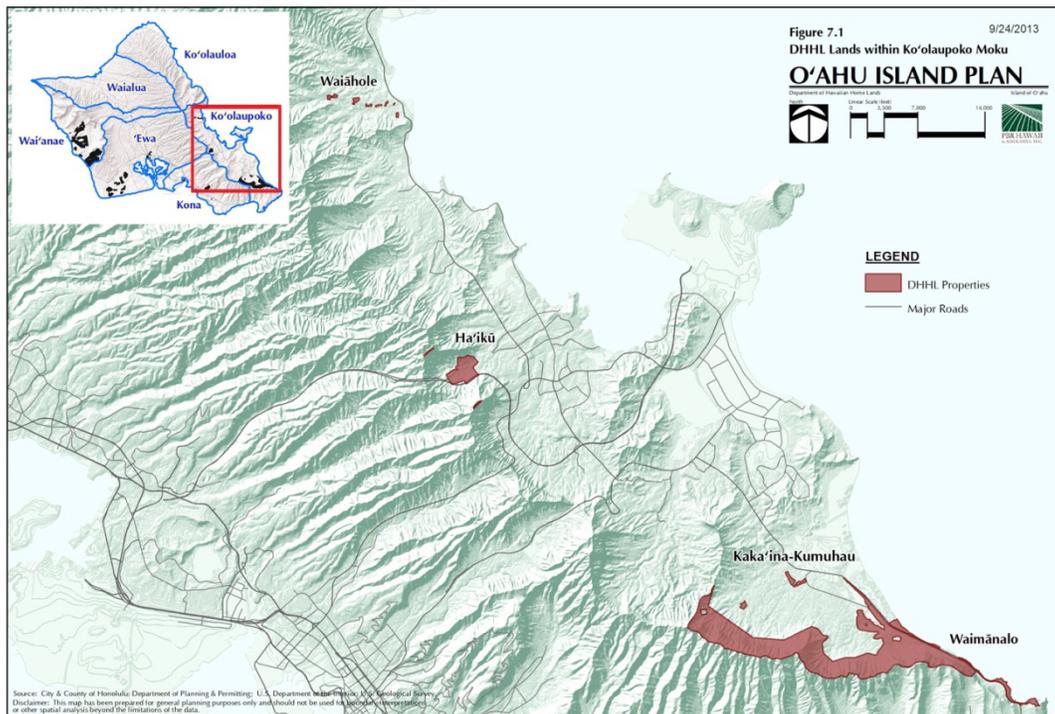


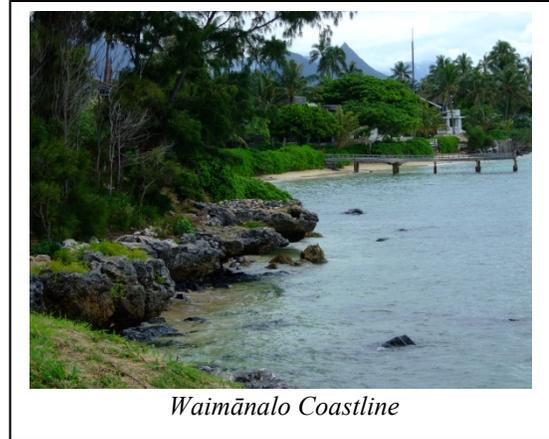
Figure 7-1 DHHL landholdings within Ko‘olaupoko Moku

Ahupua‘a), but outside of Waimānalo Ahupua‘a, were not part of the Regional Plan update process discussions in an effort to keep the discussions centered on Waimānalo issues. Currently there is no regional plan that includes lands or beneficiaries associated with the ahupua‘a of He‘eia or Waiāhole.

## **7.1 WAIMĀNALO AHUPUA‘A**

### **7.1.1 EXISTING CONDITIONS**

There are approximately 1,914 acres within DHHL’s landholdings in Waimānalo. A majority of these lands are along the pali separating Ko‘olaupoko from Kona Moku. These lands extend from just five feet above sea level to approximately 2,400 feet. At the beaches, particularly at Makapu‘u Point, rainfall averages are between 21 and 33 inches per year. Rainfall steadily increases at higher elevations as one moves northwest from Makapu‘u Point. DHHL’s ridge lands receive the greatest amount of rain, at up to 88 inches annually.



A total of 799 Residential Homesteads and 2 Subsistence Agriculture leases have been awarded within the Waimānalo and Kumuhau homestead communities. An additional 45 undivided interest leases have been awarded in anticipation of the completion of the Kaka‘ina homestead community. DHHL landholdings within the Waimānalo Ahupua‘a area are located within the “Rural Community Boundary” as identified in the County’s *Ko‘olaupoko Sustainable Communities Plan* and are surrounded by residential, agricultural, educational, recreational, industrial and conservation uses. DHHL’s lands are currently zoned as P-1, P-2, AG-1, AG-2, R-5, R-7.5 and R-10 by the County.

Approximately 161 acres are in short- and long-term disposition. A summary of non-homestead uses is provided in Table 7-1.

### **7.1.2 OPPORTUNITIES AND CONSTRAINTS**

Approximately one-fourth of DHHL’s O‘ahu lands are located within the Waimānalo Ahupua‘a, however, most of the lands are constrained by existing uses or physical conditions. A summary of the opportunities and constraints to the development of DHHL’s Waimānalo landholdings follows. Unconstrained lands available for homestead development are shown on Figure 7-2.

**O‘AHU ISLAND PLAN**  
**DEPARTMENT OF HAWAIIAN HOME LANDS**

*Table 7-1: Existing Non-Homestead Uses in Waimānalo Ahupua‘a*

Type of Disposition*	Total Number	Uses	Acrest†
Leases	4	1 - Community Use Homestead 2 - Community Use Public Education Utility Easement 1 - Kūpuna Housing°	6
Licenses	10	15 - Utility easement 2 - Revenue Generation -telecommunication 5 - Community Use Public	98
Right-of-Entry and/or Revocable Permit	12	2 - Community Use - Homestead 1 - Conservation 1 - Agriculture 8 - Other Stabling (5) Caretaker (2)	58
<b>Total Acreage</b>			<b>161</b>

• Source: DHHL- Land Management Division, June 30, 2012

† Not all dispositions specified acreage

\* All dispositions in the 2012 list are included. However, any disposition expiring prior to 2022 received further evaluation and may have been considered unencumbered when determining land use designations.

°Waimānalo Kūpuna Housing provides housing for elderly beneficiaries that meet the blood quantum requirements. They may or may not be on the applicant waiting list.

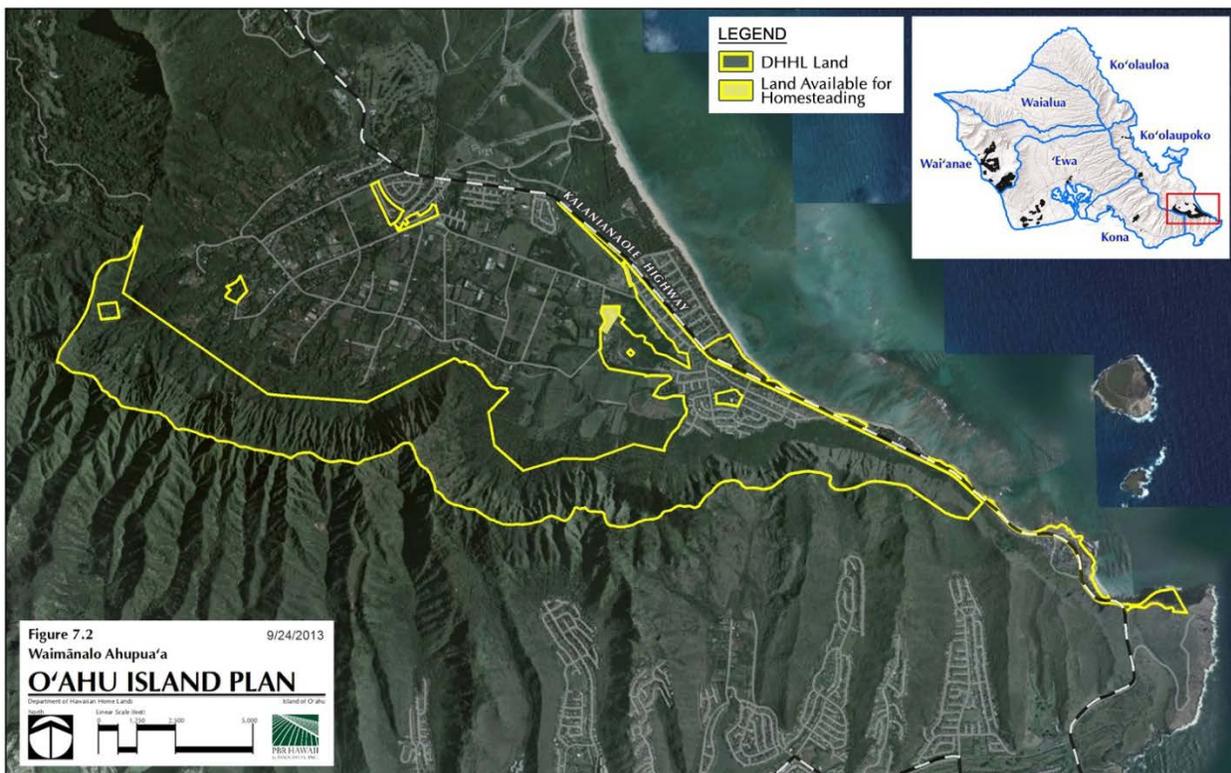


Figure 7-2 Waimānalo Ahupua‘a

**Geography**

Approximately 75% of DHHL landholdings within Waimānalo are located along steep pali. These lands are subject to rock falls and may pose hazards to downslope DHHL and non-DHHL properties. There are several small level areas adjacent to the existing Residential Homestead that may have potential for homesteading if land acquisitions already in progress are finalized. Any development of the flatter areas should include evaluation of the drainage and geology.



*Steep Ko‘olau Pali*

**Agriculture Potential**

Not including the pali lands, most of DHHL’s Waimānalo landholdings receive an average of 33 to 48 inches of rain annually. The lands located between the existing homesteads and the Ko‘olau Mountains, the lands west of the former coral quarry, the lands along the stream on the eastern perimeter of Kumuhau, as well as the small parcel southwest of Kumuhau<sup>32</sup> meet the ALISH rating criteria of “Other Important Agricultural Lands”. The eastern perimeter of Kumuhau also received a soil productivity rating of “Good” by the LSB. There is an opportunity for greater success if agricultural activities are pursued within these areas of DHHL’s existing landholdings. However, these lands have other geographical conditions (rock fall hazards, gullies, coral outcrops) that need to be considered.

**New Uses for the Old Club House**

The Old Club House is centrally located at the entrance to the Waimānalo Homesteads. While old, and in need of repair, the facility could be reutilized for a variety of public uses. The Waimānalo Regional Plan identified reuse of this parcel as a priority project during the 2011 Regional Plan update process.

**PLANNING  
CONSIDERATIONS**

**Opportunities**

- Clubhouse redevelopment
- Agriculture potential
- Mineral extraction
- Vacant land

**Constraints**

- Steep slopes/rock fall
- Drainage
- Aging homes
- Safer transportation

<sup>32</sup> Portions of the parcel between Kumuhau and the Ko‘olau Mountains are also listed as Prime.

***Homestead Deterioration***

DHHL began awarding Residential Homesteads in Waimānalo in 1938. Because of the community’s age, some homes have become unsafe to occupy. There is an opportunity for homestead rehabilitation, particularly if the lessee is elderly and is unable to rehabilitate the home on his/her own.

***Flooding/Drainage***

There are approximately 2 acres of land that are constrained by natural and man-made drainage features including: numerous streams within the slopes of the Ko‘olau and drainageways that run through the Waimānalo and Kumuhau homesteads. Homesteads adjacent to these areas are susceptible to flooding if the drainageways are not kept clear of debris.



***Quarry***

A former coral quarry was abandoned prior to completing the extraction of coral. A man-made pali was created where quarry operations ceased. The site may have cultural significance as a wahi pana, Pu‘u o Moloka‘i, and no more quarrying will take place there. There may be an opportunity for redevelopment of the former coral quarry site with additional master planning that gives proper respect to the area’s cultural significance.

***Transportation***

Portions of the Waimānalo Homestead community are located within the FEMA-designated tsunami inundation zone and are subject to flooding. These areas need to be evacuated during certain conditions such as tsunami and hurricanes, however, much of the existing evacuation route (Kalaniana‘ole Highway) is along the coast and can be dangerous during such conditions. An alternate roadway located inland and traversing through the former quarry has been proposed but has never been developed. Waimānalo beneficiaries identified development of an evacuation plan as one of their priority projects during the 2011 Regional Plan update process.

**LAND USE PLAN**

- 799 Existing Residential Homesteads on 210 acres
- 2 Existing Subsistence Agriculture Homesteads on 5 acres
- 17 Proposed Subsistence Agriculture Homesteads on 10 acres
- 120 Acres Community Use
- 1,430 Acres Conservation
- 35 Acres Industrial
- 100 Acres General Agriculture

*Rounded in 5-acre increments*

### **7.1.3 LAND USE PLAN**

Within the Waimānalo Ahupua‘a, lands have been designated for Homesteads (Residential and Subsistence Agriculture), Community Use, Conservation, Industrial and General Agriculture uses. The land use for a majority of DHHL’s Waimānalo lands will not change from its existing uses. However, the old quarry and the lands to the west of the quarry are being proposed for different land uses to generate income and develop homesteads. Figure 7-3 illustrates the proposed land uses within Waimānalo Ahupua‘a.

#### **7.1.3.1 Homestead Residential (Existing)**

Within the two recently developed Waimānalo communities, Kumuhau and Kaka‘ina, there are no opportunities for expansion. However, within the Waimānalo Homestead Community there are approximately 5 acres that meet the criteria for homestead development. These lands are surrounded by an approximately 50 acre parcel that DHHL is acquiring from DLNR as part of the Act 14 land settlement. Together, these two parcels could accommodate approximately 360 residential homesteads. However, without the acquisition, development of the approximately 5-acre parcel already within DHHL’s inventory would limit future expansion. Therefore, although the area meets the criteria for homestead development, it has been designated General Agriculture as an interim use, until such time that DHHL acquires the adjacent parcel.



No additional residential homesteads are proposed for Waimānalo. However, construction of Kaka‘ina, a 45-unit community, is underway and has been designated for the 45 undivided interest lessees.

#### **7.1.3.2 Homestead - Subsistence Agriculture (Existing and Proposed)**

Currently, two Subsistence Agriculture homesteads have been awarded within Waimānalo. No changes are proposed to these lands. An additional 17 homesteads are proposed in the area to the west of the former quarry, along Waikūpanaha Street. This area is currently being utilized on a month-to-month basis primarily for stabling activities. The approximately ten acres along Waikūpanaha Street were evaluated and determined to be suitable for homesteading. The lands were identified as “Other Important Agricultural Lands” on ALISH maps, but “Poor” soil productivity by the LSB. Based on their rural location, these lands were proposed for the development of Subsistence Agriculture Homesteads.



### **7.1.3.3 Community Use**

There are approximately 120 acres proposed for Community Use.

Approximately 85 acres will benefit the community as a whole. These Community Use lands includes most of the coastline and beach parks from Waimānalo to Makapu‘u. Other Community Use lands include a children’s center, church, and preschool.

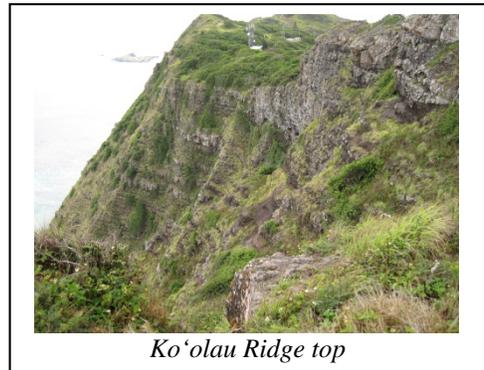
The remaining 35 acres proposed for community use designation directly benefit homestead communities. The Waimānalo Hawaiian Homes Association (WHHA) is managing approximately 25 acres of lands under short- and long-term disposition with DHHL. WHHA has created a community center on approximately 5 acres that includes a comfort station, pavilion, office space, and a certified kitchen surrounding landscaped grounds that can function as overflow space for events in the pavilion. These facilities are heavily utilized by the homestead community and are frequently rented out as a method of revenue generation. The WHHA is proposing to expand its facilities to encompass all lands under their management. The remaining areas proposed for Community Use include the old homestead clubhouse.



*Beach Park*

### **7.1.3.4 Conservation**

There are approximately 1,430 acres that have been designated Conservation. These lands primarily consist of the steep pali along the Ko‘olau as well as two stream/drainage channels. The hardened channel within the Waimānalo Homestead community is separated by setback areas managed by the adjacent homeowners. The natural channel within Kumuhau has not been hardened; therefore, a wider area has been placed in Conservation to accommodate the variability of the area affected by the stream.



*Ko‘olau Ridge top*

### **7.1.3.5 Industrial**

Approximately 35 acres within the former quarry has been designated for Industrial use. This land use designation may accommodate additional mineral extraction and/or an industrial park.<sup>33</sup> While WHHA has indicated its desire to manage these lands, they are not currently under a long-term disposition. A



*Former Quarry*

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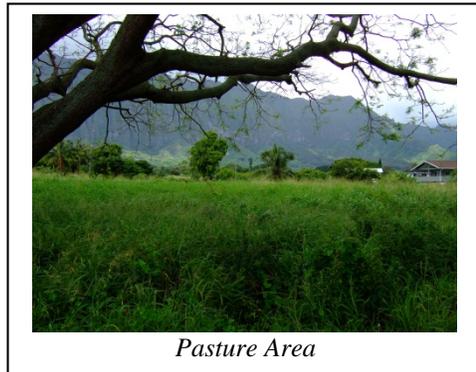
<sup>33</sup>An industrial park was proposed during the 2011 Regional Plan update process.

majority of the lands are under month-to-month occupancy for agricultural uses.

#### **7.1.3.6 General Agriculture**

The remaining approximately 100 acres within the Waimānalo Ahupua‘a have been designated for General Agriculture. There are approximately five acres located along Kalaniana‘ole Highway adjacent to the Waimānalo Polo Field. These lands are being utilized for stabling activities. Based on their location between the polo fields and the highway, these lands have been designated for General Agriculture, consistent with their current use. The remaining lands have been designated as General Agriculture as interim designations.

The approximately five acres to the west of the Waimānalo Homestead Community has been designated General Agriculture in anticipation of acquisition of the adjoining lands. At such time, the five acres will be re-evaluated to determine the highest and best use, which may not be General Agriculture. The approximately 25 acres of lands that are located at the base of the Ko‘olau are rugged and may be subject to rock falls. However, should adequate mitigation measures be developed, this area may be suitable for Subsistence Agriculture Homesteads or Commercial. Therefore this area has also been identified as General Agriculture as an interim use.



*Pasture Area*

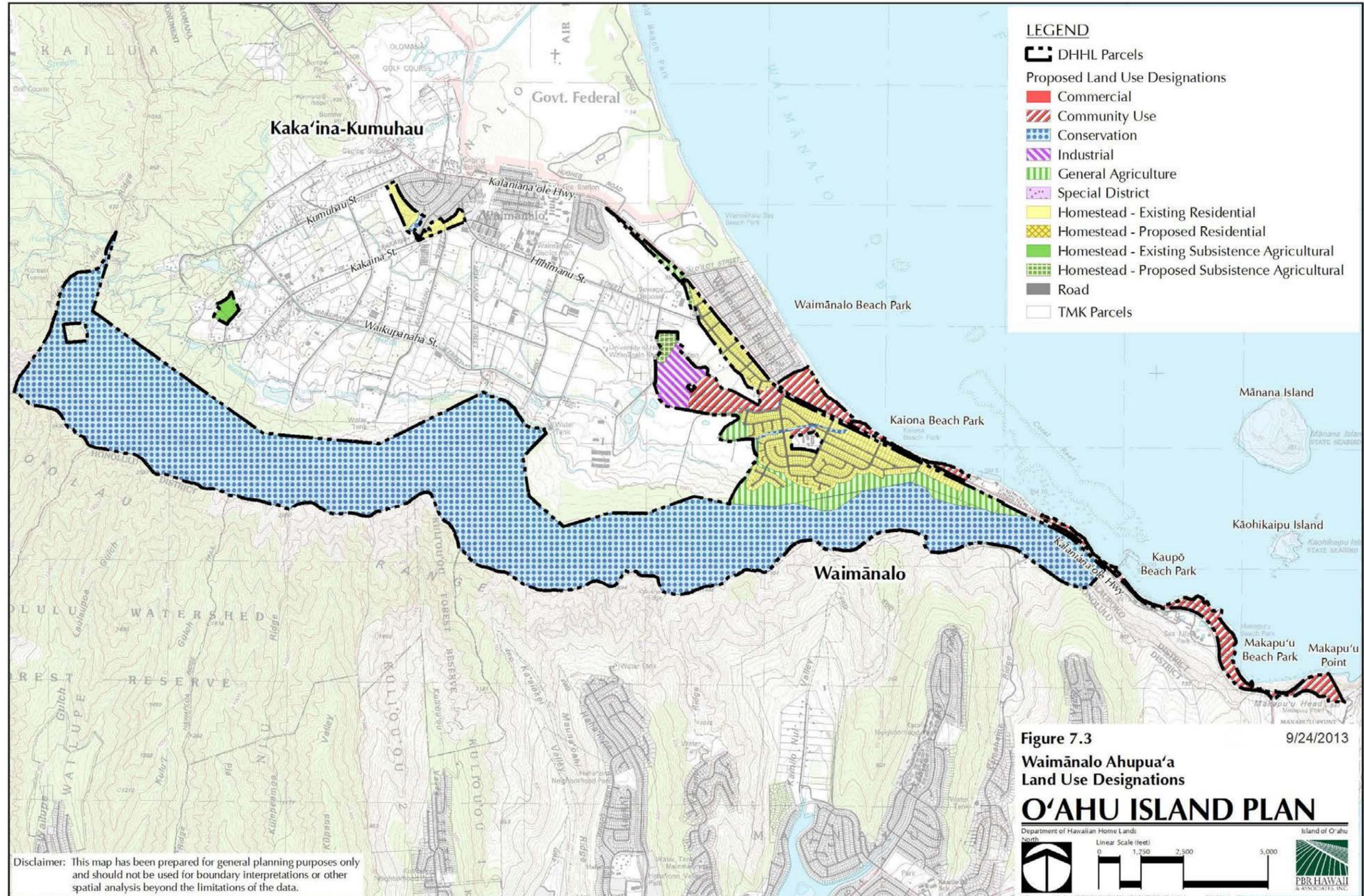


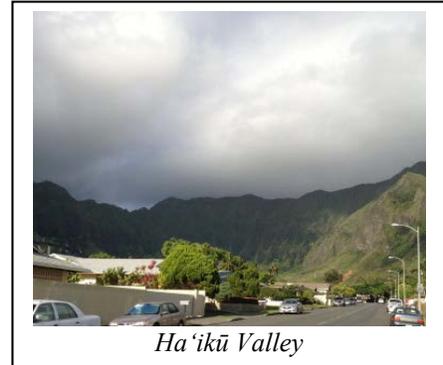
Figure 7-3 Waimānalo Ahupua'a Land Use Designations

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## 7.2 HE‘EIA AHUPUA‘A

### 7.2.1 EXISTING CONDITIONS

There are approximately 145 acres within three separate areas in the ‘ili of Ha‘ikū within He‘eia Ahupua‘a. There are two smaller portions totalling approximately five acres at the top of the ridgeline between 2,320 and 2,720 feet above sea level. The remaining 140 acres are located on the valley floor between 280 and 680 feet above sea level. These lands are surrounded by conservation and residential uses.



Ha‘ikū was operated by the military as an OMEGA Navigation System Station<sup>34</sup>. When DHHL acquired the lands in Ha‘ikū from the military as part of the HHLRA, the building and associated infrastructure were intact. In its current state, the infrastructure has been vandalized and is substandard. The current condition can be described as follows: the utility conduits have been damaged/destroyed; the electrical wiring in the buildings and within the roadways are missing; and the buildings have been vandalized to the point that only the walls of the buildings remain. Even the roadway looping through the parcel is in severe disrepair and nearly impassable in some segments because of overgrown vegetation.

DHHL landholdings in Ha‘ikū within He‘eia Ahupua‘a are located outside of the County’s Ko‘olaupoko Sustainable Communities Plan’s Rural Community Boundary and are currently zoned as P-1 by the County. They are not being used for revenue generation or homesteading. There are two long term licenses on 26 acres for educational and public purposes.

### 7.2.2 OPPORTUNITIES AND CONSTRAINTS

A summary of the opportunities and constraints to development of Ha‘ikū follow. There are no unconstrained lands available for homestead development as shown on Figure 7-4

## PLANNING CONSIDERATIONS

### Opportunities

- Agriculture potential
- Bamboo harvesting
- Vacant land

### Constraints

- Infrastructure accessibility
- Flooding/drainage
- Cultural resources

<sup>34</sup> The military originally utilized the facility for a radio-navigation system. It was converted to the Omega Station in the 1960s.

**Infrastructure**

While there are numerous infrastructure remnants throughout the valley, what remains is a liability rather than an asset. Any development in the valley will require new infrastructure with the exception of the roadways. It is possible that sections of the existing roadway can be repaired and reused.

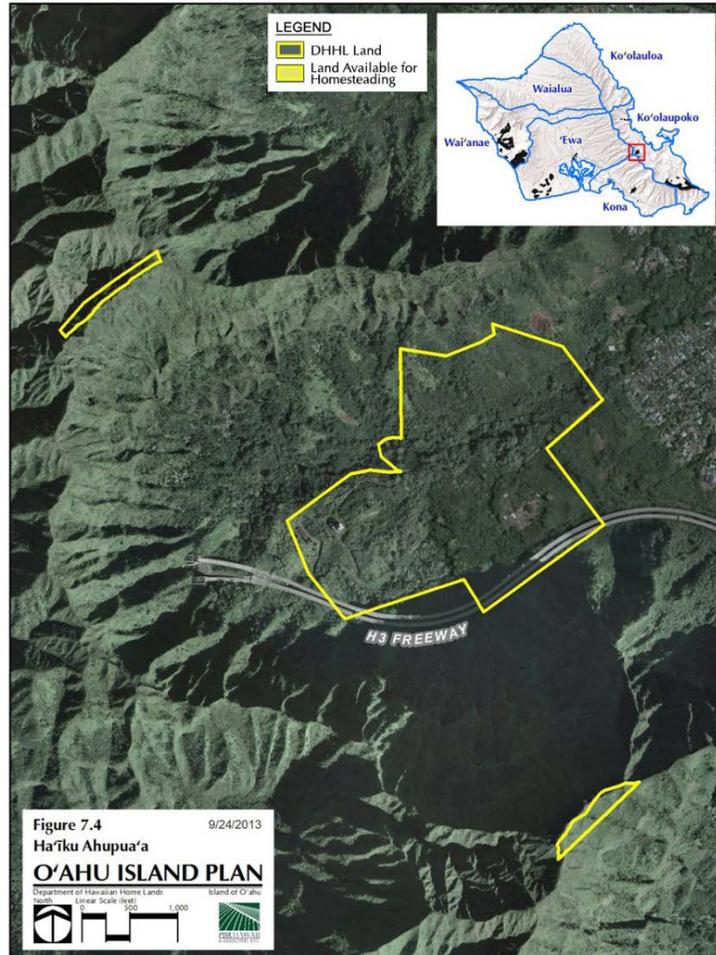


Figure 7-4 He'eia Ahupua'a

**Sustainable Harvesting**

Bamboo has overgrown much of the area. While this has had a negative effect on the infrastructure, there is an opportunity to utilize the bamboo as an income-producing crop.

**Agricultural Potential**

Ha'ikū Valley receives an average of 88 to 135 inches of rainfall annually. The LSB has designated most of the valley with a "Poor" soil productivity rating and there are no ALISH designated lands in the valley. Although Ha'ikū received low ALISH and LSB soil ratings, the valley has abundant water resources and historic evidence of cultivation

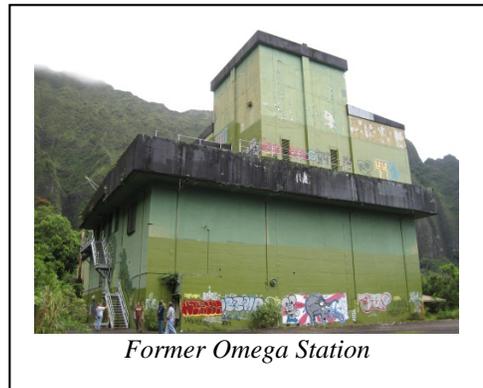
in the valley by native Hawaiians<sup>35</sup> suggests that certain agricultural pursuits may be successful. Any potential agriculture activity should be trial tested and evaluated before investing in infrastructure needed for larger-scale agriculture production.

### **Wetlands and Flooding**

There are three perennial streams that cross through Ha‘ikū and eventually drain into He‘eia Pond. These constantly running streams provide an opportunity for traditional cultural practices in the valley.

### **Cultural and Historic Resources**

The history of Ha‘ikū extends long before its use as a military radio navigation station. Pre-contact, the area was occupied by Hawaiian healers. In the early 1940’s, the Hawaiian families still living in the valley were relocated when the military began its occupation. Based on traditional accounts of heiau and other cultural resources in the valley, it is likely that much was destroyed during the installation of copper wiring that criss-crossed a few feet below the valley floor<sup>36</sup>. In addition to pre-contact era sites, the military’s use of the valley (and ridgelines) is also a part of the historic fabric of World War II. The remnant stairway, on adjacent State land, known today as the “Stairway to Heaven,” was part of the massive infrastructure system supporting the radio navigation system decommissioned in 1997. The stairway leads to one of DHHL’s two ridge top parcels.

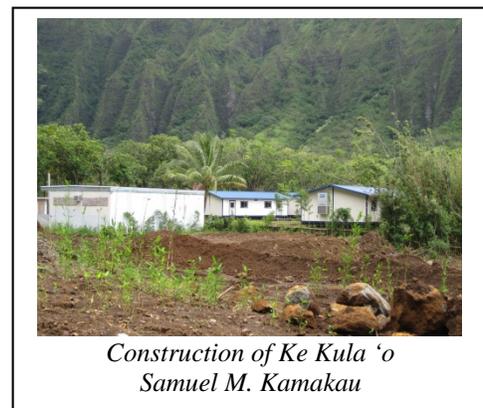


## **7.2.3 LAND USE PLAN**

Lands in Ha‘ikū within He‘eia Ahupua‘a have been designated for Community Use, Conservation and Special District. Based on the unique history of the area, nearly 90 percent of the valley will be designated as Special District (see Figure 7-5)

### **7.2.3.1 Community Use**

Ke Kula ‘o Samuel M. Kamakau is a Hawaiian-focused, public charter school that has made Ha‘ikū its home. The curriculum focuses on Hawaiian values and culture. The school’s location on approximately 10 acres in Ha‘ikū perpetuates the area’s rich Hawaiian history grounded in la‘au lapa‘au. The school’s curriculum includes: the study of Hawaiian medicinal plants integrated within science programs; farming and gardening with



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<sup>35</sup> Handy, Handy, and Pukui. 1991. *Native Planters in Old Hawaii: Their Life, Lore and Environment*. Bishop Museum Press. Honolulu, Hawaii.

<sup>36</sup> *Copper wire was installed underground throughout the valley to amplify radio signals.*

Hawaiian medicinal plants; and creating a place of learning and practice of Hawaiian medicine for all Hawaiian teachers. The school benefits the community as a whole. Its use is consistent with the proposed Community Use land use designation and is supportive of the Special District Designation proposed for the remainder of the valley.

**7.2.3.2 Conservation**

DHHL’s landholdings within Ha’ikū in He’eia Ahupua’a include approximately five acres in two parcels located along the ridgeline that were formerly utilized for anchoring radio communication wiring when the military occupied the valley. These remote areas have been designated Conservation for consistency with the State and County designations of “Conservation” and “P-1 Restricted Preservation” respectively.

<p><b>LAND USE PLAN</b></p> <ul style="list-style-type: none"><li>● 10 Acres Community Use</li><li>● 5 Acres Conservation</li><li>● 130 Acres Special District</li></ul> <p><i>Rounded in 5-acre increments</i></p>
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**7.2.3.3 Special District**

The area in general may have agricultural potential due to the high rainfall, presence of streams, and historical accounts of successful native Hawaiian cultivation of the area. Ha’ikū contains many cultural and archaeological sites further suggesting a significant native Hawaiian presence once existed in the area. Given DHHL’s limited land on Oahu for agricultural uses, the potential for future agriculture in Ha’ikū should be explored under a variety of land dispositions based upon further study and analysis. Several other organizations are interested in evaluating the agricultural and cultural resources in the valley for appropriate use, protection, and management. Therefore, the remaining 130 acres in Ha’ikū have been designated Special District.

**O'AHU ISLAND PLAN**  
**DEPARTMENT OF HAWAIIAN HOME LANDS**

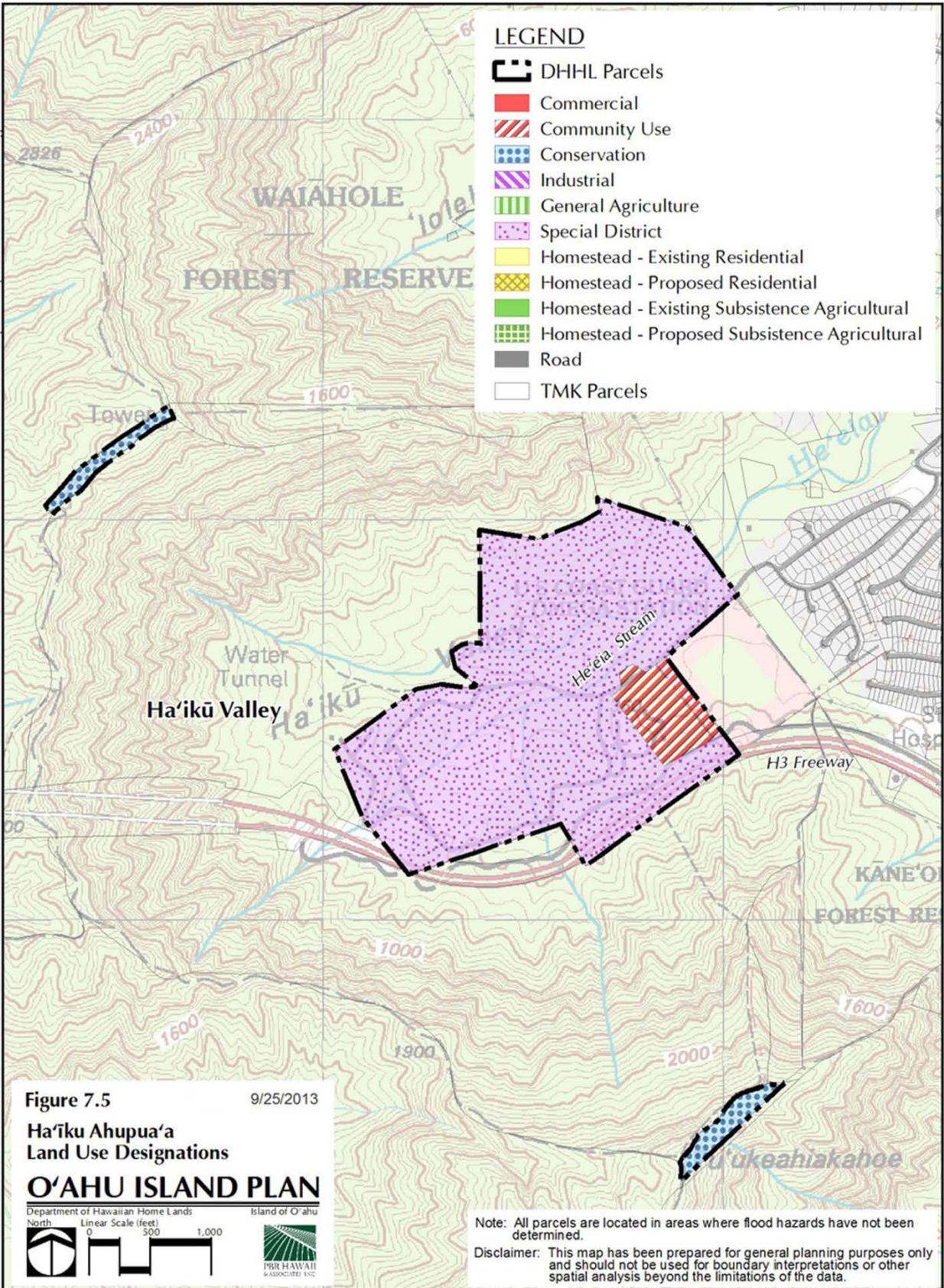


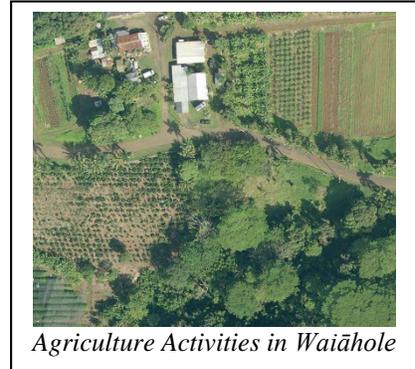
Figure 7-5 He'eia Ahupua'a Land Use Designations

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## 7.3 WAIAHOLE AHUPUA‘A

### 7.3.1 EXISTING CONDITIONS

There are approximately 20 acres scattered throughout Waiāhole Ahupua‘a, a rural valley located along the northern portion of Ko‘olaupoko Moku. All but one parcel can be accessed via Waiāhole Valley Road. The lands extend from approximately 10 feet above sea level to an elevation of 270 feet. The lands are zoned “AG-2 General Agricultural” by the County and all but the four largest parcels are located within the County’s Ko‘olaupoko Sustainable Communities Plan Rural Community Boundary. The four parcels outside the County’s “Rural Community Boundary” are in an area identified as “Agricultural” within the Ko‘olaupoko Sustainable Communities Plan.



DHHL has awarded 17 Agriculture Homesteads in Waiāhole. There are no other uses on DHHL landholdings in Waiāhole.

### 7.3.2 OPPORTUNITIES AND CONSTRAINTS

A summary of the opportunities and constraints to development of the Waiāhole lands follows. Unconstrained lands available for homestead development are shown on Figure 7-6.

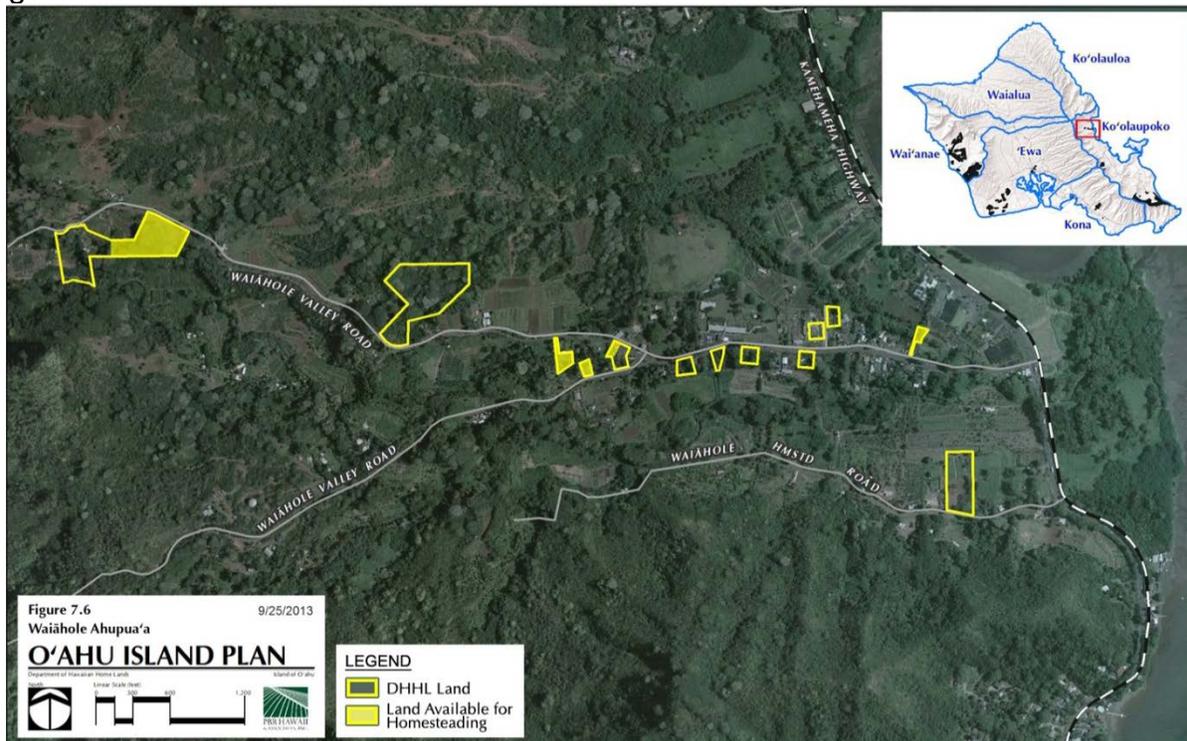


Figure 7-6 Waiāhole Ahupua‘a

***Agricultural Potential***

All but two of the parcels in Waiāhole meet the criteria to be considered “Important Agricultural Lands” based on the ALISH map. In addition, the parcels receive an average of 48 to 66 inches per year. The combination of quality soil and higher rainfall makes the area ideal for agricultural pursuits.

***Steep Slopes***

One of the parcels is overgrown and has an approximately 30-foot elevation change from Waiāhole Valley to the interior of the parcel, increasing development complexity.

**7.3.3 LAND USE PLAN**

Lands within the Waiāhole Ahupua‘a have been designated for Subsistence Agriculture Homestead use and General Agriculture (see Figure 7-7).

**7.3.3.1 Homestead- Subsistence Agriculture (Existing and Proposed)**

Within the Waiāhole Ahupua‘a, the 17 existing Subsistence Agriculture Homesteads located along Waiāhole Valley and Waiāhole Valley Homestead Road will be retained in their current condition.

Waiāhole is ideal for agricultural uses, therefore, all available lands have been designated for Subsistence Agriculture and are anticipated to yield approximately seven homesteads. There are currently five unawarded vacant parcels with direct access to Waiāhole Valley Road. All but one parcel could be awarded once connections are made to the existing infrastructure along Waiāhole Valley Road. The remaining parcel is larger and could yield an additional three homesteads once subdivided and infrastructure connections are made.

**7.3.3.2 General Agriculture**

Due to the rugged terrain and steep slope, one approximately five acre parcel was found unsuitable for homestead development. While directly accessible from Waiāhole Valley Road, the immediate change in elevation makes access to the interior of the parcel from the roadway difficult; therefore this parcel has been designated for General Agriculture.

**PLANNING  
CONSIDERATIONS**

**Opportunities**

- Agriculture potential
- Vacant lots

**Constraints**

- Steep slopes

**LAND USE PLAN**

- 17 Existing Subsistence Agriculture Homestead on 10 Acres
- 7 Proposed Subsistence Agriculture Homestead on 5 Acres
- 5 Acres General Agriculture

*Rounded in 5-acre increments*

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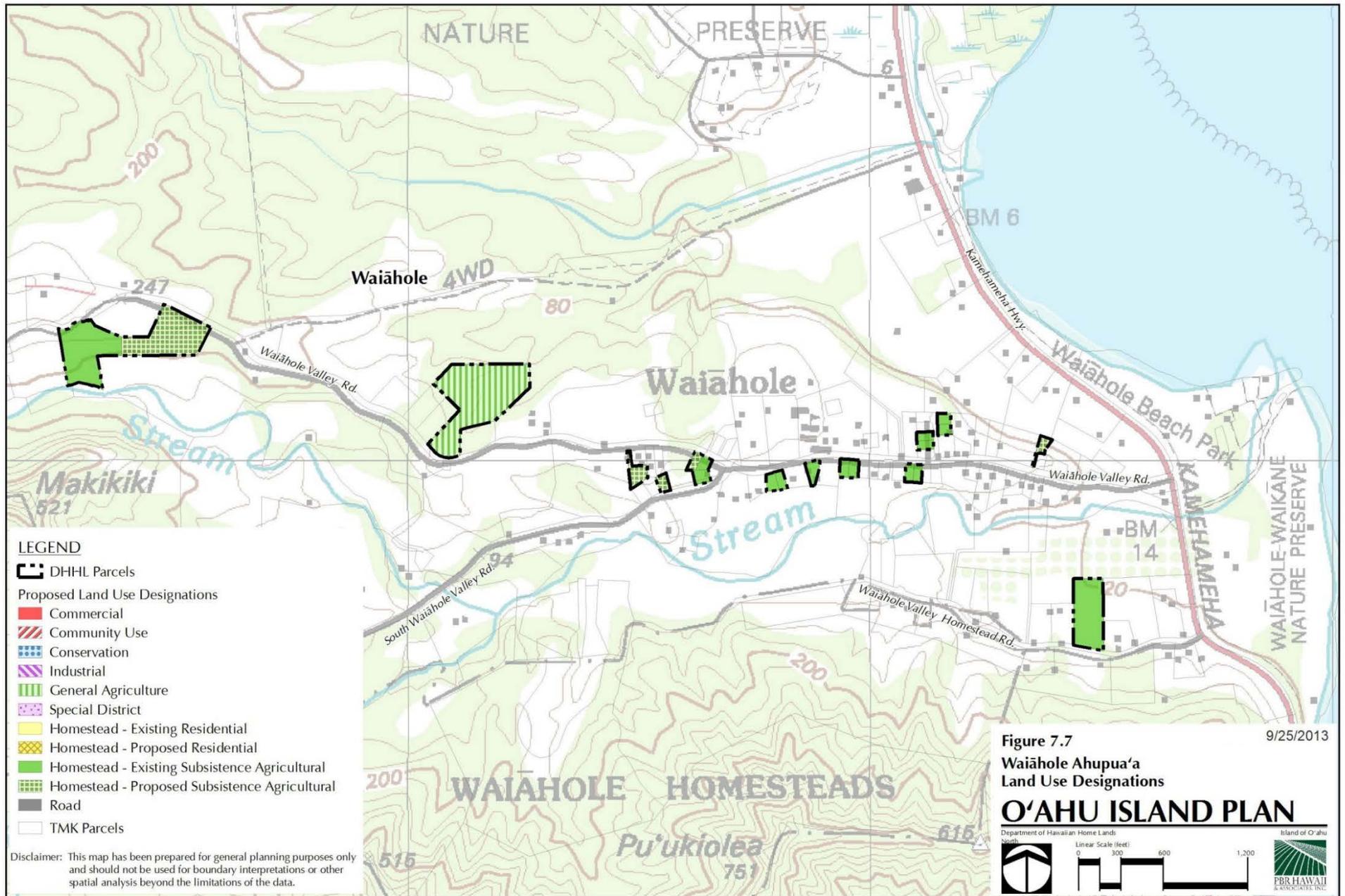


Figure 7-7 Waiāhole Ahupua'a Land Use Designations

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## **8.0 PRIORITIES & RECOMMENDATIONS**

The OIP has been prepared as a guide for development of DHHL landholdings on O‘ahu over the next 20 years. The following summarizes the proposed development priorities and implementation plan, as well as recommendations based on information gathered throughout the planning process. These recommendations 1) are consistent with DHHL’s General Plan, 2) take into consideration beneficiary comments and preferences and 3) fulfill OIP priorities for homestead development, as identified in the “Approach” described in Section 2.2.

### **8.1 PRIORITIES**

#### **8.1.1 DEVELOPMENT PRIORITIES**

##### **8.1.1.1 Homestead Development**

Homestead development is the highest priority of the OIP.

##### ***8.1.1.1.1 DHHL’s Homesteading Development Goals and Capacity***

The DHHL General Plan has identified a statewide homestead development goal of 500 homesteads awards per year. Based on the percentage of applicants that are on the O‘ahu island applicant list, this translates to an O‘ahu goal of 170 awards per year, or 3,400 homesteads over the next 20 years. If the development goal of 170 awards per year can be achieved, then approximately 25% of O‘ahu applicants can be served during the next 20 years. However, based on the development trends over the last five years, DHHL has not reached the development goal identified in its General Plan. DHHL’s current absorption rate is approximately 70 awards per year. At the current absorption rate, approximately 10% of the O‘ahu applicants will be served during the next 20 years. If DHHL is able to absorb all homesteads proposed in the OIP during the next 20 years, DHHL will achieve approximately 105% of its General Plan goal for O‘ahu.

The actual number of homesteads awarded will be dependent upon the financial capacity of DHHL and the applicants, as well as the housing and financial products available.

The capacity of DHHL to fulfill its goals is directly related to funding support. The Nelson lawsuit against DHHL and the State argued that the Hawai‘i State Constitution required "sufficient sums" should be provided to DHHL to fulfill the spirit and intent of the Hawaiian Homes Commission Act. On May 9, 2012, the Hawai‘i Supreme Court determined that "sufficient sums" must be provided to DHHL for administrative and operation expenses. This does not mandate funding for lots, loans or rehabilitation programs. Once the Nelson decision is fully implemented the financial capacity of the department will be on a firmer footing.

There are approximately 350 beneficiaries that hold undivided interest leases for residential homesteads on O‘ahu. These awards are located in Waimānalo and in Kapolei. There has been and continues to be an effort to provide these lessees with available inventory prior to opening any lots to the O‘ahu island-wide waitlist.

Due to economic challenges for the families as well as for DHHL, many of the undivided interest lessees are struggling to qualify either for developer built or self-help homes. In the last few years, absorption has been at the average rate of 70 units per year. Should the recommendations regarding affordability and alternative financing in the OIP as well as the forthcoming “Housing Alternatives Development” project be implemented, it is expected that the absorption rate for the products offered in the future will improve significantly.

It is anticipated that homestead development over the next 20 years will fall somewhere between the existing award rate and the total number homesteads proposed in the OIP.

#### **8.1.1.1.2 Homestead Development on O‘ahu**

Approximately 730 acres or 10% of DHHL’s landholdings on O‘ahu were found to be suitable for homestead development. The plan proposes the development of approximately 3,620 Homesteads, 3,380 Residential Homesteads, and 160 Subsistence Agricultural Homesteads. Development priority has been placed on proposed homesteads in areas where offsite infrastructure 1) is already in place; 2) is under development; or 3) requires limited resources to connect to existing infrastructure.

##### **8.1.1.1.2.1 Residential Homesteads**

The priority for residential development is the completion of the 59 homes awarded to lessees at Kaka‘ina in Waimānalo and Kānehili within Kapolei, followed by the build out of approximately 1,120 homesteads in East Kapolei II.

##### **8.1.1.1.2.1 Subsistence Agriculture Homesteads**

The priority for Subsistence Agriculture development is agricultural infill in Wai‘anae and Waiāhole.

#### **8.1.1.1.3 Homestead Density**

Approximately 605 acres are proposed for residential homestead development in Kānehili, East Kapolei, Mā‘ili, Wai‘anae, Nānākuli and Papakōlea. Based on the preference for minimum lot sizes of 5,000 square feet (as identified through the Applicant Survey and by Open House participants) residential homesteads can be developed at a maximum density of six lots per acre.

Approximately 130 acres are proposed for Subsistence Agriculture homesteads in Wai‘anae, Waiāhole, Lualualei, and Waimānalo. Agricultural applicants indicated their preference for a minimum-sized lot for a Subsistence Agriculture award of  $\frac{3}{4}$  to 1 acre. Based on the limited availability of lands, and the size of existing unawarded parcels, approximately 160 Subsistence Agriculture homestead lots of approximately  $\frac{3}{4}$  acre or less can be developed.

#### **8.1.1.2 Revenue Generation Development**

A secondary priority is the development of commercial and industrial lands for revenue generation. Revenue generation is necessary to fund and implement the OIP’s top priority of homestead development. These land uses will be developed based upon market demand, and in some instances, infrastructure availability.

### **8.1.1.3 General Agriculture Development**

A majority of the lands designated for General Agriculture can be immediately placed under disposition, or are in existing dispositions. However, some lands may have a lower demand depending on the specific environmental conditions and location of the area. Potential General Agriculture dispositions yielding the highest revenues should have the highest priority.

### **8.1.1.4 Conservation**

Conservation lands should be protected, particularly those impacting watershed management. This would likely entail the continuation and deepening of relationships with both the State Department of Land and Natural Resources and the County Board Water Supply (and any other relevant County agencies) regarding the management and protection of watershed areas.

### **8.1.1.5 Special District Development**

Development of Special District lands should be driven by community and stakeholder interest. Planning activities within Special District lands will require cooperation among all interested parties to ensure successful outcomes that are both culturally and environmentally appropriate.

## **8.1.2 IMPLEMENTATION OF HOMESTEADING PRIORITIES**

The OIP prioritizes Homestead development based on specific site conditions and applicant preference. High priority developments are proposed as part of Phase I, and are expected to be completed within the first ten years of the OIP planning period. Medium- and low-priority developments are proposed for Phase II. Phase II will be developed during Years 10 through 20 of the OIP planning cycle (and beyond). Table 8-1 identifies the implementation and phasing plan for development of all homesteads proposed in the OIP.

### **8.1.2.1 Residential Homestead Priorities**

#### ***8.1.2.1.1 High Priority Residential Development***

Two priority areas have been identified, Waimānalo and Kapolei. The completion of communities currently under construction in Waimānalo (Kaka‘ina) and Kapolei (Kānehili) are the top priority. Completion of these developments is anticipated within the next one to five years. Looking forward, the planning, design, construction and occupancy of homes within the former agricultural lands of East Kapolei have also been identified as a high priority. It is anticipated that the homesteads in East Kapolei will be completed in the next ten years. A preliminary lotting (subdivision layout) plan has been developed for East Kapolei (as shown in Figure 8-1). This conceptual subdivision layout assumes the average lot will be approximately 5,000 square feet for a single-family residence. The subdivision layout can be modified if DHHL develops alternative housing products or modifies the minimum lot size.

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In addition to the development of Kaka‘ina, Kānehili and East Kapolei, acquisition of lands located within areas of high applicant preference (‘Ewa, Kona and Ko‘olaupoko)<sup>37</sup> is a high priority for residential development. The approximately 605 acres available for residential homestead development is not adequate to meet the needs of 9,639 applicants assuming a density of six single-family homes per acre. Approximately 1,600 acres would be necessary to meet the needs of all residential applicants (assuming all applicants desire single-family homes). As such, additional lands are required to meet the residential demand. The identification, pursuit, and acquisition of additional lands can be a lengthy process. Therefore, acquisition of lands suitable for residential homesteading is a high priority in order that planning activities can commence prior to the development of the low priority developments proposed in Section 8.2.1.3 or the end of the OIP’s planning cycle.

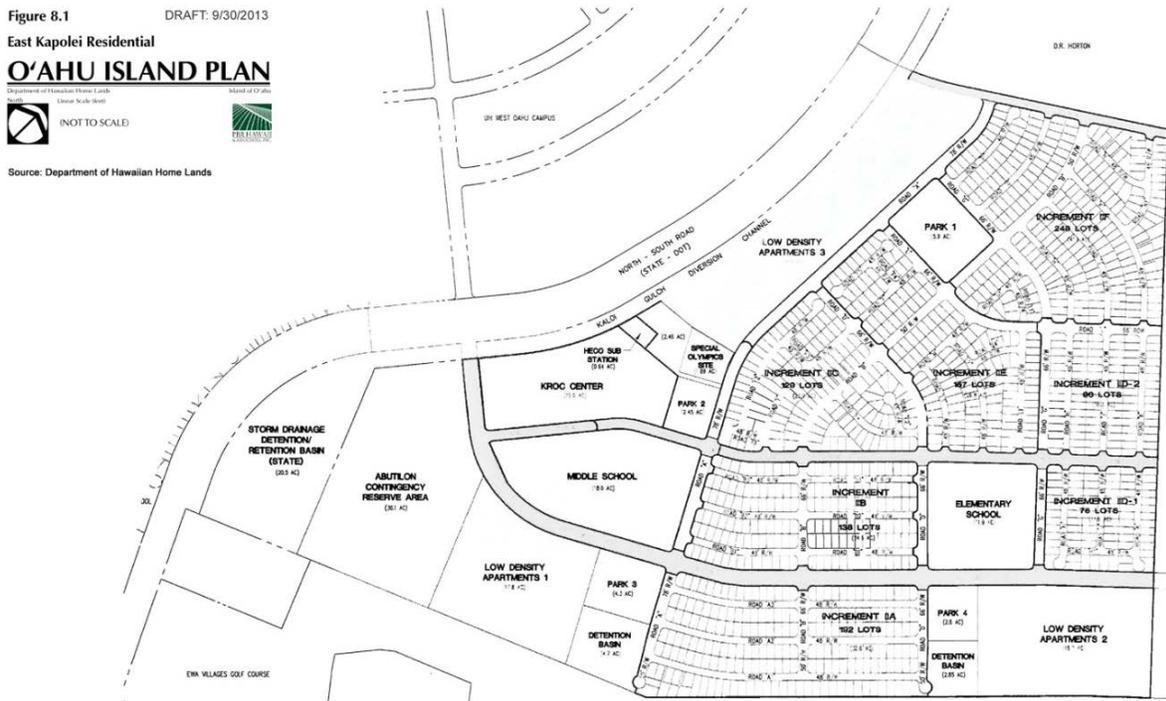


Figure 8-1 East Kapolei Residential

**8.1.2.1.2 Medium Priority Residential Development**

There are five developments that have been given a medium priority for residential development. All of these proposed developments are located along the Wai‘anae Coast, an area of lesser applicant preference.

In Mā‘ili, the former Voice of America site is ideally suited for redevelopment based on its flat terrain, and its close proximity to Farrington Highway and the availability of existing infrastructure. Kamehameha Schools has executed a market rate, long-term

<sup>37</sup> The 2013 Applicant Survey identified Honolulu (Kona Moku and portion of Ko‘olaupoko Moku), Ko‘olaupoko (Ko‘olaupoko Moku), ‘Ewa (roughly Honouliuli Ahupua‘a of ‘Ewa Moku) as the top three areas for homesteading regardless of where DHHL has lands.

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lease on a portion of the parcel to develop an educational complex to support na ‘ōpio to Kūpuna. When completed, this will be a great resource should an adjacent Hawaiian homestead be constructed. Although the physical conditions and surrounding resources are ideal for a new homestead community, its location in a lower preference area has resulted in this being identified as a medium-priority residential development. This development is proposed for construction within the next 10 to 20 years. A preliminary lotting plan is shown on Figure 8-2. This subdivision layout is subject to revision based on the types of housing products pursued.

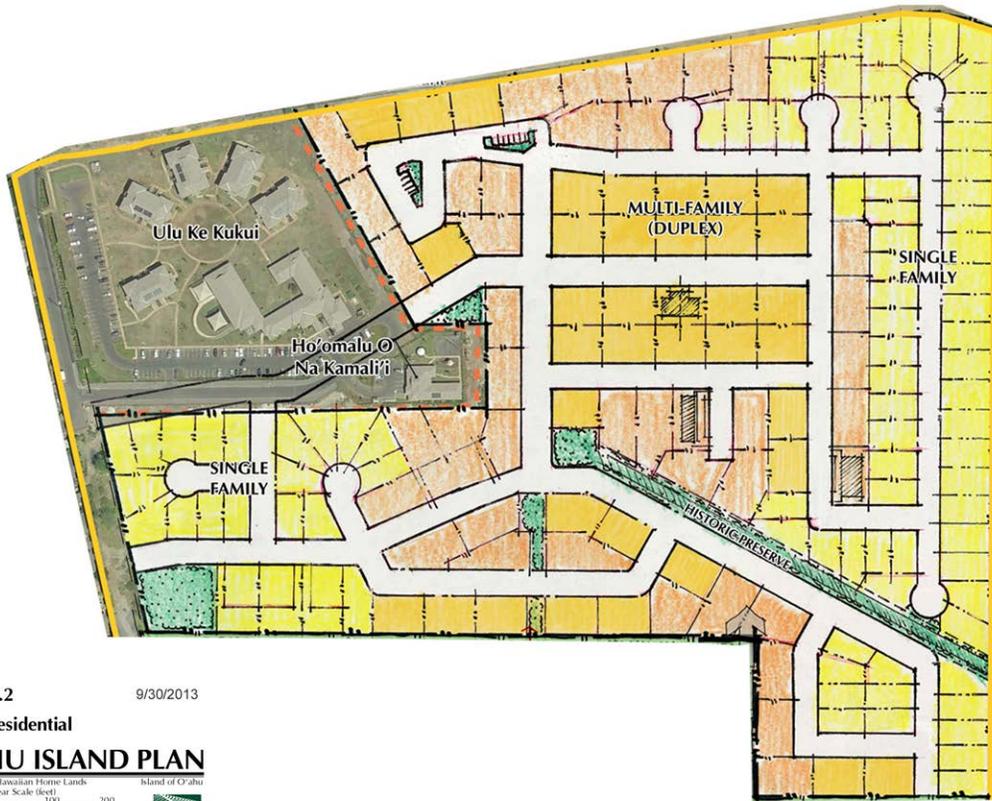
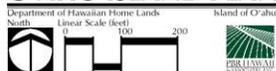


Figure 8.2 9/30/2013

Mā'ili Residential

**O‘AHU ISLAND PLAN**



Source: PBR Hawaii & Associates, Inc.

Figure 8-2 Mā'ili Residential

Two of the five medium-priority developments are small infill projects. Both projects are located along existing roadways. The developments include approximately 10 infill lots within the Wai‘anae Homestead and 15 infill lots within the Nānākuli Homestead along Ulei Loop. Preliminary lot plans have been developed and are shown on Figure 8-3 and Figure 8-4 respectively.

The two remaining medium-priority developments are expansions of existing homestead communities. Neither of these will require the development of large expanses of raw, previously undeveloped lands. An expansion is proposed east of Pili‘ōkahe Homestead Community in Nānākuli and is anticipated to include approximately 125 homesteads as shown on Figure 8-5. The Wai‘anae Homestead Community in Wai‘anae is proposed for expansion westward, on the opposite side of Kaupuni Stream. Approximately 105 lots are proposed for this area (refer to Figure 8-6) once the existing general agriculture lease expires.

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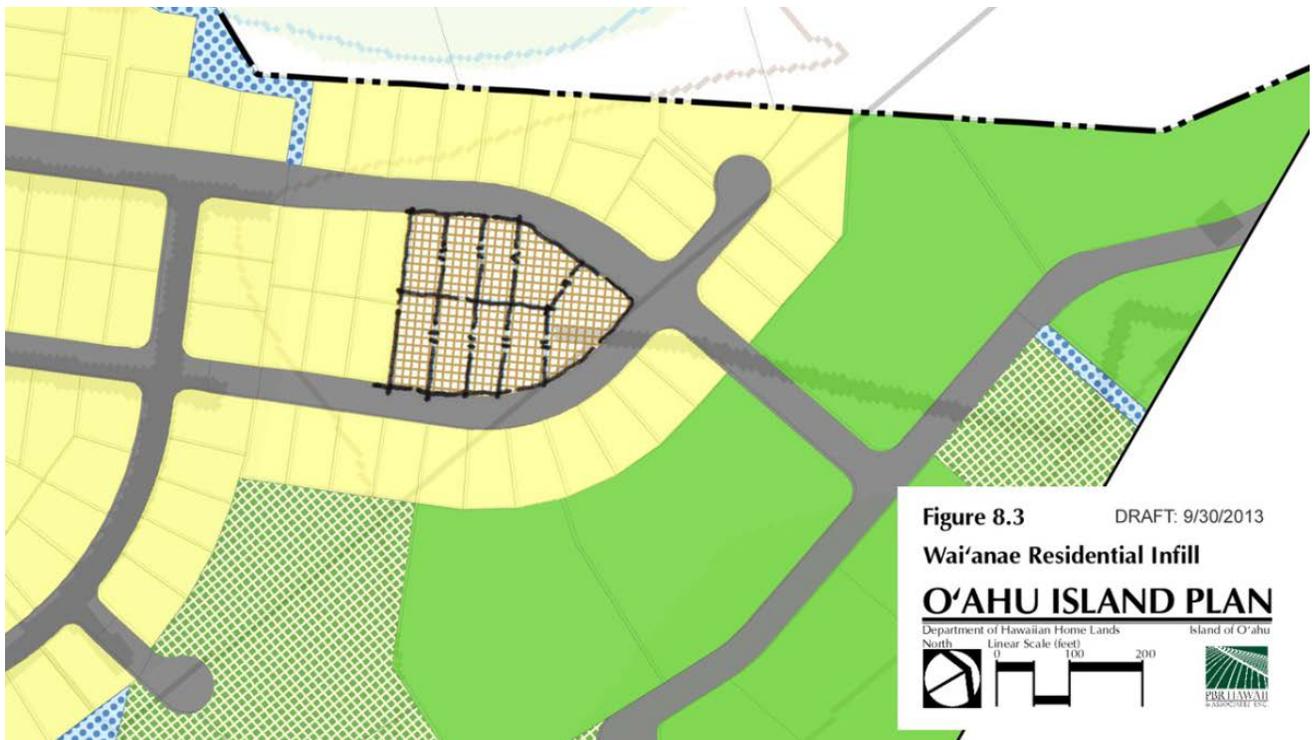


Figure 8-3 Wai'anae Infill

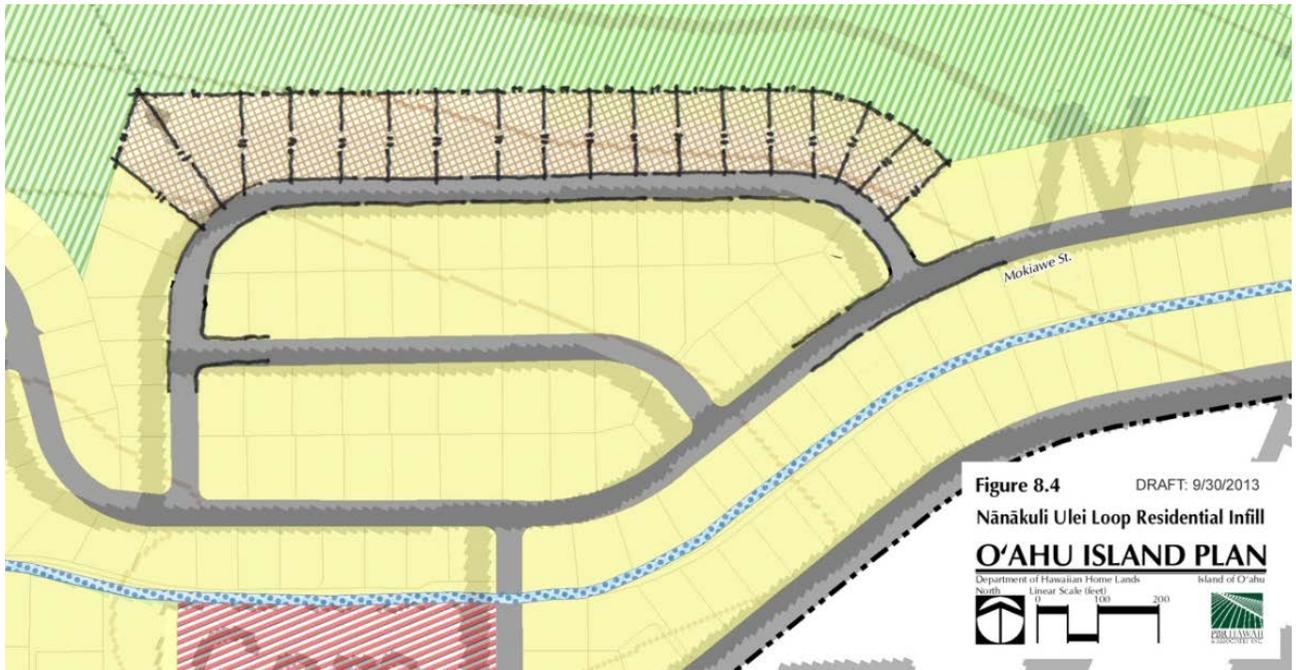


Figure 8-4 Nānākuli Ulei Loop Infill



Figure 8-5 Pili'ōkahe Expansion

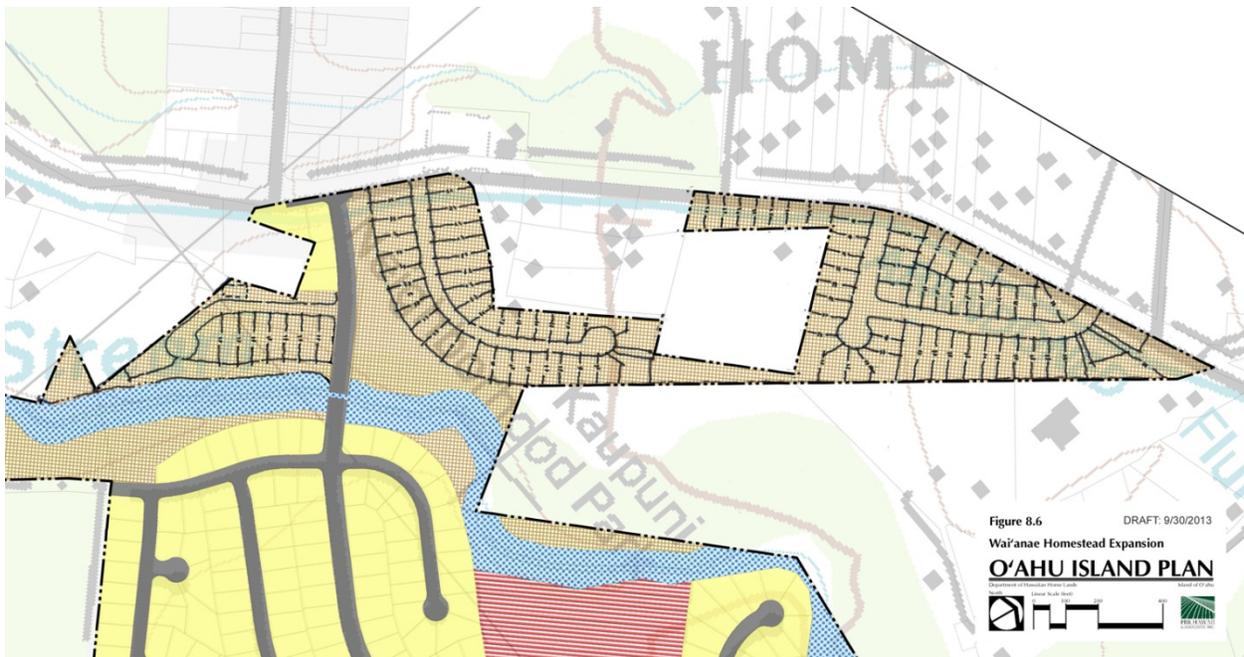


Figure 8-6 Wai'anae Homestead Expansion

#### 8.1.2.1.3 Low Priority Residential Development

The remaining residential homesteads proposed in Nānākuli and Papakōlea have been given the lowest priority based on their location within an area of low applicant preference, potential environmental impacts and difficult development. Infrastructure costs for Papakōlea are summarized in Table 6-2.

The mauka portions of Nānākuli Valley are located in a pristine area that has not been subjected to development. While the area met the criteria for homestead development,

creating suitable access to the new homestead will require crossing through the lower reach of Nānākuli Stream and several of its tributaries. It is also anticipated that undiscovered cultural resources are located throughout the upper valley and may be encountered. New infrastructure will need to be brought to the upper valley from Farrington Highway because the existing infrastructure does not have adequate capacity to accommodate approximately 1,690 additional homes. The addition of this many new homes is also anticipated to impact traffic going through the area and along Farrington Highway. Should this development be pursued, economies of scale could be achieved, making it a cost-effective development if no contingencies arise regarding the use of pristine undeveloped lands.

The Kona Moku is the top location choice for applicants regardless of where DHHL has lands on O‘ahu, and Papakōlea is the second location choice for applicants when looking within DHHL lands. Although development of the former Moreira Dairy is located in a high preference area, it would be a difficult and expensive project based on its location. This parcel, while previously used for agricultural activities, is not currently accessible. In order to develop adequate access for approximately 20 homes that meets County subdivision standards, at least one existing residential homestead lessee would need to be relocated. In addition, during beneficiary Open Houses, the existing lessees in the area strongly objected to development of the former Moreira Dairy citing concerns regarding drainage and flooding. Additionally, the aging infrastructure in Papakōlea does not have the capacity to accommodate the proposed additional 20 homes.

While both upper Nānākuli Valley and Papakōlea have been identified for homestead development, it is recommended that alternate lands be acquired via land exchange, gift, purchase, etc. in lieu of developing these areas. Acquisition of alternate lands for homesteading purposes has been identified as a high priority for residential development as described in Section 8.2.1.1. If alternative lands cannot be acquired, then development of Nānākuli Valley and Papakōlea should be pursued within the next 15 to 20 years in order to meet the DHHL General Plan goals for Homestead awards.

### **8.1.2.2 Subsistence Agriculture Homestead Priorities**

#### ***8.1.2.2.1 High Priority Subsistence Agriculture Development***

Two priority areas have been identified for Subsistence Agriculture within the Waiāhole and the Wai‘anae Planning Area.

Waiāhole was identified as the top location for agriculture homesteading by applicants during the 2013 Applicant Survey and by Open House respondents. There are four lots that have not yet been awarded in Waiāhole. These lots have been subdivided and are located along existing County roads; therefore, they have been identified as a high priority. It is anticipated that these lots could be awarded in the next 1-5 years. The remaining three-acre parcel identified for homestead development has not been subdivided and received a lower priority.

Wai‘anae was identified as one of the least desirable locations for agriculture homesteading by applicants during the 2013 Applicant Survey and by Open House

respondents, however, there are seven lots interspersed amongst the existing Wai‘anae farm lots that are subdivided and located along existing County roads. These lots do not require any additional off-site infrastructure development and are ready for award by Homestead Services Division, therefore they have been identified as a high priority. It is anticipated that these lots could be awarded in the next 1-5 years.

**8.1.2.2 Medium Priority Subsistence Agriculture Development**

Three areas have been identified as medium-priority for development of Subsistence Agriculture homesteads. These are located within Waiāhole, Waimānalo, and within the Wai‘anae Planning Area.

Waiāhole was overwhelmingly identified as the top priority area for agriculture awards, and a majority of the parcels were identified as high priority developments. In an effort to maximize the number of applicants serviced, one approximately three-acre parcel could be subdivided to create three  $\frac{3}{4}$ -acre homesteads rather than award only one, three-acre homestead. This is a medium priority project and is proposed for completion within Phase II.

**8.1.2.3 Low Priority Subsistence Agriculture Development**

All Subsistence Agriculture developments proposed in the OIP have been identified as high- or medium-priority. There are no low-priority Subsistence Agriculture developments proposed in the OIP implementation plan.

**8.1.2.3 Infrastructure Cost Estimates**

Cost estimates have been developed for several areas proposed for Homestead Residential and one area proposed for Commercial use. The areas identified for Homestead Residential use include the high priority East Kapolei Development, and the low priority area Papakōlea Expansion area. East Kapolei was selected because of the large area involved, and the potential capacity for a large number of awards. Papakōlea Expansion was selected because this was identified as a high preference area by applicants. The Commercial area within the Mō‘ili‘ili area of the Waikīkī Ahupua‘a was also selected because of its mixed-use potential and applicants’ preference for housing opportunities within the urban-core. The law authorizes the development of multifamily housing and mixed use development. DHHL has the opportunity to adopt policies and rules to maximize full utilization of this and other parcels. The Mō‘ili‘ili parcel could meet the housing needs for up to 125 beneficiaries once policy and rule changes are implemented.

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*Table 8-1: Homestead Development Priority and Phasing*

<b>Community</b>	<b>Type of Homestead</b>	<b>Ahupua‘a/ Planning Area</b>	<b>Units Proposed</b>	<b>Priority</b>	<b>Phase ( years)</b>
Kaka‘ina Construction	Residential	Waimānalo	45 <sup>†</sup>	High	Phase I (1-5 year)
Kānehili Construction	Residential	Honouliuli	14 <sup>†</sup>	High	Phase I (1-5 year)
Kānehili	Residential	Honouliuli	63	High	Phase I (1-5 year)
Wai‘anae Farm Lots	Subsistence Agriculture	Wai‘anae Planning Area	5	High	Phase I (1-5 year)
Waiāhole	Subsistence Agriculture	Waiāhole	<5	High	Phase I (1-5 year)
East Kapolei II	Residential	Honouliuli	1,120	High	Phase I (1-10 year)
Mā‘ili	Residential	Wai‘anae Planning Area	270	Medium	Phase II (10-20 year)
Wai‘anae Infill	Residential	Wai‘anae Planning Area	10	Medium	Phase II (10-20 year)
Wai‘anae Expansion	Residential	Wai‘anae Planning Area	105	Medium	Phase II (10-20 year)
Nānākuli Ulei Loop Infill	Residential	Nānākuli Planning Area	15	Medium	Phase II (10-20 year)
Pili‘ōkahe Expansion	Residential	Nānākuli Planning Area	125	Medium	Phase II (10-20 year)
Lualualei	Subsistence Agriculture	Wai‘anae Planning Area	130	Medium	Phase II (10-20 year)
Waimānalo	Subsistence Agriculture	Waimānalo	15	Medium	Phase II (10-20 year)
Waiāhole Large Lot Subdivision	Subsistence Agriculture	Waiāhole	<5	Medium 10-20	Phase II (10-20 year)
Upper Nānākuli Valley	Residential	Nānākuli Planning Area	1,690	Low	Phase II (15-20+ year)
Papakōlea Expansion	Residential	Papakōlea	20	Low	Phase II (15-20+ year)
<b>Total Agriculture Units</b>		<b>160*</b>	<b>Total Residential Units</b>		<b>3,370*</b>

*\*Proposed units have been rounded and do not add up to the total provided.  
<sup>†</sup>The 59 units being developed at Kaka‘ina and Kānehili are not included in the proposed residential total because homesteads have been awarded and construction is in progress. They are shown here as part of the implementation plan.*

## **8.2 RECOMMENDATIONS**

### **8.2.1 BENEFICIARY AWARDS**

Lease conditions and the products delivered have a major impact on the success of beneficiary awards. Evaluation of both is recommended to maximize housing opportunities for applicants.

#### **8.2.1.1 Lease Conditions**

All leases awarded to beneficiaries include conditions for continued use of the leased lands. Because DHHL has a limited land base on O‘ahu, compliance with these conditions is necessary to maintain the planned use of the lands in perpetuity, allowing future generations to enjoy the benefits that current lessees are afforded. While there are some nuances that differ between developments, most residential leases have a set of standard conditions included in the lease. Specific requirements are included in each lease, and DHHL has developed a lessee handbook for residential awards to assist the lessee in understanding both their kuleana and their rights. Agricultural awards also include a set of conditions in the lease. While most conditions do not directly affect DHHL island-level planning, the conditions of active cultivation/development on agricultural leases, and the terms of occupancy for residential leases do affect land use, particularly when breaches occur frequently. The effects of breaches of lease conditions are worsened when there is not enough land to award leases to all applicants. Failure to comply with these conditions were observed during site visits, and discussed during Open House and Beneficiary Consultation meetings with individuals. These compliance issues were also identified during previous Regional Planning efforts and various studies done for DHHL over the years.

For residential lessees, occupancy by the lessee is required. Within older communities, home abandonment was observed, and was also identified as an issue of concern during the Regional Plan process. Vacant leases that are unoccupied provide an opportunity for rehabilitation and reward to an applicant awaiting a residential homestead if the existing lessee cannot come to terms with the occupancy requirements identified in the lease and described in the residential lessee handbook.

For agricultural lessees, in addition to having a farm plan, at least two thirds of the parcel must be actively cultivated or developed at all times or as provided in the lease. Extensive site investigations were conducted of DHHL’s O‘ahu lands. With the exception of the Waiāhole homesteads, very few of the 61 agricultural lots showed any signs of active cultivation, which are indicative of violations of lease conditions. In many instances, DHHL’s agriculture homestead lots were adjacent to non-DHHL landholdings actively being cultivated. Many agricultural leases were observed to be used for storage of non-agricultural equipment and no cultivation was visible.

DHHL’s Statewide Agricultural Program is currently being evaluated and redeveloped. Changes to the program may affect conditions applied to existing leases, and how newly developed agricultural leases will be awarded in the future. Program revisions should take into consideration utilizing agricultural clusters to maximize cultivated areas, as well as developing systems of shared use. With over 3,550 applicants awaiting agricultural awards on O‘ahu alone, DHHL may also need to develop opportunities and

programs to educate current agricultural lessees to improve cultivation success, and if necessary, create a system to re-award lots to the next eligible applicants awaiting an award if current lessees are unable meet lease conditions.

### **8.2.1.2 Products**

O‘ahu applicants were queried regarding possible alternative housing options. Across all income categories, the top choice was single-family rentals followed by Kauhale and duplex townhomes. Open House respondents identified the top housing alternative as Kauhale followed by single-family rentals. Based on the beneficiary preferences, the types of housing and financing options should be expanded.

#### **8.2.1.2.1 Financial Products**

The SMS survey of applicants describes the challenge of providing affordable housing tailored to the needs and financial capability of homestead applicants on O‘ahu. Given the average DHHL turnkey home price of \$250,000, the homestead home buyer would require an estimated household income of \$70,000 to sustain monthly payments of \$2,226 (PITI) on a \$240,000 mortgage. Consider:

- 57% of homestead applicant households have income below the 80% HUD income level
- Only 39% of O‘ahu applicants may be able to qualify for the average priced DHHL turnkey home based on household income
- 55% of current homeowner households pay less than \$1,500 per month for mortgage
- 70% of current renter households pay less than \$1,500 per month for rent.

DHHL currently accepts a wide range of federal, state, county, and private programs geared to making homeownership more accessible to various target groups. The alternative financing programs available are shown on Table 8-2.

There are other programs that support affordable housing by providing the ability to reduce housing costs, reduce infrastructure improvement costs, increase the capacity for applicants to qualify for mortgages and cover administrative and real estate costs. Other alternative models include self-help, owner-builder, rental, and rent with option to purchase.

It is recommended that additional financial products that support affordable homeownership, as well as expansion of rental products, be developed. Financial products that reduce monthly housing payments would increase the number of applicants qualified for homes on DHHL land.

#### **8.2.1.2.2 Housing Products**

DHHL primarily offers single-family, owner-occupied homes. However, in an effort to expand the types of housing products offered, several pilot housing programs are underway. DHHL’s pilot programs include a Kūpuna housing complex, a “rent-with-

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option-to-purchase” community, and a single Kauhale. Based on the applicant’s preferences for rentals and Kauhale, regular and frequent evaluation of each program should be scheduled to evaluate how these products should be incorporated into the proposed homesteads identified in the OIP.

*Table 8-2: Alternative Financing, Selected Programs Available on Hawaiian Home Lands*

TARGET GROUP BY MFI*	PROGRAM
80% - 140%	Federal Housing Administration FHA 247 Loans
80% - 140%	Veterans Administration VA Loans
50% - 120%	USDA Rural Development RD Loans
0% - 80%	Native Hawaiian Housing Block Grant NAHASDA Loans
All	DHHL Direct Loans
All	Private Mortgage Insurance Loans
0% - 80%	Habitat for Humanity
0% - 80%	USDA Rural Development Self-Help
0% - 80%	FHA Multifamily Loans Section 962

*\*MFI refers to Median Family Income*

DHHL has a limited land base on O‘ahu. To maximize the number of beneficiaries served within existing landholdings, consideration should be given to vertical development and smaller lot sizes. While condominium ownership and Kūpuna housing were not top preferences among applicants, both received strong interest among applicants surveyed. With over 9,000 residential applicants on O‘ahu, many of them older, providing a variety of housing products (including those with reduced exterior maintenance requirements) will increase the types of beneficiaries that can be served by DHHL.

It is recommended that existing rules be expanded to allow a variety of housing products to be developed and offered.

**8.2.1.2.3 Subsistence Agriculture Products**

There are 3,317 applicants awaiting an agricultural award on O‘ahu. The O‘ahu Island Plan recommends 160 new subsistence homestead agricultural awards on 115 acres in Wai‘anae, Waiāhole, and Waimānalo. There is insufficient land for traditional single lot subsistence homestead agricultural awards. On O‘ahu, other agricultural products are needed to support food self-sufficiency among native Hawaiians.

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It is recommended that based on O‘ahu’s limited land base, DHHL explore alternative agricultural opportunities, consider adopting rules, and, or developing program guidelines as needed. For example:

- The adoption of urban agriculture uses in residential areas and appropriate siting of new residential homes to provide sufficient land on an urban house lot so that small gardens or livestock areas can be setup.
- The designation of lands in existing homestead areas reserved for drainage or other open spaces for crop production under a community garden program.
- The formation of partnerships with large farms that can function as agricultural incubators. This could also provide interim uses of DHHL land while allowing beneficiaries to engage in farming and receive technical assistance.
- Incorporation of Hydroponics and, or backyard aquaculture into existing and proposed residential homesteads.

It is recommended that development of urban agriculture consider access to support infrastructure such as farmers’ markets, cooling facilities, or commercial kitchens. O‘ahu homesteaders and applicants would then have opportunities to use alternative agricultural areas and facilities, gain knowledge and experience in crop and livestock development, and expand their ability to grow their own food.

### **8.2.2 UNDER-PERFORMING ASSETS**

DHHL has identified the need to maximize the productivity of its land assets to meet the provisions of the Act. Sometimes the directive of the Act (“to provide homesteading opportunities”) conflicts with other Federal directives, such as the Endangered Species Act (ESA). On O‘ahu, DHHL has set aside lands for habitat preservation and the protection of critical habitats. These lands, while meeting the directives of ESA, are constrained in meeting the provisions of the directives of the Act. In other instances, the landholdings are not conducive to homesteading, most often because of their location on ridgelines, pali, or areas with no access. The O‘ahu landholdings have been evaluated to identify under-performing assets (see Table 8-3). Approximately 2,600 acres of land identified as wetlands, critical habitat, listed species habitat, steep slopes (greater than 40%), “Conservation” (as defined by the LUC), “P-1 Restricted Preservation” (as defined by the County Land Use Ordinance), or with limited or no access, have been characterized as underperforming. Lands designated as Special District may also have limited development potential, however, they are frequently rich in cultural resources and/or considered a community resource. Lands designated Special District account for approximately 250 acres of DHHL’s lands.

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*Table 8-3: Under-Performing Assets and Lands Designated as Special District*

<b>Moku</b>	<b>Ahupua‘a</b>	<b>DHHL Land Use Designation</b>	<b>Under-Performing Lands (Acres)*</b>	<b>% of acres in Ahupua‘a</b>
Wai‘anae	Wai‘anae	Conservation	75	18%
		Special District	95	25%
	Lualualei	Conservation	190	8%
		Special District	10	<1%
	Nānākuli	Conservation	825	3%
Kona	Honolulu	Conservation	65	37%
		Special District	15	9%
Ko‘olaupoko	Waimānalo	Conservation	1,430	75%
	He‘eia	Conservation	5	5%
		Special District	130	88%
<b>Total 2,850 acres</b>				35% of O‘ahu Lands

*\*Rounded in 5 acre increments. Does not match the total number of acres identified as Special District or Conservation.*

Both applicants and lessees were queried regarding lands that did not support the directives of the Act, either directly through homesteading, or indirectly through revenue generation. During Open Houses and Beneficiary Consultation meetings, the responses were overwhelmingly to keep the lands in the inventory. Moreover, follow up discussions indicated a general concern that the lands would not be available for the public to use (in the case of beach parks), or that DHHL would exchange the lands but not get better lands in return. The responses from the Applicant Survey were not as definitive. Less than half of the respondents indicated the lands should be kept in the inventory. At least 37% were unsure what should be the disposition of the lands. Questions were raised by survey respondents indicated a concern with the disposition of the land (what would happen once it was out of the inventory), what properties DHHL would acquire, and whether it would mean that the survey respondent would get an award.

Resources located on these types of lands may be better managed by the State Department of Land and Natural Resources (DLNR), or a private entity such as the Nature Conservancy. Based on comments, survey results, and limited development potential, DHHL should consider beginning a dialogue with beneficiaries and stakeholders regarding these lands and how they can be best utilized to meet the directives of the Act while addressing the concerns of the beneficiaries.

### **8.2.3 NEW LAND ACQUISITION**

The residential homesteads proposed in upper Nānākuli Valley and Papakōlea have been given the lowest priority based on their location within an area of low applicant preference, potential environmental impacts and difficult development conditions, and

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the acquisition of alternate land is recommended in lieu of developing these areas. Assuming a density of six lots per acre, approximately 285 acres need to be acquired to accommodate the 1,715 residential homesteads proposed in these low priority areas.

In addition to acquiring lands as an alternative to development of upper Nānākuli Valley and Papakōlea, additional lands are necessary to meet the demand for homestead awards for all O‘ahu Applicants. An additional 3,075 acres are necessary to meet the homesteading needs of all applicants on the residential and agriculture lists that are not otherwise accommodated assuming full implementation of the OIP.

It is recommended that a systematic approach be developed to identify and acquire approximately 1,390 acres of land suitable for residential development and 1,970 acres suitable for subsistence agriculture development in areas of high applicant preference.

At the present, there is no standard acquisition review criterion or process established. The development of standards are necessary to ensure that the lands acquired are obtained in compliance with the Act, HHLRA, and policies set forth by the U.S. Department of the Interior, while being suitable for homesteading or revenue generation.

In the past, DHHL acquired lands through HHLRA that met legal requirements, but which had limited homesteading or revenue generation potential. Therefore, in addition to legal compliance, it is critical that all potential acquisitions are reviewed to determine development and use potentials. One example of this is the acquisition of approximately 145 acres in Ha‘ikū from Federal Government excess lands. In 1997, an independent study was conducted identifying the highest and best use of the lands as the development of 27 estate-type residential lots with no revenue generation potential. The report also indicated the parcel had limited municipal water and sewer services and road access. Without a standardized process to reject Ha‘ikū, DHHL acquired the land because it could yield some homesteads. The OIP process has identified that 93% of the Ha‘ikū acquisition is an underperforming asset. There are no opportunities for homesteading and there is very limited revenue generation potential (there is a possibility of revenue generation through agroforestry, however, it is not being pursued at present).

It is recommended that any land acquisition, regardless of how the land is acquired (land exchange, purchase, eminent domain, donations, and gifts), follow a review process that allows for lands to be rejected if certain types of conditions cannot be met except under extenuating circumstances. These conditions could include the following as they relate to O‘ahu Acquisitions:

- A homestead density can be achieved that is consistent with current DHHL Residential or Subsistence Agriculture developments, if acquisition is pursued for homesteading purposes.
- Estimated off-site infrastructure costs are comparable to the average cost for current DHHL developments.
- Slopes are less than 25 percent.

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- Lands have not been identified as critical habitats or floodways.
- Development potential is not significantly reduced based upon obligatory development restrictions (i.e. location at the end of a runway, within blast zone, habitat conservation requirements, deed restrictions, etc.).
- Acquisitions identified for homesteading are located within areas of high applicant preference.
- Lands have revenue generating potential.

DHHL is currently pursuing several land acquisitions on O‘ahu. It is recommended that thorough due diligence of each parcel be conducted utilizing a methodology based on the above recommendations to ensure that each land acquisition supports the Act.

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# Oahu

## ISLAND PLAN APPENDICES

Prepared for



HAWAIIAN HOME LANDS  
HAWAIIAN HOMES COMMISSION • DEPARTMENT OF HAWAIIAN HOME LANDS

Prepared by



July 2014



# **Appendix A**

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## **Applicant Survey**

-DHHL O'ahu Applicant Beneficiary Study for the O'ahu Plan





Established 1960

Database Marketing

Economic & Social Impact Studies

Evaluations

Research

Modeling/Forecasting

**SMS**

1042 Fort Street Mall  
Suite 200  
Honolulu, HI 96813  
Ph: (808) 537-3356  
Toll Free: (877) 535-5767  
Fax: (808) 537-2686  
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**DHHL O'ahu Applicant Beneficiary  
Study for the O'ahu Plan**

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Conducted for PBR Hawaii

June 2013

**SMS Affiliations and Associations:**

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Solutions Pacific, LLC  
SMS Consulting, LLC  
3i Marketing & Communications

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## Background

In February 2013 PBR Hawaii engaged SMS Research & Marketing Services to conduct a study of Department of Hawaiian Home Lands (DHHL) Applicant Beneficiaries currently on the residential and agricultural wait lists for O`ahu. The objective of the study was to quantitatively identify demographic characteristics about the Applicants and their desired housing requirements to contribute to and support the O`ahu Island Plan.

## Methodology

To ensure that the maximum number of Applicants had the opportunity to contribute to the study, it was determined that a mail survey be conducted with all Applicants with a valid mailing address. In February 2013 SMS received a list of 13,342 names from DHHL. SMS consolidated the list by removing duplicates and any incomplete addresses. The updated list of 10,683 breaks out as follows:

- ❖ 756 Agricultural list only
- ❖ 7,270 Residential list only
- ❖ 2,659 Applicants on both the Agricultural and Residential lists.

This updated list was screened using the program "Smart Mailer" for the US Postal Service required review for accurate addresses. This screening resulted in 287 (3%) of addresses being rejected and 786 (7%) of addresses being replaced. A total of 10,396 surveys were mailed first class to Applicants in March 2013. To increase response rates, DHHL sent out numerous email reminders to Applicants and the cut-off date for returning the survey was extended to the middle of May.

The table to the right shows the final number and disposition of responses as of the May 10, 2013.

Mailing Overview	Final Mailing Counts	%
Mailed out	10,395	
Returns due to bad addresses	198	2%
Net sent out	10,197	
<b>Completed Surveys</b>	<b>2300</b>	<b>22.6%</b>
By mail	2086	20.5%
Online	214	2.1%
Incomplete	24	
Total Received back	2324	

The returned completed surveys broke out as follows:

- 1,724 Only Residential Waitlist
- 33 Only Agriculture Waitlist
- 542 On Both Residential and Agriculture Waitlist.

Therefore there was a total of 2,266 Residential Surveys completed providing a reliability factor of +/-1.8% at the 95% confidence level. There was a total of 575 Agriculture surveys providing a reliability factor of +/-3.7% at the 95% confidence level.

SMS compared the two pieces of information we knew about the Applicants from the original list provided by DHHL: their "number" or position on the O`ahu list and the date when the Applicant submitted their application. We compared that breakout (column on the left) with the same information from the surveys that were completed and returned (column on the right).

### Information from the Applicant List provided by DHHL

Position on DHHL List		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1-1000	1844	17.7	17.7	17.7
	1001-2000	1797	17.3	17.3	35.0
	2001-3000	1723	16.6	16.6	51.6
	3001-4000	1051	10.1	10.1	61.7
	4001-5000	609	5.9	5.9	67.6
	5001-6000	562	5.4	5.4	73.0
	6001-7000	610	5.9	5.9	78.8
	7001-8000	687	6.6	6.6	85.5
	8001-9000	739	7.1	7.1	92.6
	9001+	773	7.4	7.4	100.0
Total		10395	100.0	100.0	

### Information from the completed surveys

Position on DHHL List		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1-1000	292	12.7	12.8	12.8
	1001-2000	333	14.5	14.6	27.3
	2001-3000	351	15.3	15.3	42.7
	3001-4000	228	9.9	10.0	52.6
	4001-5000	163	7.1	7.1	59.8
	5001-6000	165	7.2	7.2	67.0
	6001-7000	169	7.3	7.4	74.4
	7001-8000	175	7.6	7.7	82.0
	8001-9000	202	8.8	8.8	90.9
	9001+	209	9.1	9.1	100.0
Total		2287	99.4	100.0	
Missing	System	13	6		
Total		2300	100.0		

### When Submitted DHHL Application

When Submitted DHHL Application		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Before 1985	1463	14.1	14.1	14.1
	1985 - 1994	1882	18.1	18.1	32.2
	1995 - 1999	1483	14.3	14.3	46.4
	2000 - 2004	1757	16.9	16.9	63.3
	2005 - 2007	1645	15.8	15.8	79.2
	2008 - 2010	1038	10.0	10.0	89.1
	After 2010	1129	10.9	10.9	100.0
Total		10395	100.0	100.0	

### When Submitted DHHL Application

When Submitted DHHL Application		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Before 1985	197	8.6	8.6	8.6
	1985 - 1994	325	14.1	14.2	22.8
	1995 - 1999	327	14.2	14.3	37.1
	2000 - 2004	439	19.1	19.2	56.3
	2005 - 2007	432	18.8	18.9	75.2
	2008 - 2010	269	11.7	11.8	87.0
	After 2010	298	13.0	13.0	100.0
Total		2287	99.4	100.0	
Missing	System	13	6		
Total		2300	100.0		

The comparison showed that a larger percent of Applicants who more recently submitted their application completed a survey compared with earlier applicants. This is consistent with a larger percent of the 4000+ numbers on the DHHL list completing the survey compared with the numbers below 4000. To adjust for this discrepancy SMS

weighted the survey results against the position on the DHHL list to more accurately reflect the O'ahu Applicant population as a whole.

### Residential Applicant Characteristics

DHHL Applicants on the O'ahu list are older, more likely to be widowed, own homes and have larger household sizes compared with O'ahu residents who identify as Native Hawaiian or other Pacific Islander alone, and with all O'ahu residents.

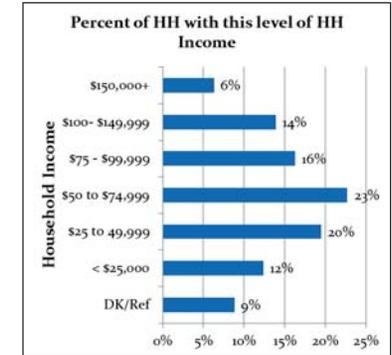
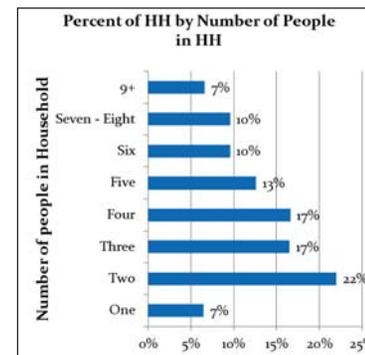
Characteristics	O'ahu Applicants	O'ahu Hawaiians Alone <sup>1</sup>	O'ahu Residents <sup>2</sup>
<b>Age</b>			
Under 35	10%	36%	29%
35 - 44	11%	20%	17%
45 - 54	22%	19%	18%
55 - 64	27%	13%	16%
64 - 74	21%	7%	10%
75 +	10%	5%	10%
Est. Median Age	55	38	47
<b>Marital Status</b>			
Married	44%	45%	51%
Single	20%	37%	28%
Separated	4%	3%	2%
Divorced	19%	9%	10%
Widowed	13%	7%	10%
Mean Travel Time	34	29	27
<b>Home Ownership</b>			
Owner-occupied	63%	41%	58%
Renter-occupied	34%	59%	42%
Average Household size - DHHL	4.30		
Avg HH size Owners		4.18	3.14
Avg HH size Renters		3.83	2.72

<sup>1</sup> 2010 US Census, 2006-2010 American Community Survey, City & County of Honolulu, Native Hawaiian and Other Pacific Islander alone. (for age distribution used age 20 & older, for marital status used female)  
<sup>2</sup> 2010 US Census, 2006-2010 American Community Survey, City & County of Honolulu, Total Population (for age distribution used age 20 & older, for marital status used female)

Characteristics	O'ahu Applicants	O'ahu Hawaiians Alone <sup>3</sup>	O'ahu Residents <sup>4</sup>
<b>Household Income</b>			
Less than \$25,000	9%	20%	15%
\$25,000 to \$49,999	22%	22%	20%
\$50,000 to \$74,999	25%	18%	19%
\$75,000 to \$99,999	21%	15%	15%
\$100,000 to \$149,999	16%	14%	18%
\$150,000+	7%	10%	13%

### HUD Median Income Levels & Homestead Families

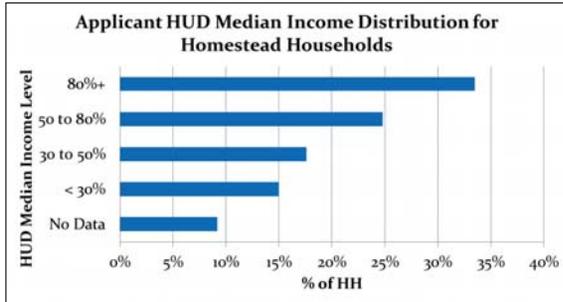
Native Hawaiian households tend to have higher household income. However, they also have a larger number of household members, as shown earlier and illustrated in the graph below.



Using the HUD Median Income methodology of combining household income and household size is a better way of understanding the ability of Applicants to afford housing.

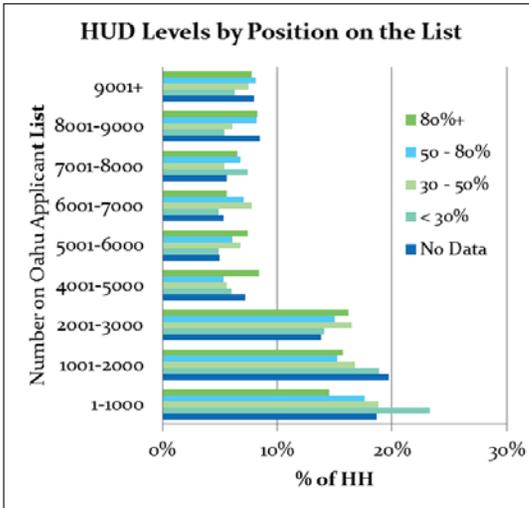
<sup>3</sup> 2010 US Census, 2006-2010 American Community Survey, City & County of Honolulu, Native Hawaiian and Other Pacific Islander alone. (for age distribution used age 20 & older, for marital status used female)  
<sup>4</sup> 2010 US Census, 2006-2010 American Community Survey, City & County of Honolulu, Total Population (for age distribution used age 20 & older, for marital status used female)

Fifty-seven percent of Applicant Homestead Households (using number of members expected to move into a homestead unit and the income of those members) are below 80% of HUD Median Income. This is a level considered "Low and Very Low



Income" by HUD standards. If we redistribute the "no data" households proportionately this increases to 63 percent. Much of the discussion moving forward in this report will relate to these HUD Median Income categories to indicate what Applicant households may be able to afford or their qualifications for financing.

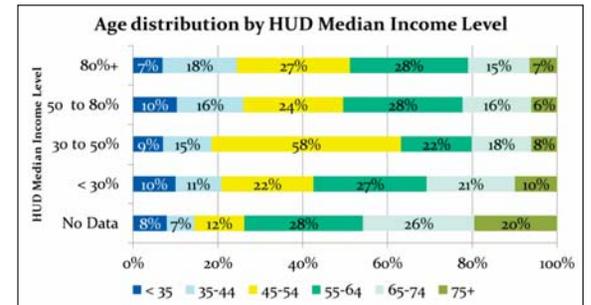
As shown in the graph to the right, twenty-three percent of households with HUD Median Income levels below 30 percent are within the numbers 1 to 1,000 on the Applicant List for O'ahu. Fifty-six percent of households with income below 30% HUD median income levels are within the top 3,000 on the list.



Fifty-two percent of applicants in the 1 to 1,000 range have household incomes below 80% of HUD Median Income levels. This suggests that while those highest on the waiting list may receive offers of housing awards, at least half of them may not have the income to pay for the housing option that comes with that award. Meanwhile those applicants with waiting list

numbers of 4,000 to 9,000+ are more likely to have household incomes above 80% of HUD Income Levels.

One distinctive characteristic of applicants by HUD income levels is age. Applicants in below 30% and the "no data" households are significantly more likely to be age 55 and older.



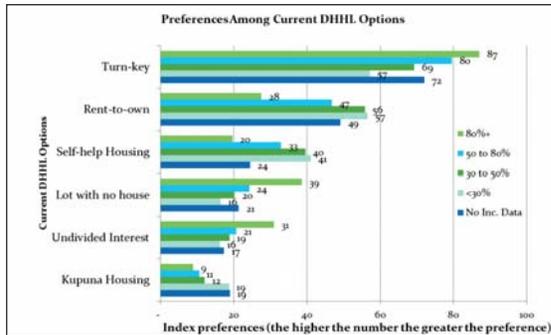
This corresponds to their place on the wait list with the earlier applicants more likely to be older. In addition to having lower incomes older applicants may also be less willing to commit to longer term loans such as a mortgage.

Other characteristics of Applicants by HUD Income level are shown in the table to the right. Those households with incomes below the 30 percent HUD levels are less likely to live in a single family dwelling, less likely to own their current home, more likely to live in public housing and have fewer numbers of bedrooms. They have the fewest people in their household and also the fewest number of employed adults.

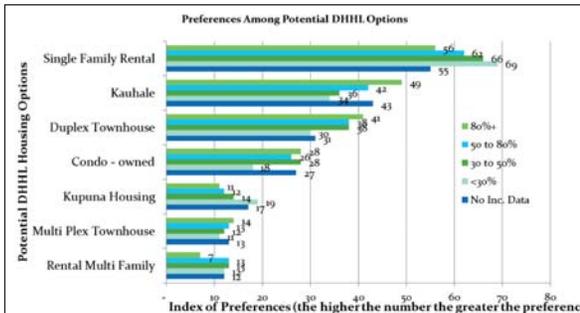
	No Data	<30%	30 to 50%	50 - 80%	80%+
Estimated #	903	1506	1816	2555	3454
% live in SFD	62%	39%	51%	58%	71%
% Public housing (including Sect 8)	3%	17%	6%	1%	1%
% Homeowner	75%	40%	50%	63%	74%
Current # of Bedrooms (mean)	3.2	2.5	3.0	3.0	3.3
# Employed adults (mean)	2.2	1.5	1.9	2.2	2.4
# people in HH (mean)	4.7	4.0	4.6	4.4	4.1
Longest commute time (mean)	44 min	40 min	41 min	42 min	41 min

## Desired Housing Options

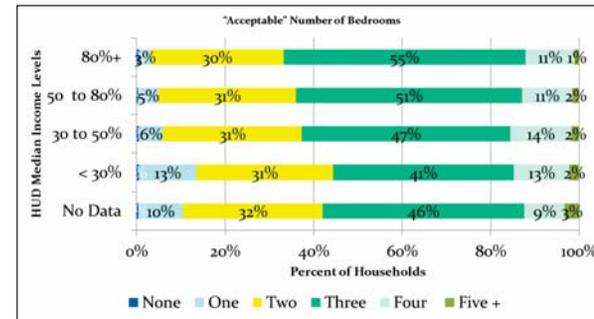
The survey asked applicants to identify their first, second and third preference for type of housing they would like to receive. SMS indexed preferences on a scale of 1 to 100 with 100 being the most desired and 1 being the least desired options. Of those options currently offered by DHHL the most popular is a "Turn-key Developer Built Home," preferred by all HUD income categories. A "Rent-to-Own House" and "Self-help Housing" also ranked high in among the 50% and below HUD Income categories. Those applicants with HUD Median Income levels of 80% and above were much more likely to prefer "Turn-key," "Lot with water, sewer and no house," and "Undivided Interest (a lot in a yet to be developed community)."



Among possible housing options that DHHL may consider offering in the future, the most



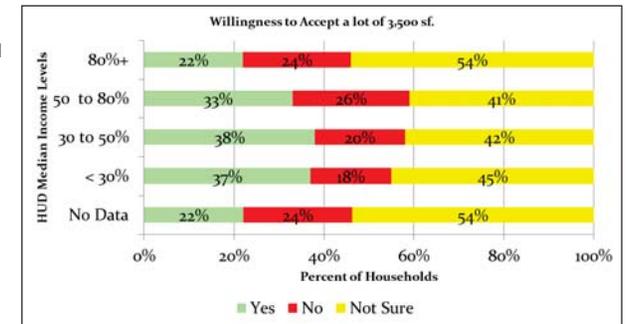
preferred option especially among lower income households was a "Single-family Rental Home." This was followed by a "Kauhale Style (a multi-family, multi-generational home)" and a "Duplex Townhouse."

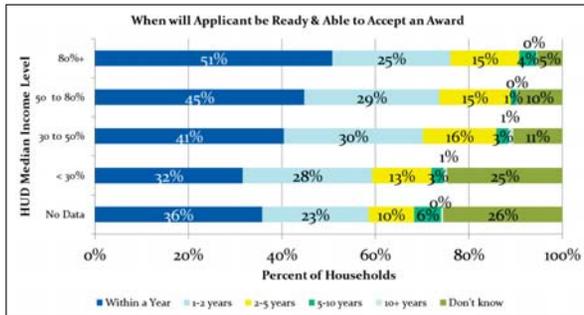


Most applicants of all income levels would accept a two to three bedroom unit. Most would like their housing option to be able to accommodate two cars or more. Both of these preferences reflect the average household size of four or more

members per household.

When resident applicants were asked if they would be willing to "accept a lot of approximately 3,500 square feet if there was more community space and amenities" many applicants responded "not sure." This was especially true among those 80%+ and "no data" households. As noted earlier these two income categories were significantly more likely to own their current home.

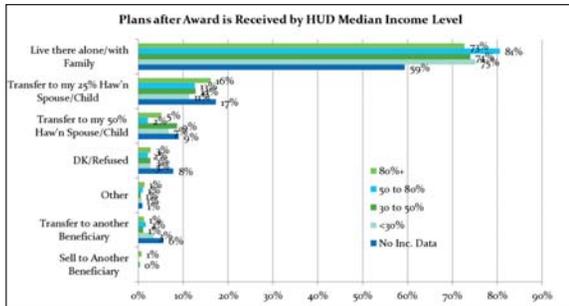




When asked "if you received a homestead award today, when would you be willing to relocate and financially ready to accept the award" the group that would be most ready within a year is the 80%+ households. The groups that are least

ready within the first year and don't know when they would be ready are the "no data" and the below 30% groups. Those households with higher HUD median income levels are more certain when they might be able to accept an award. Those households that are lower income are less certain when they would be willing and able to accept an award. Seventy-five percent of the "no data" households are current homeowners and older which may make them less certain of when they would accept an award.

When considering options after they receive an award, the majority of Applicants (74%) plan to live in their award alone or with their family. Another 20 percent plan to transfer their award to a spouse or child. Only a few beneficiaries plan to transfer or sell their award to another beneficiary.

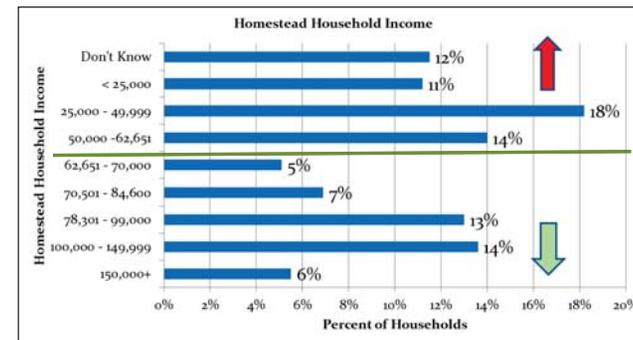


### Ability to Qualify for Financing or be able to Afford a New Home

Housing Affordability Example	
Average DHHL Turn Key House Price	\$250,000
Down Payment	\$ 10,000
Loan Amount	\$240,000
Monthly principal & interest payment (5% for 30 years)	\$ 1,288
Estimated Insurance per month	\$ 166
Monthly Principal & Interest (5%) & Insurance	\$ 1,454
Estimated Household Income required to qualify for a mortgage (28% ratio, assuming no additional monthly debt, medium credit rating)	\$ 62,354

A challenge for DHHL Applicants is that while the land rent/fee is very low, the price for a house to put on that land can be much more difficult to afford. The following is an example of income levels required for a DHHL average priced home. Based on recent offerings, SMS has assumed an average price of \$250,000 for a house on DHHL land, well below \$630,000, the median market price for single-family houses on O'ahu<sup>5</sup>. For purposes of this example we have assumed a 4 percent down payment of \$10,000. The estimated cost for insurance would be approximately \$166 per month. Therefore the monthly principal and interest (at 5%, 30-year) and insurance payment is approximately \$1,454 per month.

To be able to qualify for a mortgage with payments of about \$1,400 per month, estimated household income would have to be at least \$62,354 assuming the household has no additional debt to be paid monthly (i.e., no outstanding credit card balance or car loan) and a medium credit rating.

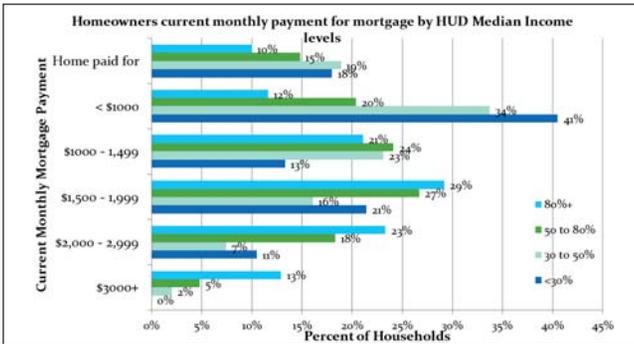


Given this income requirement, 55 percent of Applicant households would likely not qualify for a mortgage for an average priced DHHL home. Forty-five percent of Applicant

households may be able to qualify assuming reasonably good credit ratings and no

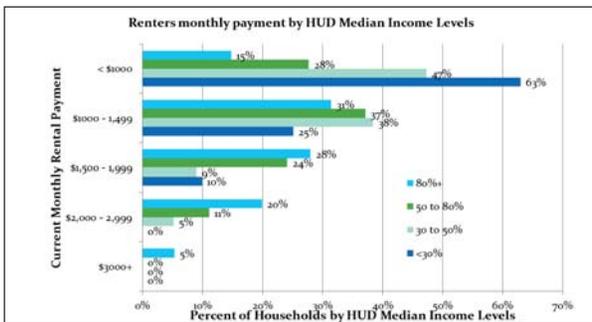
<sup>5</sup> Prudential Locations, Hawaii Real Estate Market Report, May 2013.

additional debt. Note that this is a conservative example; some financial institutions may be willing to accept a higher housing cost-to-income ratio, for example up to 40 percent of monthly income.



Another way to look at affordability is to consider how much households are currently paying for their mortgage or rent per month. Currently 55 percent of homeowner

households are paying less than \$1,500 per month on their mortgage. Thirteen percent of applicant households currently pay no mortgage. While they may be able to sell their current home to move into a new home, given the older age of many applicants it is unclear how many would willing and/or able to finance a new home.



Of those households that are renting, 70 percent are paying less than \$1,500 per month.

Looking at both groups together suggests that only 45 percent of homeowners and 30 percent of renter households could easily pay \$1,500 per month to finance a

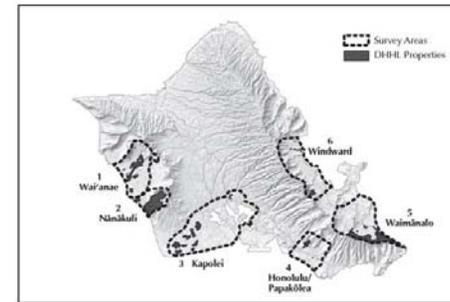
new home, because that is the level they are currently paying or more.

While the average price of a DHHH home is significantly below the median market price on O'ahu, it is likely that many households will not be able to afford their most desired

option of a Turn-key home. This financial reality may be a reason why Rent-to-Own and Single Family Rental Options ranked relatively high on the preferred options list.

### Desired Communities and Community Characteristics

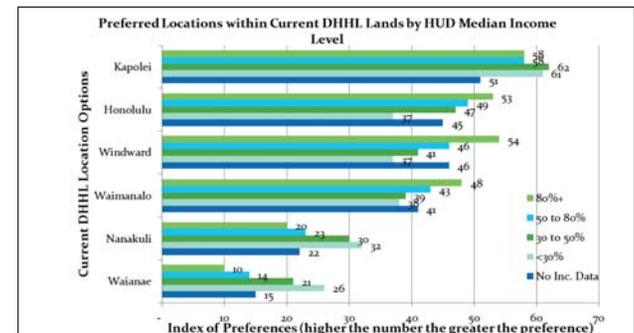
Applicants were referred to the map below and asked to identify their first through sixth preference for the location they would like to receive their residential award. SMS indexed preferences on a scale of 1 to 100 with 100 being the most desired and 1 being the least desired options.



This first graph shows that among all HUD income groups Kapolei is the preferred

location within the current land holdings of DHHH. This is especially true of lower income households. Honolulu, the Windward side and Waimānalo were the next most desired areas especially for the higher income

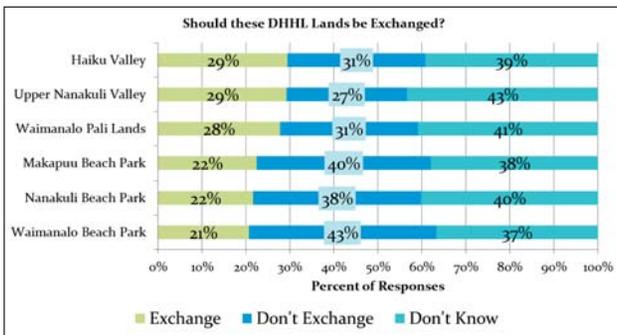
households. Nānākuli and Wai'anae were the least desired locations, but with some interest among lower income households.





shopping center within a 10-minute drive. Parents were more likely to want schools nearby.

### Policy Question



Applicants were asked if "DHHL should consider exchanging land less suitable for homestead use for land more suitable for homestead use." As shown in the graph for almost every site more Applicants said "don't

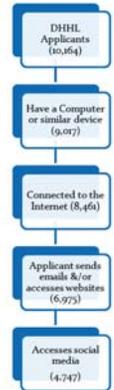
exchange" than supported exchanging the lands. However, the largest percentage of responses for each land area was "don't know." In calls taken by SMS some of the questions Applicants had related to these questions were:

- "If the land was exchanged what would be done with it?"
- Who would DHHL exchange with? For what properties?
- Would I be able to get an award if the land was exchanged?

Based on the calls received Applicants would like more details before deciding on whether DHHL lands should be exchanged.

### Computer Usage

Applicants were asked about their access to an Internet-connected electronic device and their online behaviors. Approximately 69 percent of applicants (6,975) send emails and/or access websites through the Internet. Of those, 68 percent (4,747) access some form of social media such as a Facebook page.



## Agricultural Applicants

There are about 756 Applicants only the wait list for an O'ahu Agricultural award (Ag). There are an additional 2,659 Applicants who are on both the wait lists for an Ag award and a residential award. Of these that were mailed a survey, 33 completed Ag-only surveys and 542 completed surveys from Applicants who are on both lists were returned for a total of 575 completed Ag surveys.

Of those Applicants on the Ag waiting list 24 percent of them are currently farming. Within this group of Applicants currently farming, about three-quarters of them are doing subsistence farming described in the survey as "growing crops to supply minimal needs of the immediate family living in the household. This would include a garden in the yard or plot in a community garden." About 12 percent of these Ag Applicants are doing supplemental farming described as "growing crops to supplement income from other sources, i.e. selling at farmer's markets, etc." Another two percent of these currently farming Ag Applicants say they are doing commercial farming, described as "grow cops as your primary source of income." Approximately 11 percent of Applicants who are currently farming said "other" that they described as "growing flowers, fruit trees, etc." Only a fourth of Ag Applicants are currently farming and of these most are farming at the subsistence level.

Eighty-nine percent of Ag Applicants would like to use their future Ag award "to build a house and grow crops" – subsistence farming. About half of this group said the smallest lot size they would be willing to accept for their award is ¼ to 1 acre; the remainder was spread among the other three options.

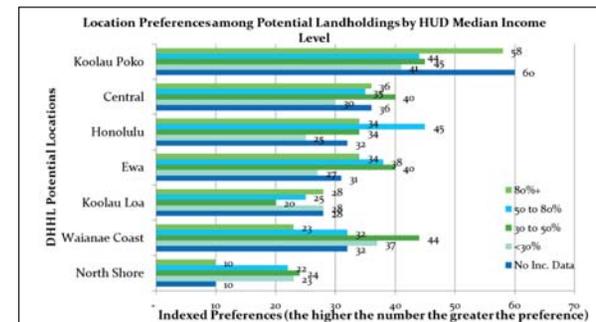
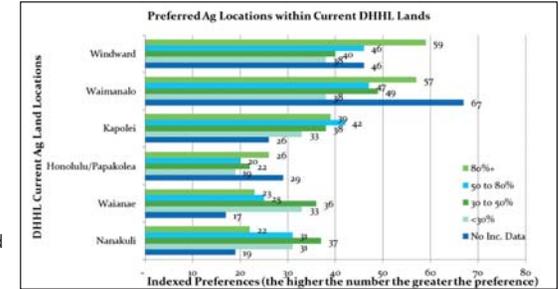
Smallest Acceptable Lot Size	% of Subsistence Applicants Willing to Accept
¼ acre or less	15.8%
¼ to ½ acre	22.7%
½ to ¾ acre	12.5%
¾ to 1 acre	48.9%

Eight percent of Ag Applicants would like to use their future Ag award "to grow crops only" – supplemental farming. About 43 percent of these applicants would be willing to accept a lot size of one acre or less.

Smallest Acceptable Lot Size	% of Supplemental Applicants Willing to Accept
Up to 1 acre	43.0%
1 to 2 acres	23.5%
2 to 3 acres	8.8%
3 to 5 acres	8.7%
More than 5 acres	16.3%

Approximately two percent of Ag Applicants would like a commercial lease, no house, which would be covered by a DHHL General Lease.

Applicants were referred to the DHHL Current Holdings map shown earlier and asked to identify their first through sixth preference for the location they would like to receive their residential award. SMS indexed preferences on a scale of 1 to 100 with 100 being the most desired and 1 being the least desired options. Ag Applicants most desired location was Windward and Waimānalo followed by Kapolei.

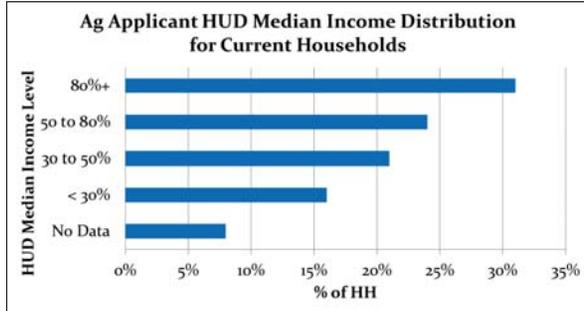


Among potential landholdings the most desired area for Ag Applicants was Ko'olau Piko, followed by a group of four areas that were very close: Central, Honolulu, 'Ewa, and Ko'olau Loa.

Overall Ag applicants are very similar to Residential applicants. The table below highlights where the characteristics are different.

Characteristics	Ag Applicant Only	Both	Residential Only
Currently live on DHHL Land	24%	13%	12%
Currently live in single-family unit	66%	56%	59%
Four or more adults employed in HH	54%	35%	31%
Longest commute to work over 60 minutes	39%	32%	25%
Willing & able to accept an award within a year	59%	44%	43%
Married	71%	60%	60%
Median Age	50	52	57
Average # of years on wait list	16	13.5	15

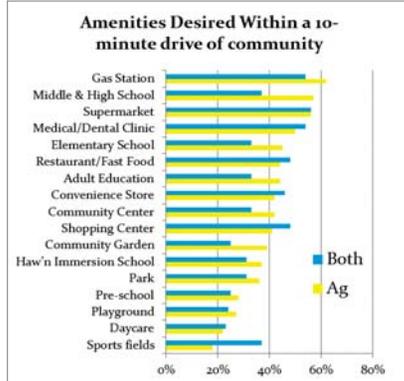
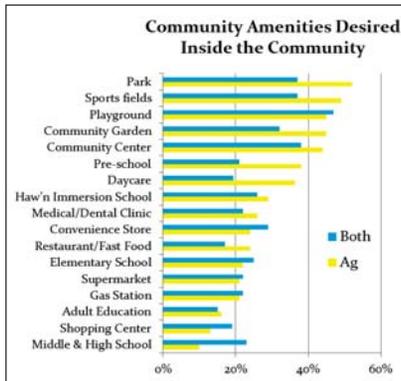
The distribution of Ag households by HUD Median income levels is very similar to



Residential Applicants. Only 31 percent of these applicant households have median income levels above 80%. This compares with 34 percent for Residential Applicants. Therefore many of the financial

challenges facing Residential Applicants would also be facing Ag Applicants.

Desired community amenities for Ag Applicants are very similar to Residential Applicants. In the graphs below the "both" category reflecting those on both wait list are more similar to those desires of Residential Applicants.



## Appendix



**2013 DHHL OAHU APPLICANT SURVEY**

1. Do you currently live on DHHL land? (DARKEN ONE)  
 Yes .....0  
 No .....0
2. What list on Oahu are you signed up for? (DARKEN ONE)  
 Residential .....0  
 Agricultural .....0  
 Both .....0  
 There is no Pastoral list for Oahu
3. What kind of housing unit do you live in now? (DARKEN ONE)  
 Single-family detached unit .....0  
 Duplex or townhouse .....0  
 Apartment/Condominium .....0  
 Public Housing .....0  
 Public Assisted Housing (Section 8) .....0  
 Other (specify) .....0
4. How many years have you lived in this housing unit? (WRITE NUMBER)  
 [ ] [ ] Years
5. How many bedrooms are in your housing unit? (WRITE NUMBER)  
 [ ] [ ] Bedrooms
6. Currently including yourself, how many people live in your household? (WRITE NUMBER)  
 [ ] [ ] People
7. How many families live in your household? (WRITE NUMBER)  
 [ ] [ ] Families
8. How many adults are employed in your household? (WRITE NUMBER) (IF NONE, SKIP TO Q.10)  
 [ ] [ ] People
9. In the spaces below, record the one-way commute time from your home to work on a normal work day for up to three employed persons with the longest commutes. Record commute time for the person with the longest commute first, then the next longest commute and so on up to three. (WRITE NUMBER)  
 a. Working Adult #1  
 [ ] [ ] [ ] Minutes  
 b. Working Adult #2  
 [ ] [ ] [ ] Minutes

- c. Working Adult #3  
 [ ] [ ] [ ] Minutes
10. Is your home owned or rented by someone living there? (DARKEN ONE)  
 Owned by someone living here .....0  
 Rented by someone living here .....0  
 Live here rent-free .....0
11. What is the total income of all employed adults in your household before taxes in 2012? (DARKEN ONE)  
 Less than \$10,000 .....0  
 \$10,000 to \$14,999 .....0  
 \$15,000 to \$24,999 .....0  
 \$25,000 to \$34,999 .....0  
 \$35,000 to \$49,999 .....0  
 \$50,000 to \$54,850 .....0  
 \$54,851 to \$62,650 .....0  
 \$62,651 to \$70,500 .....0  
 \$70,501 to \$74,999 .....0  
 \$75,000 to \$78,300 .....0  
 \$78,301 to \$84,600 .....0  
 \$84,601 to \$90,850 .....0  
 \$90,851 to \$97,100 .....0  
 \$97,101 to \$99,999 .....0  
 \$100,000 to \$103,400 .....0  
 \$103,401 to \$149,999 .....0  
 \$150,000 to \$199,999 .....0  
 \$200,000 or more .....0  
 DON'T KNOW/REFUSED .....0
12. What is the total monthly payment for rent and/or mortgage currently paid by all the members of your household? (DARKEN ONE)  
 Home paid for, or no rent paid .....0  
 Less than \$200 .....0  
 \$200 to \$499 .....0  
 \$500 to 799 .....0  
 \$800 to \$999 .....0  
 \$1,000 to \$1,249 .....0  
 \$1,250 to \$1,499 .....0  
 \$1,500 to \$1,999 .....0  
 \$2,000 to \$2,499 .....0  
 \$2,500 to \$2,999 .....0  
 \$3,000 to \$3,499 .....0  
 \$3,500 to \$3,999 .....0  
 \$4,000 to \$4,499 .....0  
 \$4,500 to \$4,999 .....0  
 \$5,000 or more .....0  
 DON'T KNOW/REFUSED .....0

Questions Q13 to Q24 for applicants on the Residential List. Agricultural-only applicants please skip to Q25.

In this survey we define Homestead Family as all the people who will live with you in your Homestead housing unit.

13. If you were to move into a home on DHHL land, how many Homestead Family members (including yourself), would live in the new home? (WRITE NUMBER)  
 [ ] [ ] People
14. Of those in your Homestead Family how many would be under age 18? (WRITE NUMBER)  
 [ ] [ ] People under age 18
15. Of those in your Homestead Family how many would be over age 65? (WRITE NUMBER)  
 [ ] [ ] People over age 65
16. How many bedrooms would you need in your new housing unit? (WRITE NUMBER)  
 [ ] [ ] Bedrooms
17. If you could not find a home with that number of bedrooms, what is the smallest number of bedrooms you would accept? (WRITE NUMBER)  
 [ ] [ ] Bedrooms
18. How many cars would your new home need to accommodate? (WRITE NUMBER)  
 [ ] [ ] Cars
19. If you were to be offered a Homestead Lease Award in 2014, which of the following types of property would you most like to receive? (DARKEN ONLY ONE CIRCLE IN EACH COLUMN. The circle next to your first choice [1]. Then darken your second choice [2] in the second column. Then darken your third choice [3] in the third column.)

	1 <sup>st</sup>	2 <sup>nd</sup>	3 <sup>rd</sup>
Lot with water, sewer, but no house	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Turn-Key (Developer Built home)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Undivided Interest (A lot in a yet to be developed community)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Kupuna housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
A rent-to-own house	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Self-help housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

20. DHHL is evaluating the following housing options. If they were available which of the following types of property would you most like to receive? (DARKEN ONLY ONE CIRCLE IN EACH COLUMN. The circle next to your first choice [1]. Then darken your second choice [2] in the second column. Then darken your third choice [3] in the third column.)

	1 <sup>st</sup>	2 <sup>nd</sup>	3 <sup>rd</sup>
Duplex townhouse (2 units)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Multi-plex townhouse (3 -12 units)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Condominium apartment 1 own	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Single-family rental home	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Rental within a multi-family complex	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
A multi-family, multi-generational home (Kauhale style)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Kupuna Housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Room within a dormitory-type facility	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

21. When you choose a particular home site which of the factors below would be most important in making your decision? (DARKEN JUST ONE)  
 Community located close to work .....0  
 Community located close to family/friends .....0  
 Community close to schools .....0  
 Community is safe .....0  
 The price of the home .....0  
 The financing of the home .....0  
 The size of the home .....0  
 The size of the yard/lot .....0
22. Developments on Oahu are trending toward smaller clustered lots with more shared community space. Would you be willing to accept a lot of approximately 3,500 square feet if it had more community space and amenities? (DARKEN JUST ONE)  
 Yes .....0  
 No .....0  
 Not sure .....0
23. When you receive your award, do you plan to: (DARKEN JUST ONE)  
 Live there alone or with your family .....0  
 Transfer it to my spouse/child who is 25% Hawaiian .....0  
 Transfer it to my spouse/child who is 50% Hawaiian .....0  
 Transfer it to another beneficiary .....0  
 Sell it to another beneficiary .....0  
 Will not accept award .....0  
 Other .....0  
 DON'T KNOW/REFUSED .....0

**24. What is the total income of all employed adults in your Homestead Family before taxes in 2012?**  
(DARKEN ONE)

- Less than \$10,000.....○
- \$10,000 to \$14,999.....○
- \$15,000 to \$24,999.....○
- \$25,000 to \$34,999.....○
- \$35,000 to \$49,999.....○
- \$50,000 to \$54,850.....○
- \$54,851 to \$62,650.....○
- \$62,651 to \$70,500.....○
- \$70,501 to \$74,999.....○
- \$75,000 to \$78,300.....○
- \$78,301 to \$84,600.....○
- \$84,601 to \$90,850.....○
- \$90,851 to \$97,100.....○
- \$97,101 to \$99,999.....○
- \$100,000 to \$103,400.....○
- \$103,401 to \$149,999.....○
- \$150,000 to \$199,999.....○
- \$200,000 or more.....○
- DON'T KNOW/REFUSED.....○

**FOR APPLICANTS ON THE OAHU AGRICULTURAL LIST ONLY.** (RESIDENTIAL ONLY APPLICANTS SKIP TO Q30.)

**25. Are you or your spouse currently farming?**  
Yes.....○  
No.....○  
(If No Skip to Q27)

**26. If yes, what type of farming are you currently doing?**  
(DARKEN JUST ONE)  
Subsistence farming (grow crops to supply minimal needs of the immediate family living in the household. This would include a garden in your yard or a plot in a community garden.).....○  
Supplemental farming (grow crop to supplement income from other sources, i.e., selling at farmer's market, etc.).....○  
Commercial farming (grow crops as your primary source of income).....○  
Other (specify).....○

**27. How do you intend to use your agricultural award?**  
(DARKEN JUST ONE)  
Build house & grow crops (Subsistence).....○  
Grow crops only (Supplemental).....○  
(If you answer this please skip to Q.29)  
Commercial level, no house (General Lease).....○  
(If this is your answer please skip to Q.30)

**28. If you chose "Subsistence" use, what is the smallest lot size you would be willing to accept for your agriculture award?** (DARKEN JUST ONE, THEN SKIP TO Q.30)  
1/4 acre or less.....○  
1/4 to 1/2 acre.....○  
1/2 to 3/4 acre.....○  
3/4 to 1 acre.....○

**29. If you chose "Supplemental", what is the smallest lot size you would be willing to accept for your agriculture award?** (CHOOSE JUST ONE)  
Up to 1 acre.....○  
1 to 2 acres.....○  
2 to 3 acres.....○  
3 to 5 acres.....○  
More than 5 acres.....○

**TO BE ANSWERED BY ALL APPLICANTS**

**30. Within DHHL's current landholdings on Oahu, where would you like to receive an award?** Refer to the map Q30 on the back of the cover letter. In the spaces below, identify your preferred location for your award. Residential Applicants complete column #1. Agricultural Applicants complete column #2. Show your preference by placing a "1" in the box next to your first choice, a "2" in the box of your second choice and so on. You can indicate up to six in each column if you like, but no ties.

LOCATION	1. RESIDENTIAL APPLICANT	2. AGRICULTURAL APPLICANT
1. Waianae		
2. Nanakū		
3. Kapolei		
4. Honolulu/Papeete		
5. Waimanalo		
6. Windward		

**31. If DHHL is able to acquire new lands and you could receive an award anywhere on Oahu where would you like to receive an award?** Refer to the map Q31 on the back of the cover letter. In the spaces below, identify your preferred location for your land award. Residential Applicants complete column #1. Agricultural Applicants complete column #2. Show your preference by placing a "1" in the box next to your first choice, a "2" in the box of your second choice and so on. You can indicate up to seven in each column if you like, but there are no ties.

LOCATION	1. RESIDENTIAL APPLICANT	2. AGRICULTURAL APPLICANT
A. Waianae Coast		
B. Ewa		
C. Honolulu		
D. Koolau Piko		
E. Central		
F. North Shore		
G. Koolau Loos		

**32. In my future Homestead Community I would like the following services: inside the Homestead Community; within a 10-minute drive; or don't need.**  
(DARKEN ONE ANSWER PER LINE)

	Inside the Homestead (Walking Distance)	10-minute Drive	Don't Need
Daycare	○	○	○
Pre-school	○	○	○
Elementary school	○	○	○
Hawaiian immersion school	○	○	○
Middle and High School	○	○	○
Adult Education/Job training classes	○	○	○
Convenience store	○	○	○
Gas station	○	○	○
Supermarket	○	○	○
Shopping center	○	○	○
Restaurants/Fast Food Outlets	○	○	○
Medical/dental clinic	○	○	○
Community Center	○	○	○
Community Garden	○	○	○
Park	○	○	○
Play ground	○	○	○
Area for Active Recreation – Sports fields	○	○	○
Other? (Please specify) _____	○	○	○

**33. If you received a Homestead award today, when would you be willing to relocate and financially ready to accept the award?** (DARKEN ONLY ONE)  
Within a year.....○  
1 to 2 years from now.....○  
2 to 5 years from now.....○  
5 to 10 years from now.....○  
More than 10 years from now.....○  
Don't know.....○

**34. Should DHHL consider exchanging land less suitable for homestead use for land more suitable for homestead use?** (ONE RESPONSE FOR EACH LOCATION)

LOCATION	Yes Exchange	No Don't Exchange	Don't Know
Nanakū Beach Park	○	○	○
Waimanalo Beach Park	○	○	○
Makapuu Beach Park	○	○	○
Waimanalo Pali lands	○	○	○
Haiku Valley	○	○	○
Upper Nanakū Valley	○	○	○

**DEMOGRAPHICS**

**35. What is your current marital status?**  
Married.....○  
Single, never married.....○  
Separated.....○  
Divorced.....○  
Widowed.....○

**36. What is your gender?**  
Male.....○  
Female.....○

**37. What was your age on your last birthday?**  
[ ] [ ] Years old

**38. Do you or someone in your household have a computer, smart phone, tablet or similar device in your house?**  
Yes one or more.....○  
No none of these.....○ SKIP TO Q 42

**39. If yes, is it connected to the Internet?**  
Yes.....○  
No.....○ SKIP TO Q 42

**40. If yes, do you or another member of your household send e-mails or access websites through the Internet?**  
Me alone.....○  
Me and others.....○  
Others, not me.....○  
No one.....○

**41. Do you or another member of your household access Facebook, Twitter or other types of social media through the Internet?**  
Me alone.....○  
Me and others.....○  
Others, not me.....○  
No one.....○

**42. What is the zip code of the community where you currently live?**  
[ ] [ ] [ ] [ ] [ ] [ ]

Mahalo! Please return the survey in the prepaid, return envelope provided, before April 30, 2013.



# **Appendix B**

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## **Open House Summaries and Comments**

- Open House #1, Waipahu High School April 20, 2013
- Open House #2, Farrington High School April 27, 2013
  - Open House #3, Kalaheo High School May 4, 2013
  - 2013 Open Houses, Attendee Preference Results
- Open House Comments- April 20, 27 and May 4, 2013



### STATION 1 - DHHL

#### O'ahu Island Plan

Open House #1, Waipahu High School  
 April 20, 2013  
 Summary

##### PRINCIPALS

THOMAS S. WITTEN, ASLA  
 President

R. STAN DUNCAN, ASLA  
 Executive Vice-President

RUSSELL Y. I. CHUNG, FASLA, LEED<sup>AP</sup>  
 Executive Vice-President

VINCENT SHIGEKUNI  
 Vice-President

GRANT T. MURAKAMI, AICP, LEED<sup>AP</sup>  
 Principal

W. FRANK BRANDT, FASLA  
 Chairman Emeritus

##### ASSOCIATES

TOM SCHNELL, AICP  
 Senior Associate

RAYMOND T. HIGA, ASLA  
 Senior Associate

KEVIN K. NISHIKAWA, ASLA  
 Associate

KIMI MIKAMI YUEN, LEED<sup>AP</sup>  
 Associate

SCOTT ALIKA ABRIGO, LEED<sup>AP</sup>  
 Associate

SCOTT MURAKAMI, ASLA, LEED<sup>AP</sup>  
 Associate

DACHENG DONG, LEED<sup>AP</sup>  
 Associate

##### HONOLULU OFFICE

1001 Bishop Street, Suite 650  
 Honolulu, Hawaii 96813-3484  
 Tel: (808) 521-5631  
 Fax: (808) 523-1402  
 E-mail: syadming@pbrhawaii.com

##### KAPOLEI OFFICE

1001 Kamehaha Boulevard  
 Kapolei Building, Suite 313  
 Kapolei, Hawaii 96707-2005  
 Tel: (808) 521-5631  
 Fax: (808) 535-3163

**Commissioner:** Renwick V.I. "Uncle Joe" Tassill  
**Chairman's Office:** Darrell Young, Deputy Director  
**Staff:** Derek Kimura, Darrell Yagodich, Kaleo Manuel, Bob Freitas Jr., Julie-Ann Cachola, Nancy McPherson, Ulu Lota, Darrell Ing, Kuuwehi Hiraishi, Rene Kondo and Kana'i Kapeliela  
**Consultants:** PBR Hawaii – Scott Abrigo, Malia Cox

**Handouts:** O'ahu Island Plan Newsletter No. 1  
 Open Houses "Save the Dates" card  
 Open House Questionnaire/Stamp Card  
 Budget Call to Action/Nelson Case

**Attendees:** **Applicants: 39 (65%)**  
**Lessees: 16 (27%)**  
**Other: 5 (8%)**

**Meeting Format:** This more informal meeting format allowed attendees to come and go based on their schedules and have one on one discussions with the DHHL Trust's staff and consultant team. Although informal, a welcoming/pule as well as a summary of data collected, and closing of the open house were built into the schedule.

**Opening:** The meeting was opened with pule by Commissioner Joe Tassill.

**Welcoming:** Ms. Ulu Lota of the Planning Office individually welcomed participants and described the open house format during the check in process.

**Stations:** Attendees were encouraged to go to each of the six stations set up within the cafeteria at their own pace. The stations were designed to both provide information on a particular issue/subject as well as gather information from attendees. Attendees were encouraged to ask questions and provide feedback throughout the open house.

Following is a summary of the information shared and collected during the Open House. For clarity the comments have been grouped by the station the comments were related to, rather than the station where the comments were made.

The first station was designed to provide attendees with information regarding the Hawaiian Homestead Act, DHHL's mission, and organization of the DHHL Trust. Station 1 provided attendees with a breakdown of DHHL's landholdings, applicants, and lessees State-wide compared with O'ahu only. In addition, Station 1 identified the location of the existing residential and agriculture lessees. This background information was provided to help provide attendees with some context as they moved to the subsequent stations.

#### Comments/Questions/Concerns

This was the first station that most attendees stopped at, therefore many questions and concerns were related to information discussed at other stations. In some cases staff provided a response, then redirected attendees to the relevant station and suggested they ask the question again. Comments pertaining to DHHL Trust, the mission, applicant/lessee data and implementation of the act follow.

- Beneficiaries
  - Applicants
    - Applicant is on lists for two different islands (residential on Maui, Agriculture on O'ahu)
    - Applicant requests DHHL Trust negotiate with him/her to take the O'ahu lot, not Maui
  - Lessees
    - The number of existing residential leases in Kapolei should be checked for accuracy
- Administrative Rules
  - Sale of Leases/Homes
    - Why does DHHL Trust allow the sale of homestead leases? *Response - the Act does not say that you cannot sell. There are no regulations in place.*
    - Sale of leases with no \$\$ back to the Department is wrong
    - Administrative rules should be changed
    - Provide input on the Administrative Rules to stop sale of leases
    - The burden of proof should be on the lessee. Instead of saying the law does not prohibit we should say the law does not say you can do it
    - There is a rule to stop the sale of leases, it is the HHCA
- Rehabilitation
  - A translation of 'Āina Ho'opulapula and rehabilitation should be discussed. What do those terms really mean?
  - What does a self-sufficient and healthy community look like? Is it eating off the land? The ahupua'a model equals food security
  - Consider rehabilitating foreclosed homes for those with less income
  - Kaupuni was not successful. It is not self-sufficient. What happened?
- General Comments
  - A better reporting system is needed to give information early on

### STATION 2 - DHHL PLANNING SYSTEM

This station provided attendees with an overview of the planning system as well as the steps taken to get from the General Plan through award of leases.

- *General Plan* - This plan guides the DHHL Trust over the long-term (20 year time frame) by establishing goals and objectives for DHHL Trust which are utilized during island plan development
- *Island Plan* - The Islands Plans have a long-term perspective (20 year time frame with an update every 10 years) created to establish:
  - Implementation of land use goals and objectives from the General Plan
  - Development of appropriate land uses for land holdings to meet needs of beneficiaries while ensuring proper stewardship of the 'āina
  - Identification of needs and opportunities of beneficiaries through surveys, focus groups, open houses and community consultation
  - Exploration of island specific issues, such as limited land base on O'ahu
  - Setting of development priorities
- *O'ahu Island Plan*- The development of the O'ahu Island Plan will be conducted in four steps: (1) Data Collection, (2) Analysis, (3) Draft Plan Development, (4) Adoption of Final Plan. Currently the Trust is collecting data.

Comments/Questions/Concerns

There were no additional comments directly related to this section.

### STATION 3 - HOMESTEAD USES

This station provided attendees with an overview of the where DHHL Trust has lands on O'ahu, and the areas where conditions warrant further evaluation to determine if homesteading is feasible. Attendees were provided an opportunity to indicate their preferences as it related to new homestead developments, lot size, housing options and agriculture uses. Following is a table of the results.

Within DHHL landholdings, a majority of residential respondents (60%) indicated a preference for homesteading in Kapolei, while half of the agriculture respondents preferred Wai'anae.

<u>Preference within DHHL</u>	<u>Residential Applicant Preference</u>	<u>Farm Applicant Preference</u>
Wai'anae	1	2
Nānākuli	3	0
Kapolei	24	0
Honolulu/Papakōlea	6	0
Waimānalo	2	1
Windward	4	1
<b>Total Responses</b>	<b>40</b>	<b>4</b>

If given an opportunity to homestead anywhere on O'ahu, respondents indicated a preference for Central (33%) followed closely by 'Ewa (27%).

<u>Preference outside DHHL</u>	<u>Residential Applicant Preference</u>	<u>Farm Applicant Preference</u>
Wai'anae Coast	4	0
'Ewa	13	0
Honolulu	5	0
Ko'olau Poko	4	0
Central	16	1
North Shore	3	0
Ko'olau Loa	4	0
<b>Total Responses</b>	<b>49</b>	<b>1</b>

Respondents overwhelmingly (80%) indicated that they would prefer a 5,000 square foot lot even if a 3,500 square foot lot came with shared facilities and community amenities.

<u>Lot Size</u>	<u>Preference for 3500 sq ft</u>	<u>Preference for 5000 sq ft</u>
<b>Total Responses</b>	<b>8</b>	<b>32</b>

Attendees were provided with a list of housing alternatives to a single family home. These alternatives are not currently being offered by DHHL. Attendees were asked what they would prefer if they were offered these options, keeping in mind that if their only preference was for a single family home, then no response was appropriate. Respondents indicated that there is a need for the development of Kūpuna housing with 27% of respondents indicating this as their top housing alternative. Respondents indicated a strong desire for the development of single family rental options. When combined, 41% of respondents indicated that rental housing was their top alternative housing option.

<u>Alternative Housing Options</u>	<u>Number of Respondents</u>
Duplex	4
Multi-Townhouse	0
Apartment/Condominium	1
Rental- SF	12
Rental-MF	0
Kauhale	0
Kūpuna	13
Dorm	2
(WI) Rent to Own	7
<b>Total Responses</b>	<b>39</b>

(WI) indicates "write in" comments

Attendees were asked how they would utilize an agricultural award if they received one. While there were limited responses, agriculture applicants indicated overwhelmingly that they would use it for subsistence rather than for income generation (supplemental or commercial use).

<i><u>Agriculture Use</u></i>	<i><u>Number of Respondents</u></i>
Subsistence	5
Supplemental	0
Commercial	1
<b>Total Responses</b>	<b>6</b>

Comments/Questions/Concerns

Additional comments pertaining to homestead uses follow.

- Agriculture Homesteads
  - More agriculture land is needed on O'ahu
  - Consider awarding agriculture leases first then do training
  - There are 3,000 agriculture applicants. They should be placed. If the list cannot be satisfied based on land holdings, then the list should be closed
  - I'd like to see a subsistence agriculture lot
  - Consider garden plots for homesteaders to use now
  - I would like something between subsistence and supplemental

**STATION 4 - COMMUNITY USES**

Attendees were provided with opportunities to discuss and evaluate what features(s) of a community were important to each of them. Attendees identified both their amenities/facilities that were most important, if and how they were willing to support those amenities as well as amenities that their existing communities are lacking. Attendees indicated that the three amenities that they would most like in close proximity/within the homestead are Community Center, Playground and Supermarket. Attendees overwhelmingly indicated that they would be willing to pay a fee for amenities, but also had many comments regarding maintenance costs. Following are tables of the results.

<i><u>Amenities</u></i>	<i><u>Walk</u></i>	<i><u>Drive</u></i>
Daycare	4	0
Adult Education/Job Training Classes	4	2
Elementary School	9	0
Hawaiian Immersion School	12	1
Middle School	5	0
High School	4	0
Convenience Store	0	0

<i><u>Amenities</u></i>	<i><u>Walk</u></i>	<i><u>Drive</u></i>
Gas Station	1	1
<b>Supermarket</b>	<b>15</b>	<b>5</b>
Shopping Center	9	3
Restaurants/Fast Food	1	1
Medical/Dental Clinic	12	2
<b>Community Center</b>	<b>21</b>	<b>0</b>
Community Garden	4	0
Park	7	1
<b>Playground</b>	<b>17</b>	<b>0</b>
Area for Active Recreation (i.e. sports fields)	13	0
(WI) Church	7	0
(WI) Fitness Center	1	0
(WI) Bike/Jogging paths	1	0
(WI) Cemetery	1	0
(WI) Imu		0
(WI) Choose Amenity by Healthy Community Criteria	1	0
<b>Total Responses</b>	<b>149</b>	<b>16</b>

(WI) indicates "write in" comments

<i><u>Maintenance Costs</u></i>	<i><u>Yes</u></i>	<i><u>No</u></i>
Pay a Fee	42	1
Sweat Equity	22	3
Forgo	4	18
<b>Total Responses</b>	<b>68</b>	<b>22</b>

Comments/Questions/Concerns

A lot of discussion stemmed from questions posed at this station. Comments follow:

- Amenities
  - Request for information
    - We provided DHHL Trust with information regarding the amenities we want 10 years ago
    - Why is DHHL Trust asking questions previously asked
  - Schools
    - Improvement needed
    - Better teachers to teach our children
  - Spiritual/Cultural Centers
    - Integrate into homestead
    - Spiritual Centers should be within the community. Homesteaders should not have to drive outside to go to church

- There is a high demand for church facilities
  - Kapolei has 3-4 churches
  - Create an imu area in Kānehili
- Proximity to Services
  - Kūpuna can't/don't drive
  - Emergency Services
    - Confusion regarding emergency services jurisdiction. Some applicants thought there was no 911 service within HHL lands
    - HHL are serviced by emergency responders
- Maintenance of Facilities
  - Paying Fees
    - Who collects?
    - Who gets the fees?
    - If community own facility the community association should pay
    - If DHHL Trust owns facility, then they (community) shouldn't pay
  - Sweat Equity
    - Sweat equity doesn't work
    - No one will show up
    - Some will be involved, but it should be a shared responsibility
  - Maintenance
    - Park should be public, and not require maintenance be paid/done by community
    - Difficult to determine how maintenance will be done if the specific amenity has not be identified
    - Consider fee or sweat equity, not both
  - Giving Back
    - Those living in the community should give back to the community

**STATION 5 - REVENUE**

In support of the Hawaiian Homes Commission Act, the DHHL Trust develops new homesteads, manages lands, provides loans and other services to beneficiaries, performs asset repair and replacement, and conducts administrative activities. Portions of DHHL Trust's lands are utilized to generate money that supports these activities. This use of a portion of lands not needed for homesteading for revenue generation is conducted under Commission direction and has been authorized under Section 204 of the Act since the original Act was enacted by the U.S. Congress. Attendees were provided with general information regarding the average cost to develop a new residential homestead lot.

Comments/Questions/Concerns

Comments pertaining to revenue generation and homestead costs follow.

- Infrastructure
  - Attendees were not aware that DHHL paid for infrastructure costs

- Agriculture leases should not need infrastructure if you live elsewhere
- Churches are free, they don't need money
- Mortgages
  - Homesteads cost \$260,000 not \$225,000
  - A 2<sup>nd</sup> mortgage/lien should be placed on property to prevent speculation
  - How do delinquent loans affect applicants? *Response: DHHL Trust absorbs the loss meaning there is less money available for new loan applicants and new developments*
- Toll Booth as a way to generate income

**STATION 6 - PRESERVATION USES**

DHHL Trust's land inventory on O'ahu includes lands that are not suitable for homestead development. The inventory includes lands that support the general public, steep lands and pali, conservation lands, drainage/wetlands, etc. Attendees were provided with an opportunity to indicate their views on keeping the lands or exchanging the lands for those more suitable for homestead use. Following is a table of those results.

<i>Land Use</i>	<i>Exchange</i>	<i>Keep</i>	<i>Unsure</i>
Public Use	8	29	4
Beach Park	7	31	3
Steep Lands/Pali	29	15	3
Conservation	11	25	3
Drainage	16	20	5
<b>Total Responses</b>	<b>71</b>	<b>120</b>	<b>18</b>

Comments/Questions/Concerns

A lively discussion stemmed from questions posed at this station. Comments pertaining to preservation and other non-homesteading uses follow.

- Exchange/Keep
  - Keep
    - Consider license or lease rather than exchange
    - Collect fees from existing users
    - Charge
    - The State is hard to trust
    - Why exchange, just ask for more lands (multiple attendees indicated agreement with this sentiment)
  - Exchange
    - Consider exchange with restrictions limiting future use
- Types of that should be retained
  - Keep lands with water resources

- Waimānalo has a lot of water
- Keep Beaches
  - Access is important for community users
- Keep lands to develop rail along mountains
  - City/Fed
- Keep Agriculture lands
  - Base of Pali
- Governance
  - Establish konohiki at parks
  - Create/Enforce Nuisance Fines (i.e. Kawamoto)

**Mid-Day Summary:** At approximately 12:30 p.m., attendees were gathered together and findings from the morning were shared by DHHL staff and its consultants. A brief question and answer period ensued. Attendees had questions about the audit, and selling of leases. Commissioner Tassill discussed the benefits of owner-builder homes and reminded attendees that the Commissioners and the Trust serve the beneficiaries. One attendee reminded the group that while there are concerns regarding the rules under which DHHL operates, it is important to be active participants in the rule making consultations.

Attendees were informed that two more open houses are scheduled. The information will be similar to the presentations at this open house. Beneficiaries are welcome to attend, and are encouraged to tell other beneficiaries to share their mana'o.

**End-Day Summary:** While attendees continued to have discussions with DHHL's staff and consultants, no attendees were at the open house at 2:45, the time scheduled for the final wrap up, therefore an end of day summary was not conducted.

**Adjournment:** The Open House adjourned at approximately 3:00 pm.

**O'ahu Island Plan**  
Open House #2, Farrington High School  
April 27, 2013  
Summary

**PRINCIPALS**

THOMAS S. WITTEN, ASLA  
President

R. STAN DUNCAN, ASLA  
Executive Vice-President

RUSSELL Y. I. CHUNG, FASLA, LEED<sup>®</sup> AP  
Executive Vice-President

VINCENT SHIGEKUNI  
Vice-President

GRANT T. MURAKAMI, AICP, LEED<sup>®</sup> AP  
Principal

W. FRANK BRANDT, FASLA  
Chairman Emeritus

**ASSOCIATES**

TOM SCHNELL, AICP  
Senior Associate

RAYMOND T. HIGA, ASLA  
Senior Associate

KEVIN K. NISHIKAWA, ASLA  
Associate

KIMI MIKAMI YUEN, LEED<sup>®</sup> AP  
Associate

SCOTT ALIKA ABRIGO, LEED<sup>®</sup> AP  
Associate

SCOTT MURAKAMI, ASLA, LEED<sup>®</sup> AP  
Associate

DACHENG DONG, LEED<sup>®</sup> AP  
Associate

**HONOLULU OFFICE**

1001 Bishop Street, Suite 650  
Honolulu, Hawai'i 96813-3484  
Tel: (808) 521-5631  
Fax: (808) 523-1402  
E-mail: syadming@pbrhawaii.com

**KAPOLEI OFFICE**

1001 Kamehala Boulevard  
Kapolei Building, Suite 313  
Kapolei, Hawai'i 96707-2005  
Tel: (808) 521-5631  
Fax: (808) 535-3163

**Chairman's Office:** Darrell Young, Deputy Director

**Staff:** Darrell Yagodich, Bob Freitas, Julie-Ann Cachola, Nancy McPherson, Darrell Ing, Dean Oshiro, Linda Chinn, Kaipo Duncan, Ku'uwehi Hiraishi, Michele Ikeda, Michelle Brown, Trisha Paul, Kealaonalani Pruet  
**Consultants:** PBR Hawaii – Scott Abrigo, Malia Cox

**Attendees:** **Applicants: 67 (68%)**  
**Lessees: 17 (17%)**  
**Other: 15 (15%)**

**Handouts:** O'ahu Island Plan Newsletter No. 1  
Open House "Save the Dates" card  
Open House Questionnaire/Stamp Card  
"What is an Open House?" Handout

**Meeting Format:** The more informal "open house" format allowed attendees to come and go based on their schedules and have one on one discussions with the DHHL Trust's staff and consultant team. Although informal, a welcoming/pule with introductions and orientation were built into the schedule. The schedule was modified from Open House #1, eliminating the mid-day summary, due to the fact that participants tended to arrive early and leave by 1:00 p.m.

**Opening:** The meeting was opened with pule by a volunteer.

**Welcoming:** Ms. Michelle Ikeda and Ms. Trisha Paul greeted participants and provided materials at check in. Staff Planner Nancy McPherson welcomed participants, introduced staff and briefly described the open house format.

**Stations:** Attendees were encouraged to visit each of the six stations set up within the cafeteria at their own pace. The stations were designed to provide information on a particular issue/subject as well as gather information from attendees. Attendees were encouraged to ask questions and provide feedback throughout the open house.

Following is a summary of the information shared and collected during the Open House. For clarity, comments have been grouped by the station the comments were related to, rather than the station where the comments were made.

**STATION 1 - DHHL**

The first station provided attendees with information regarding the Hawaiian Homestead Act, DHHL's mission, and organization of the DHHL Trust. Station 1 provided attendees with a breakdown of DHHL's landholdings, applicants, and lessees State-wide compared with O'ahu only. In addition, Station 1 identified the location of existing residential and agriculture lessees. This background information was provided to help provide attendees with some context as they moved to the subsequent stations. At this event, one staff member covered both Station 1 and Station 2.

Comments/Questions/Concerns

Comments pertaining to Station 1 follow.

- Pule - Attendee stated that as guests of the event, attendees should not be asked to pule. DHHL should pray and open the event
- Mission Statement - It appears that the mission statement on the board is different from mission statement previously provided. Attendee asked, "Why? Something is wrong with that."
- Beneficiaries
  - Applicants
    - Consider allowing applicants to switch to another island so family can get on the land
    - Be more efficient to get applicants off the list
    - Find a way as Kūpuna are getting old
    - Awards for Homesteads in Kapolei
      - I don't believe applicants were offered Kapolei twice
      - My father was not contacted for Kapolei homestead
- Governance
  - Ceded Lands
    - Give back ceded lands
    - There are different kinds of ceded lands
  - Leases
    - Sales
      - Should not be allowed
      - No!
    - Rental
      - Individuals are renting homesteads to outsiders
    - Vacant
      - Why allow homes to stay vacant for so long
      - Offer vacant as rent to own
      - Use the lease/Re-award
  - Hawaiian Homestead Commission
    - Problem is political
    - Beneficiaries should vote instead of HHC being chosen by the governor

### STATION 2 - DHHL PLANNING SYSTEM

This station provided attendees with an overview of the planning system as well as the steps taken to get from the General Plan through award of leases.

- *General Plan* - This plan guides the DHHL Trust over the long-term (20 year time frame) by establishing goals and objectives for DHHL Trust which are utilized during island plan development
- *Island Plan* - The Islands Plans have a long-term perspective (20 year timeframe with an update every 10 years) created to establish:
  - Implementation of land use goals and objectives from the General Plan
  - Development of appropriate land uses for land holdings to meet needs of beneficiaries while ensuring proper stewardship of the 'āina
  - Identification of needs and opportunities of beneficiaries through surveys, focus groups, open houses and community consultation
  - Exploration of island specific issues, such as limited land base on O'ahu
  - Setting of development priorities
- *O'ahu Island Plan* - The development of the O'ahu Island Plan will be conducted in four steps: (1) Data Collection, (2) Analysis, (3) Draft Plan Development, (4) Adoption of Final Plan. Currently the Trust is collecting data.

Comments/Questions/Concerns

No comments were related specifically to the issues discussed at this station

### STATION 3 - HOMESTEAD USES

This station provided attendees with an overview of the where DHHL Trust lands are located on O'ahu, and areas where conditions warrant further evaluation to determine if homesteading is feasible. Attendees were provided an opportunity to indicate their preferences as it related to new homestead developments, lot size, housing options and agriculture uses. Following is a table of the results.

Within DHHL landholdings, slightly less than half of residential respondents (43%) indicated a preference for homesteading in Papakōlea/Honolulu, while the highest number of agriculture respondents preferred Nānākuli followed closely by Windward.

<u>Preference within DHHL</u>	<u>Residential Applicant Preference</u>	<u>Farm Applicant Preference</u>
Wai'anae	1	0
Nānākuli	5	5
Kapolei	19	2
Honolulu/Papakōlea	32	2
Waimānalo	8	2
Windward	8	4
<b>Total Responses</b>	<b>73</b>	<b>15</b>

If given an opportunity to homestead anywhere on O'ahu, residential respondents indicated a preference for Honolulu (35%) followed closely by Central (34%). Agricultural respondents indicated a preference of North Shore (36%) for farming.

<u>Preference outside DHHL</u>	<u>Residential Applicant Preference</u>	<u>Farm Applicant Preference</u>
Wai'anae Coast	0	0
'Ewa	2	0
Honolulu	23	0
Ko'olau Poko	5	3
Central	22	3
North Shore	3	5
Ko'olau Loa	10	3
<b>Total Responses</b>	<b>65</b>	<b>14</b>

Respondents overwhelmingly (82%) indicated that they would prefer a 5,000 square foot lot even if a 3,500 square foot lot came with shared facilities and community amenities.

<u>Lot Size</u>	<u>Preference for 3500 sq ft</u>	<u>Preference for 5000 sq ft</u>
<b>Total Responses</b>	<b>12</b>	<b>55</b>

Attendees were provided with a list of housing alternatives to a single family home. These alternatives are not currently being offered by DHHL. Attendees were asked what they would prefer if they were offered these options, keeping in mind that if their only preference was for a single family home, then no response was needed. Respondents indicated that there is a need for the development of Kauhale housing, with 43% of respondents indicating this as their top housing alternative. Respondents indicated a strong desire for the development of single family rental options. When all rental options types were combined, 29% of respondents indicated that rental housing (single family and multifamily) was their top alternative housing option.

<u>Alternative Housing Options</u>	<u>Number of Respondents</u>
Duplex	1
Multi-Townhouse	3
Apartment/Condominium	6
<b>Rental- SF</b>	<b>16</b>
Rental-MF	6
<b>Kauhale</b>	<b>33</b>
Kūpuna	9
Dorm	2
(WI) Homeless	1
<b>Total Responses</b>	<b>77</b>

(WI) indicates "write in" comments

Attendees were asked how they would utilize an agriculture award if they received one. Agriculture applicants indicated overwhelmingly (78%) that they would use it for subsistence rather than for supplemental or commercial use.

<u>Agriculture Use</u>	<u>Number of Respondents</u>
Subsistence	29
Supplemental	4
Commercial	4
<b>Total Responses</b>	<b>37</b>

Comments/Questions/Concerns

Additional comments pertaining to homestead uses follow.

- Agriculture
  - DHHL should not allow commercial GMO farming
  - DHHL should see if Gailbraith and Monsanto lands can be bought back. Land is rich land for agriculture
- Land Base
  - Papakōlea was inventory before Honolulu, and should therefore be listed first on lists
  - Until we know when DHHL is going to get more lands and the source, attendees should not be asked where they would like DHHL to acquire more land
- Homestead Development
  - Consider building homes by Lincoln/Pū O Waina
  - Build condos/high rise building in Waikiki/town
  - Consider high density on Lili'uokalani Street as well as Isenberg
- Acquisition
  - Bless DHHL with more land, it is all ours anyway
  - More agriculture land is needed

**STATION 4 - COMMUNITY USES**

Attendees were provided with opportunities to discuss and evaluate what features(s) of a community were important them. Attendees identified both the amenities/facilities that were most important, if and how they were willing to support those amenities, as well as amenities that their existing communities are lacking. Following are the results.

Attendees indicated that the three amenities that they would most like in close proximity to or within the homestead are Medical/Dental Clinic (15%), Hawaiian Immersion School (11%) and Active Recreation Areas (11%).

<u>Amenities</u>	<u>Support</u>
<b>Medical/Dental Clinic</b>	<b>47</b>
<b>Hawaiian Immersion School</b>	<b>34</b>

<u>Amenities</u>	<u>Support</u>
<b>Area for Active Recreation (i.e. sports fields)</b>	<b>34</b>
Adult Education/Job Training Classes	22
Community Garden	20
Community Center	19
Supermarket	14
Daycare	13
Gas Station	10
Park	10
Elementary School	9
Middle School	8
Shopping Center	7
Playground	7
High School	6
(WI) Senior Housing	6
Convenience Store	5
Restaurants/Fast Food	5
(WI) Library/Reading Center	5
(WI) Aquaponics	4
(WI) Health/Wellness Center	4
Other - nothing specified	4
(WI) Safe Zone for Youths	3
(WI) Public Safety Facilities (fire station, hospital, etc.)	3
(WI) Cemetery	2
(WI) Kūpuna Gathering Facilities	2
(WI) Hawaiian Museum	2
(WI) Hospital	1
(WI) Pu'uhonua Healing Cultural Center	1
(WI) Fishing Village	1
(WI) Medicinal Garden	1
(WI) Sustainable Gardens	1
(WI) IMO Pig Farming (no smell technology)	1
(WI) Our House	1
<b>Total Responses</b>	<b>312</b>

(WI) indicates "write in" comments

Attendees overwhelmingly indicated that they would be willing to pay a fee for amenities, but also had many comments regarding maintenance costs.

<i><u>Maintenance Costs</u></i>	<i>Yes</i>	<i>No</i>
Pay a Fee	57	28
Sweat Equity	72	11
Forgo	6	74
<b>Total Responses</b>	<b>135</b>	<b>113</b>

Attendees were asked to think about their own communities and identify amenities and services that are not adequate or unavailable. Following are attendees' responses:

- Library/Reading Center (talk story)
- Kūpuna
  - Adult Day Care
  - Senior Living Housing
  - Kūpuna Housing
- Cultural Facilities
  - Pu'uhonua (healing)
  - Hawaiian Museum
  - Oral Tradition Research Center
  - History and Educational Center for Kūpuna to Keiki
- Charter School
- Grave yards
- Centers
  - For next generation: Keiki through teenager
  - Safe zone for youth
  - Community Recreation Center (multi-use)
  - Health and Wellness Center
- Dormitory - for college students
- Community Stability
  - Work opportunities (paying a living wage)
  - Job training is very important
  - If a family already has a homestead, do they still need services
  - Focus on training and development for keiki
  - Supermarkets should be community owned
- Public Safety Facilities
  - Fire station
  - Hospital
- Food
  - Fishing
    - Fishing Village
    - Aquaponics for all Hawaiians that live on Hawaiian Homelands to sustain and be self-sufficient
  - Gardens -
    - Medicinal Gardens
    - Sustainable Gardens

- Pig Farming (Korean/Hawaiian/No smell technology, i.e. indigenous micro-organisms)
- Agriculture lots should provide product to community stores
- Less Commercial Real-estate Development and more residential
- Pōhaku Quarry
- Our House

Comments/Questions/Concerns

There were a lot of thought provoking discussions that stemmed from questions posed at this station. Comments follow:

- Services
  - Hawaiian Trusts should work together
    - It is too bad that OHA and DHHL are not together. They should be working together to service all Hawaiians
  - Daycare
    - Daycare for all ages is needed
  - Hawaiian Home Lands Resource Office
- Maintenance of Facilities
  - Don't just shut down facilities
    - DHHL needs to come back to community to ask them to put their heads together on what can be done. Everyone is working to same goal will come up with something
  - Why are fees and sweat equity two different options. They should be together
  - Fees
    - Paying a fee is dependent on the facility/service
    - If you use the facility/service, you should pay
    - If affordability is a problem, then individual/family should be able to work in lieu of the fee
    - Paying a fee to rent facility, or for a service provided makes sense
    - Small fee okay
    - Consider sliding scale
    - Build fee into mortgage
  - Fee Alternatives/Suggestions for reducing costs
    - Community fundraisers in lieu of fees
    - Should not pay a fee because it should be our kuleana to take care of the facility
    - Instead of a fee for water, just develop water source on property
    - Consider using solar and wind to reduce facility costs
    - Build fees into mortgage
  - Hire Beneficiaries
    - DHHL should hire beneficiaries to do maintenance
    - Sweat equity for pay: Beneficiaries need to live too

**STATION 5 – REVENUE**

In support of the Hawaiian Homes Commission Act, the DHHL Trust develops new homesteads, manages lands, provides loans and other services to beneficiaries, performs asset repair and replacement, and conducts administrative activities. Portions of DHHL Trust's lands are utilized to generate money that supports these activities. This use of a portion of lands not needed for homesteading for revenue generation is conducted under Commission direction and has been authorized under Section 204 since the original Act was enacted by the U.S. Congress. Attendees were provided with general information regarding the average cost to develop a new residential homestead lot.

Comments/Questions/Concerns

Comments pertaining to revenue generation and homestead costs follow.

- Homestead Development
  - Homesteads need to be kept affordable
  - Don't use Developers, political
- Revenue Generation
  - Get back rent for the airport. It has not been paid
  - General Lease rents are too low. The contract amounts should be re-evaluated

**STATION 6 - PRESERVATION USES**

DHHL Trust's land inventory on O'ahu includes lands that are not suitable for homestead development. The inventory includes lands that support the general public, steep lands and pali, conservation lands, drainage/wetlands, etc. Attendees were provided with an opportunity to indicate their views on keeping the lands or exchanging the lands for those more suitable for homestead use. Following is a table of those results.

<i>Land Use</i>	<i>Exchange</i>	<i>Keep</i>	<i>Unsure</i>
Public Use	34	42	0
Beach Park	32	54	0
Steep Lands/Pali	35	47	1
Conservation	21	68	1
Drainage	32	51	2
<b>Total Responses</b>	<b>154</b>	<b>262</b>	<b>4</b>

Comments/Questions/Concerns

A lively discussion stemmed from questions posed at this station. Comments pertaining to preservation and other non-homesteading uses follow.

- Exchange/Keep/Unsure
  - Keep
    - Be efficient with what is in inventory to get applicants off the list
    - Use lands for alternative energy, wind & solar
  - Exchange
    - Exchange only when necessary
    - Exchange wetlands for higher drier lands
    - Exchange if DHHL is not making \$\$ from it
    - Need to be logical- DHHL needs land for homesteading
  - Unsure
    - Need to know if it is ceded lands before a decision can be made regarding exchange
    - It depends on if lands are comparable
    - Keep until Kana'iolowalu is done
    - Need to hear dialogue on exchange first

**Mid-Day Summary:** This was eliminated from the schedule based on observed attendance patterns.

**End-of-Day Summary:** No attendees were at the open house at the time of the final wrap-up, therefore an end of day summary was not conducted.

**Adjournment:** The Open House adjourned at approximately 3:00 pm.

**O'ahu Island Plan**  
Open House #3, Kalaheo High School  
May 4, 2013  
Summary

**PRINCIPALS**

THOMAS S. WITTEN, ASLA  
*President*

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

RUSSELL Y. I. CHUNG, FASLA, LEED<sup>®</sup> AP  
*Executive Vice-President*

VINCENT SHIGEKUNI  
*Vice-President*

GRANT T. MURAKAMI, AICP, LEED<sup>®</sup> AP  
*Principal*

W. FRANK BRANDT, FASLA  
*Chairman Emeritus*

**ASSOCIATES**

TOM SCHNELL, AICP  
*Senior Associate*

RAYMOND T. HIGA, ASLA  
*Senior Associate*

KEVIN K. NISHIKAWA, ASLA  
*Associate*

KIMI MIKAMI YUEN, LEED<sup>®</sup> AP  
*Associate*

SCOTT ALIKA ABRIGO, LEED<sup>®</sup> AP  
*Associate*

SCOTT MURAKAMI, ASLA, LEED<sup>®</sup> AP  
*Associate*

DACHENG DONG, LEED<sup>®</sup> AP  
*Associate*

**HONOLULU OFFICE**

1001 Bishop Street, Suite 650  
Honolulu, Hawai'i 96813-3484  
Tel: (808) 521-5631  
Fax: (808) 523-1492  
E-mail: syvadmng@pbrhawaii.com

**KAPOLEI OFFICE**

1001 Kamehikila Boulevard  
Kapolei Building, Suite 313  
Kapolei, Hawai'i 96707-2005  
Tel: (808) 521-5631  
Fax: (808) 535-3163

**Commissioner:** Renwick V.I. "Uncle Joe" Tassill  
**Chairman's Office:** Jobi Masagatani, Chairman  
**Staff:** Darrell Yagodich, Bob Freitas, Julie Ann Cachola, Ulu Lota, Kaleo Manuel, Nancy McPherson, Trisha Paul, Darrell Ing, Linda Chinn, Kahana Albinio, Marbeth Aquino, Juan Garcia  
**Consultants:** PBR Hawaii – Scott Abrigo, Malia Cox  
**Attendees:** **Lessees: 19 (24%)**  
**Applicants: 39 (49%)**  
**Other: 21 (27%)**

**Handouts:** O'ahu Island Plan Newsletter No. 1  
Open House Questionnaire/Stamp Card  
"What is an Open House?" Handout

**Meeting Format:** The more informal "open house" format allowed attendees to come and go based on their schedules and have one on one discussions with the DHHL Trust's staff and consultant team. Although informal, a welcoming/ with introductions and orientation were built into the schedule.

**Opening:** The meeting was opened with pule by Commissioner Tassill.

**Welcoming:** Ms. Ulu Lota and Ms. Trisha Paul greeted participants and provided materials at check in. Ms. Nancy McPherson welcomed participants, introduced staff and described the open house format. Chairman of the Hawaiian Homes Commission and DHHL Director Jobi Masagatani welcomed the group and made opening remarks.

**Stations**  
Attendees were encouraged to visit each of the six stations set up within the cafeteria at their own pace. The stations were designed to provide information on a particular issue/subject as well as gather information from attendees. Attendees were encouraged to ask questions and provide feedback throughout the open house.

Following is a summary of the information shared and collected during the Open House. For clarity, comments have been grouped by the station the comments were related to, rather than the station where the comments were made.

**STATION 1 - DHHL**

The first station provided attendees with information regarding the Hawaiian Homestead Act, DHHL's mission, and organization of the DHHL Trust. Station 1 provided attendees with a breakdown of DHHL's landholdings, applicants, and lessees State-wide compared with O'ahu only. In addition, Station 1 identified the location of the existing residential and agriculture lessees. This background information was provided to help provide attendees with some context as they moved to the subsequent stations. One staff member covered Station 1 and Station 2.

Comments/Questions/Concerns

This was the first station that most attendees stopped at, and therefore many questions and concerns were related to information discussed at other stations. Staff members would often provide a response, but redirect attendees to ask the question again at the relevant station. Comments pertaining to DHHL Trust, the mission, applicant/lessee data and implementation of the act follow.

- Beneficiaries
  - Applicants
    - Notify all applicants for Oahu, including those living elsewhere<sup>1</sup>
    - Lessees
      - Lease should be for 199 years up front, rather than later on
  - Governance
    - DHHL Purpose
      - We missed the purpose of DHHL, we missed the living community
      - We almost missed the Pu'uhonua
      - Hawaiians are a robust culture. It is time to take a stand on healthy living from the ovaries, which in fact connects us to our ancestors
    - Taxes
      - Homesteaders do not own land, should not pay property taxes
    - Leases
      - Sales
        - No sale of leases
        - No house, no selling
        - Realtors should go through DHHL when dealing with original award
        - Homestead should be made available to applicants on list first
        - Native Hawaiians not on list get houses before applicants
        - Establish time limit before house can be sold (e.g. 10 years)
      - Division of Lease
        - Big lots should be divided
      - Successorship
        - DHHL should notify successors when there are changes in the successorship/lease

<sup>1</sup> All applicants regardless of the location of their current residence were invited to participate in all aspects of the Oahu Island Plan process.

- Allow application rights to be transferred to Hawaiians with ¼ blood quantum

**STATION 2 - DHHL PLANNING SYSTEM**

This station provided attendees with an overview of the planning system as well as the steps taken to get from the General Plan through award of leases.

- *General Plan*- This plan guides the DHHL Trust over the long-term (20 year time frame) by establishing goals and objectives for DHHL Trust which are utilized during island plan development
- *Island Plan*- The Islands Plans have a long-term perspective (20 year timeframe with a 10 year update) created to establish:
  - o Implementation of land use goals and objectives from the General Plan
  - o Development of appropriate land uses for land holdings to meet needs of beneficiaries while ensuring proper stewardship of the 'āina
  - o Identification of needs and opportunities of beneficiaries through surveys, focus groups, open houses and community consultation
  - o Exploration of island specific issues, such as limited land base on O'ahu
  - o Setting of development priorities
- *O'ahu Island Plan* - The development of the O'ahu Island Plan will be conducted in four steps, (1) Data Collection, (2) Analysis, (3) Draft Plan Development, (4) Adoption of Final Plan. Currently the Trust is collecting data.

Comments/Questions/Concerns

No comments were related specifically to the issues discussed at this station

**STATION 3 - HOMESTEAD USES**

This station provided attendees with an overview of the where DHHL Trust has lands on O'ahu, and the areas where conditions warrant further evaluation to determine if homesteading is feasible. Attendees were provided an opportunity to indicate their preferences as it related to new homestead developments, lot size, housing options and agriculture uses. Following is a table of the results.

Within DHHL landholdings, slightly less than half of residential respondents (45%) indicated a preference for homesteading in Windward, followed by Waimānalo at 27%. All agriculture applicants also indicated a preference for Windward (67%) and Waimānalo (33%).

<u>Preference within DHHL</u>	<u>Residential Applicant Preference</u>	<u>Farm Applicant Preference</u>
Wai'anāe	2	0
Nānākuli	2	0
Kapolei	7	0
Honolulu/Papakōlea	4	0
Waimānalo	15	4
<b>Windward</b>	<b>25</b>	<b>8</b>
<b>Total Responses</b>	<b>55</b>	<b>12</b>

If given an opportunity to homestead anywhere on O'ahu, residential respondents indicated a preference for Ko'olaupoko (62%) followed by Ko'olauloa (13%). Agricultural respondents indicated a preference of Ko'olaupoko (79%) for farming.

<u>Preference outside DHHL</u>	<u>Residential Applicant Preference</u>	<u>Farm Applicant Preference</u>
Wai'anāe Coast	2	0
'Ewa	1	0
Honolulu	5	0
<b>Ko'olau Poko</b>	<b>28</b>	<b>11</b>
Central	2	0
North Shore	1	0
Ko'olau Loa	6	3
<b>Total Responses</b>	<b>45</b>	<b>14</b>

Respondents overwhelmingly (80%) indicated that they would prefer a 5,000 square foot lot even if a 3,500 square foot lot came with shared facilities and community amenities.

<u>Lot Size</u>	<u>Preference for 3500 sq ft</u>	<u>Preference for 5000 sq ft</u>
<b>Total Responses</b>	<b>11</b>	<b>45</b>

Attendees were provided with a list of housing alternatives to a single family home. These alternatives are not currently being offered by DHHL. Attendees were asked what they would prefer if they were offered these options, keeping in mind that if their preference was for a single family home, then no response was needed. Respondents indicated that there is a need for the development of Kauhale housing, with 45% of respondents indicating this as their top housing alternative. Respondents indicated a strong desire for the development of single-family rental options (22%). When all rental options types were combined, 28% of respondents indicated that rental housing (single family, multifamily, and rent-to-own) was their top alternative housing option.

<u>Alternative Housing Options</u>	<u>Number of Respondents</u>
<b>Kauhale</b>	<b>26</b>
<b>Rental- SF</b>	<b>13</b>
Apartment/Condominium	6
Kūpuna	4
Duplex	2
(WI) Rent-to-own	2
(WI) Homeless	2
Multi-Townhouse	1
Rental-MF	1
Dorm	1
<b>Total responses</b>	<b>58</b>

(WI) indicates "write in" comments

Attendees were asked how they would utilize an agriculture award should they receive one. Agriculture applicants indicated overwhelmingly (85%) that they would use it for subsistence rather than for supplemental or commercial use.

<u>Agriculture Use</u>	<u>Number of Respondents</u>
Subsistence	44
Supplemental	7
Commercial	1
<b>Total Responses</b>	<b>52</b>

Comments/Questions/Concerns

Additional comments pertaining to homestead uses follow.

- Agriculture
  - DHHL should not allow commercial GMO farming
  - DHHL should see if Gailbraith and Monsanto lands can be bought back. Land is rich land for agriculture
- Land Base
  - Sustainable development of Bowl-a-drome parcel
- Homestead Development
  - Keep houses affordable
  - Accessibility by the disabled and elderly should be considered when developing homes
  - One respondent stated, "Go swimming"

**STATION 4 - COMMUNITY USES**

Attendees were provided with opportunities to discuss and evaluate what features(s) of a community were important to them. Attendees identified both the amenities/facilities that were most important, if and how they were willing to support those amenities, as well as amenities that their existing communities are lacking. Following are the results.

Attendees indicated that the three amenities that they would most like in close proximity to or within the homestead are a Medical/Dental Clinic (15%), Adult Education/Job Training Classes (12%) and Community Center (10%).

<u>Amenities</u>	<u>Support</u>
<b>Medical/Dental Clinic</b>	<b>31</b>
<b>Adult Education/Job Training Classes</b>	<b>25</b>
<b>Community Center</b>	<b>21</b>
Area for Active Recreation (i.e. sports fields)	19
Supermarket	18
Hawaiian Immersion School	13
Playground	13
Convenience Store	12
Daycare	11
Shopping Center	10
Park	9
Elementary School	8
Community Garden	7
High School	6
Restaurants/Fast Food	6
Middle School	2
Gas Station	1
(WI) Pu'uhonua Cultural Center	1
<b>Total Responses</b>	<b>213</b>

(WI) indicates "write in" comments

Attendees overwhelmingly indicated that they prefer to keep the amenities, but were divided regarding how the maintenance would be done, either through the payment of fees or through volunteerism.

<i><u>Maintenance Costs</u></i>	<i>Yes</i>	<i>No</i>
Pay a Fee	41	5
Sweat Equity	32	2
Forgo	13	0
<b>Total Responses</b>	<b>86</b>	<b>7</b>

Attendees were asked to think about their own communities and identify amenities and services that are not adequate or unavailable. Following are attendees' responses:

- Services
  - Police Station (multiple respondents) (one respondent identified the need for this specifically in Waimānalo)
  - Hospital (multiple respondents)
  - Fire Station (in Waimānalo)
  - Medical Dental offices
  - Wal-Mart- Windward
  - Kaiser Clinic
  - Convenience Store
  - Keiki Services
    - Free accessible child-based activities for “latch-key” kids. Where do kids go/what do they do if parents cannot pay for A+ or other afterschool activities
- Cultural Facilities
  - Pu'uhonua
  - Marae- fishing culture kauhale
- Education
  - Scholarships
  - Dormitory
  - Stipends
  - Bus to UH campuses (bus should have kitchen)
  - Exchange student programs for lessee's family members, and successors
- Community Stability
  - Work opportunities
  - Everyone needs to get out an work, enough free lunch
  - Tasomosh mentality
  - Create a Hawaiian credit union for Hawaiians in order to think money
  - Bundling is stupid, it is illegal
- Food
  - Plantings should be for food, not beautification

Comments/Questions/Concerns

There were a lot of thought provoking discussions that stemmed from questions posed at this station. Comments follow:

- Services
  - Education
    - All schools, not matter the level are important
    - Preschools, early education is important
    - Build talents (music, instruments, singing)
    - Computer labs
    - Learning about cultures (Tahitian, Hawaiian, etc.)
    - Tutoring/mentoring programs
    - Leaders of the future
    - Job training for all ages, not just adults
  - Health and Well-being
    - Medical and dental facilities within the community would be great provided they are small
    - Physical activities
    - Nutrition
  - Community Facilities
    - Community facilities are important, but homes are more important
    - Get out of the community to access facilities
    - What is the difference in park size?
- Maintenance of Facilities
  - Prioritize want and reach an agreement (within the community) since money and time is limited
  - Association
    - Needed to manage neighborhood, junk cars (Waimānalo), and unkempt yards
    - An association allows you to have a say in your community. Respondent willing to pay a fee to organize community
    - Consider design guidelines (control maintenance)
    - Develop “Pride of Place Guidelines”
  - Fees
    - Create realistic fee where community members have a say
  - Fee Alternatives/Suggestions for reducing costs
    - Sweat equity is voluntary and might not work
    - How do you make homesteaders keep up with the work?

**STATION 5 – REVENUE**

In support of the Hawaiian Homes Commission Act, the DHHL Trust develops new homesteads, manages lands, provides loans and other services to beneficiaries, performs asset repair and replacement, and conducts administrative activities. Portions of DHHL Trust's lands are utilized to generate money that supports these activities. This use of a portion of lands not needed for homesteading for revenue generation is conducted under Commission direction and has been authorized under Section 204 since the original Act was enacted by the U.S. Congress. Attendees were provided with general information regarding the average cost to develop a new

residential homestead lot.

Comments/Questions/Concerns

Comments pertaining to revenue generation and homestead costs follow.

- DHHL focus should be income based. Revenue is needed to support the mission
- Focus should be homes and dorms for the future, not revenue

**STATION 6 - PRESERVATION USES**

DHHL Trust's land inventory on O'ahu includes lands that are not suitable for homestead development. The inventory includes lands that support the general public, steep lands and pali, conservation lands, drainage/wetlands, etc. Attendees were provided with an opportunity to indicate their views on keeping the lands or exchanging the lands for those more suitable for homestead use. Following is a table of those results.

<u>Land Use</u>	<u>Exchange</u>	<u>Keep</u>	<u>Unsure</u>
Public Use	25	32	4
Beach Park	19	39	3
Steep Lands/Pali	32	30	3
Conservation	18	37	3
Drainage	23	33	2
<b>Total Responses</b>	<b>117</b>	<b>171</b>	<b>15</b>

Comments/Questions/Concerns

A lively discussion stemmed from questions posed at this station. Comments pertaining to preservation and other non-homesteading uses follow.

- Exchange/Keep/Unsure
  - Keep
    - Conservation and water shed should stay in inventory to protect it from state development
    - Beach parks would be commercialized if turned over to State
    - Ha 'ikū should be kept for cultural education, la'au lapa'au
    - Keep all in inventory for future generations, otherwise the State is in "Breach of Trust"
    - One day it is going to come down to natural resources, fighting over water, etc. Do not want to have to fight for water, fishing grounds
  - Exchange
    - DHHL needs land for homesteading
    - If DHHL can't use it, why keep it

- Acquisition
  - Get Bellows back from Federal government
- Development within environmentally constrained lands
  - If federal government can fill wetlands, DHHL should also be allowed to fill

**Mid-Day/End-Day Summaries:** These were eliminated from the schedule based on observed attendance patterns.

**Adjournment:** The Open House adjourned at approximately 3:00 pm.

O'ahu Island Plan- 2013 Open Houses  
Attendee Preference Results

Open House	April 20, 2013	April 27, 2013	May 4, 2013	Combined
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Station 3- HOMESTEAD USES

Preference within DHHH	Res	Farm	Res	Farm	Res	Farm	Res	Farm
Wai'anae	1	2	1	0	2	0	4	2
Nānākuli	3		5	5	2	0	10	5
Kapolei	24		19	2	7	0	50	2
Papakōlea/Honolulu	6		32	2	4	0	42	2
Waimānalo	2	1	8	2	15	4	25	7
Windward	4	1	8	4	25	8	37	13
<b>Totals</b>	<b>40</b>	<b>4</b>	<b>73</b>	<b>15</b>	<b>55</b>	<b>12</b>	<b>168</b>	<b>31</b>

Preference outside DHHH	Res	Farm	Res	Farm	Res	Farm	Res	Farm
Wai'anae Coast	4		0	0	2	0	6	0
'Ewa	13		2	0	1	0	16	0
Honolulu	5		23	0	5	0	33	0
Ko'olau Poko	4		5	3	28	11	37	14
Central	16	1	22	3	2	0	40	4
North Shore	3		3	5	1	0	7	5
Ko'olau Loa	4		10	3	6	3	20	6
<b>Totals</b>	<b>49</b>	<b>1</b>	<b>65</b>	<b>14</b>	<b>45</b>	<b>14</b>	<b>159</b>	<b>29</b>

Lot Size	3500	5000	3500	5000	3500	5000	3500	5000
<b>Totals</b>	<b>8</b>	<b>32</b>	<b>12</b>	<b>55</b>	<b>11</b>	<b>45</b>	<b>31</b>	<b>132</b>

Alternative Housing Options				
Duplex	4	1	2	7
Multi-Townhouse	0	3	1	4
Condominium	1	6	6	13
Rental- SF	12	16	13	41
Rental-MF	0	6	1	7
Kauhale	0	33	26	59
Kūpuna	13	9	4	26
Dorm	2	2	1	5
Write In- rent to own	7	-	2	9
Write In-Homeless Shelter	-	1	2	3
Other	0			0
<b>Totals</b>	<b>39</b>	<b>77</b>	<b>58</b>	<b>174</b>

Agriculture Use				
Subsistence	5	29	44	78
Supplemental	0	4	7	11
Commercial	1	4	1	6
<b>Totals</b>	<b>6</b>	<b>37</b>	<b>52</b>	<b>95</b>

O'ahu Island Plan- 2013 Open Houses  
Attendee Preference Results

Open House	April 20, 2013	April 27, 2013	May 4, 2013	Combined	
<b>Station 4: COMMUNITY USES</b>					
Amenities	Walk	Drive	Nearby	Nearby	Nearby
Daycare	4	0	13	11	28
Adult Education/Job Training Classes	4	2	<b>22</b>	<b>25</b>	<b>53</b>
Elementary School	9	0	9	8	26
Hawaiian Immersion School	12	1	<b>34</b>	13	60
Middle School	5	0	8	2	15
High School	4	0	6	6	16
Convenience Store	0	0	5	12	17
Gas Station	1	1	10	1	13
Supermarket	<b>15</b>	5	14	18	52
Shopping Center	9	3	7	10	29
Restaurants/Fast Food	1	1	5	6	13
Medical/Dental Clinic	12	2	<b>47</b>	<b>31</b>	<b>92</b>
Community Center	<b>21</b>	0	19	<b>21</b>	<b>61</b>
Community Garden	4	0	20	7	31
Park	7	1	10	9	27
Playground	<b>17</b>	0	7	13	37
Area for Active Recreation <i>(i.e. sports fields)</i>	13	0	34	19	<b>66</b>
WI- Church	7	0	0	0	7
WI-Fitness Center	1	0	0	0	1
WI-Bike/Jogging paths	1	0	0	0	1
WI-Cemetery	1	0	2	0	3
WI-Choose Amenity by healthy Community Criteria	1	0	0	0	1
WI-Hospital	0	0	1	0	1
WI-Kupuna Gathering Facilities	0	0	2	0	2
WI-Library/Reading Center	0	0	5	0	5
WI-Senior Housing	0	0	6	0	6
WI-Puu Honua Healing Cultural center	0	0	1	1	2
WI-Fishing Village	0	0	1	0	1
WI-Safe Zone for Youths	0	0	3	0	3
WI-Medicinal Garden	0	0	1	0	1
WI-Hawaiian Museum	0	0	2	0	2
WI-Aquaponics	0	0	4	0	4
WI-Sustainable Gardens	0	0	1	0	1
WI-Health/Wellness Center	0	0	4	0	4
WI-IMO Pig Farming <i>(no smell technology)</i>	0	0	1	0	1
WI-Public Safety Facilities <i>(fire station, hospital, etc.)</i>	0	0	3	0	3
WI-Our House	0	0	1	0	1
Other- nothing specified	0	0	4	0	4
WI= Write IN					
<b>Totals</b>	149	16	312	213	690

O'ahu Island Plan- 2013 Open Houses  
Attendee Preference Results

Open House	April 20, 2013	April 27, 2013	May 4, 2013	Combined
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Station 4: COMMUNITY USES

Maintenance Costs	Yes	No	Yes	No	Yes	No	Yes	No
Pay a Fee	42	1	57	28	41	5	140	34
Sweat Equity	22	3	72	11	32	2	126	16
Forgo	4	18	6	74	13	0	23	92
<b>Totals</b>	68	22	135	113	86	7	289	142

Station 6: PRESERVATION

Maintenance Costs	Exchange			Keep			Unsure			Exchange			Keep			Unsure		
Public Use	8	29	4	34	42	0	25	32	4	67	<b>103</b>	8						
Beach Park	7	31	3	32	54	0	19	39	3	58	<b>124</b>	6						
Steep Lands/Pali	29	15	3	35	47	1	32	30	3	<b>96</b>	92	7						
Conservation	11	25	3	21	68	1	18	37	3	50	<b>130</b>	7						
Drainage	16	20	5	32	51	2	23	33	2	71	<b>104</b>	9						
<b>Totals</b>	71	120	18	154	262	4	117	171	15	342	553	37						

ID	Applicant, Lessee, Both, Other?	City	Event Date	Event Name	Comments	Issues or Keywords
1	L	Waianae	4/20/2013	OIP Open House #1	<p>(Overall) Maika'i!</p> <p>STN 3 - Ag: Those with acreage should share or have the kuleana of providing for the community. More Equitable "shares"</p> <p>Some of the equity should go back into the dept. after/if selling.</p> <p>How can I help? I want to offer assistance to dept. somehow.</p> <p>Have a volunteer division?</p> <p>Want to help - KOKUA - with policy &amp; procedures if needed, or loan collection (wherever)</p> <p>Anti-speculation clauses on mortgages like Habitat for Humanity</p>	Share, kokua, equitable, volunteer, anti-speculation
2	A	Mililani	4/20/2013	OIP Open House #1	<p>Notification: Why is it we did not get the postcard for this until yesterday, April 19!? At least 3 weeks notice is much more appropriate.</p> <p>STN 3 - Ag: Residential and Farm Leases: 42 Wai'anae, 2 Waimanalo, 17 Wai ahole - I have been an applicant for Ag. Land since 1976. I am still waiting. Subsistence farming X Supplemental Farming I would like to do a little of both. I can do both. How much longer do I wait?</p>	Ag, farming, waiting, late notification
3	A		4/20/2013	OIP Open House #1	<p>STN 2: More houses on Oahu, res. lot 5,500 (sq. ft.)</p> <p>STN 4: Church (Sanctuary), Bike paths/jogging paths.</p> <p>Who does the fee go to?</p> <p>Why can't the fee be paid already?</p> <p>STN 6: Why should we exchange - why not ask for more land?</p>	Fees, land exchange
4	A	Waianae	4/20/2013	OIP Open House #1	<p>STN 1: We can't afford down payment 10,000. We had offers before for Kapolei but have bills we're working on to clear credit, then working on down payment \$10,000. Then put me to work to help out cuz on disability. If we would have kept our section eight when we got offered Lot on Kapolei we still have bad credit.</p> <p>STN 3: We need more space for privacy and security. For cars grandchildren to play and grow. I think there's enough land to give more land more space. In Nana Kule Waiane I can afford a fixer upper with more space and extend house. Put more rooms. For my family, grandkids to live. With school, shopping, parks.</p> <p>STN 4: Community uses, what we want: supermarket, playground</p> <p>STN 5: It's a good idea because we pay less for the home. Where we can afford mortgage payments.</p> <p>STN 6: If there's ridge land that we can trade I think we should so Hawaiian people can afford a home on this property. We have to do something now before we die at least for our childrens' children to live on. Or else will be homeless on the beach.</p>	can't afford, down payment, bad credit, more space, privacy, security, more rooms
5	A	Waianae	4/20/2013	OIP Open House #1	<p>STN 1: What about rehabilitah Forclosure homes for those with less money?</p> <p>I want a place where I can extend.</p> <p>STN 2: Where do we start from cause Ive been of the list since 1984 Ive been offord like Kapolei but I can't afford it, so I keep on turn it down. I would like to see something happens where I can afford it with my income.</p> <p>STN 3: I need more spaces and yard</p> <p>STN 4: Need</p> <p>STN 5: It's a good idea because we pay less for the home. Where we can afford mortgage payment</p> <p>STN 6: If there's ridge land that we can trade I think we should. So Hawaiian people can afford a house on this property. We have to do something now.</p>	rehabilitate homes, can't afford, more space, yard, trade land

ID	Applicant, Lessee, Both, Other?	City	Event Date	Event Name	Comments	Issues or Keywords
6	A	Waipahu	4/20/2013	OIP Open House #1	CMNT 1: Why are there so many abandon board homes "Keep out sign" - numerous properties that can get used for applicants on the waiting list. Especially since there is a limit amount of acres on Oahu available. How can we get these board up homes? CMNT 2: Why is DHHL allowing lessees to sell for big profit. I feel DHHL should get that % of profit, if turned around and sold - right away by lessees. Even people are all selling their undivided interest when they don't need it. COME ON! <u>Do Something!!</u>	reuse abandoned homes, selling leases, selling undivided leases
7	L	Pearl City	4/20/2013	OIP Open House #1	CMNT 1: Hawaiians should be offered the Foreclosure Homes in Kaupea and Kanehili. Instead of Letting the Home go to Waste. CMNT 2: DHHL should have more of these types of Workshops to Help those who are waiting to get on Homestead lands.	offer foreclosure homes, more workshops
8	A	Pearl City		OIP Open House #1	CMNT 1: Exchange land that can't be used for Building homes. CMNT 2: Make larger homes. Six Bedroom and 3 full baths. CMNT 3: Want solar on roofs. CMNT 4: Four car garage. CMNT 5: Need to find out where we are on the list.	Exchange land, larger homes, solar roofs, four car garage
9	O		4/20/2013	OIP Open House #1	a community center	community center
10	A	Kapolei	4/20/2013	OIP Open House #1	STN 3: Why do we (Hwn Home Land) built more homes for kupuna? We (Hawaiians) are getting older each year. When will the Hawaiian Home Land will built a Kupuna Homes in Kapolei? Hawaiian Home Land need to move faster than ever before.	kupuna homes
11	A	Waipahu	4/20/2013	OIP Open House #1	Bring on the list from 1983 How can I better my understanding of qualifying for hawaiian homes?	
12	L	Kaneohe	4/20/2013	OIP Open House #1	I found this open house to be very informational and interesting. Mahalo nui loa for providing these workshops. Incorporate more of these.	More workshops
13	A	Waianae	4/20/2013	OIP Open House #1	CMNT 1: Why doesn't local banks support loans for 1st time home owners, who want to remodel or a "fixer upper" on an abandoned property & house?	remodel abandoned homes
14	A	Waimanalo	4/20/2013	OIP Open House #1	I really enjoyed your Open House with all the different stations to help explain what DHHL has for the Hawaiian people that are not sure about some things that are questionable. Your staff has been a great help for me and the questions that I had and their answers were very helpful. Keep up with the good work you have for the Hawaiian people of Hawaii. Mahalo.	
15	L	Honolulu		?	CMNT 1: Must a garage be attached to the home dwelling in order to get an O.K. to build the structure?	attached garage
16	A	Honolulu	4/27/2013	OIP Open House #2	Q1: is there a better way for me to take financial help classes here in town? Q2: Is there classes that I can take to better help me to prepare financially to buy a homestead for when it is my turn? CMNT 1: So many people I know in my generation turn down homestead loans because they were underequipped knowledge-wise and not financially there to buy or lease. It's wonderful you are striving to acquire more land, but I would like to see more classes to help those like me be better prepared to get our own. Not everyone get rich families to co-sign. LOL!! Mahaloz!! CMNT 2: Personally I cannot complain. I currently live in a 1 bedroom apt. with my husband and 4 keiki. I would accept <u>any</u> available place for my babies. People who already have homesteads shouldn't complain! Sheesh!!	financial help, more education

ID	Applicant, Lessee, Both, Other?	City	Event Date	Event Name	Comments	Issues or Keywords
17	A	Honolulu	4/27/2013	OIP Open House #2	CMNT 1: Condos/apartment needed in downtown Honolulu CMNT 2: Lower rates for lessees CMNT 3: Find other ways for revenue, ex. 1 - more farming or sustainability options; ex. 2 - Teach Hawaiians how to sustain. CMNT 4: Mahalo	condos/apartments Downtown, lower rates, more farming, sustainability
18	A	Honolulu	4/27/2013	OIP Open House #2	CMNT 1: I don't get to check email all the time only when I get connect thru when I volunteer at work CMNT 2: checking- in my mind went blank so the email address is wrong	
19	A	Honolulu	4/27/2013	OIP Open House #2	(no questions or comments)	
20	A	Honolulu	4/27/2013	OIP Open House #2	(no questions or comments)	
21	A	Honolulu	4/27/2013	OIP Open House #2	CMNT 1: Yes would like to have information on the outer islands of Hawaii. Since I am an applicant on Maui ag land.	Outer islands
22	B	Honolulu	4/27/2013	OIP Open House #2	(no questions or comments)	
23	L	Waianae	4/27/2013	OIP Open House #2	CMNT 1: I received the first postcard flyer in mail on April 20 at 3pm. Same day as Waipahu Open House. Why short notice for only 3 Open Houses? Why not move? CMNT 2: Why only 3 Beneficiary Meetings in July on 3 consecutive days 16, 17, 18? Why not move meetings? CMNT 3: Why HHC draft and approval requested at HHC Mtgs on neighbor islands instead of Oahu? Why short timeline for an important task? CMNT 4: What exactly will happen to the Regional Plans for each ahupua'a? CMNT 5: How will the priorities identified on the Regional Plans be prioritized on the Oahu Plan?	short notice, Regional Plans, priority projects
24	L	Honolulu	4/27/2013	OIP Open House #2	CMNT 1: Can you have a lease and still sign up for an agricultural lot or pastoral lot?	res lease and ag/pastoral
25	A	Honolulu	4/27/2013	OIP Open House #2	CMNT 1: First, I appreciate all what DHHL prepared to educate us re: what will help us + our families, what is involved in obtaining Hawaiian homes. CMNT 2: Second, this workshop provided very valuable information. Having separate stations was very helpful, everyone who spoke to us did a great job. CMNT 3: This is my first workshop + I'm grateful to have been able to attend. I'm looking forward to hearing about what more will be presented for the Hawaiian people.	valuable information
26	A	Waialua	4/27/2013	OIP Open House #2	CMNT 1: I enjoyed information. All who answered my questions, very personable. Much appreciated. Hopefully I will have a chance to purchase a home. I do have cash to pay and be mortgage free. Everyone here today exceptionally pleasant.	cash, mortgage free
27	L	Honolulu	4/27/2013	OIP Open House #2	CMNT 1: Great information. I have one thing to say, Hurry up with the leases. Thanks.	Hurry up w/leases
28	A	Honolulu	4/27/2013	OIP Open House #2	CMNT 1: Mahalo for providing this meet & greet function. There were some issues that were addressed & concerning items such as 1. accepting less land, 2. Financing/pricing, 3. exchanging. CMNT 2: Overall the work DHHL is doing is great. Just saddens me to think we need to bargain just to accomplish a goal. Pricing will be a key factor in allowing families/lessees opportunity to keep their homes.	decreasing lot size, financing, pricing, land exchange

ID	Applicant, Lessee, Both, Other?	City	Event Date	Event Name	Comments	Issues or Keywords
29	A	Honolulu	4/27/2013	OIP Open House #2	<p>CMNT 1: Mahalo for the Keiki corner!</p> <p>Q1: Why did the land space decrease over time since you folks started w/offerring hawaiian homesteads, it decreased so much and Oahu is still suffering because we heard all day through the sections, "we are running out of land on Oahu." We heard you folks, and understand all of your efforts, but there has to be other solutions.</p> <p>Q2: How can we request more homes be built in Honolulu/Central Oahu?</p> <p>Q3: How can be awarded faster for our homesteads because I am a single parent, and I am 46 years old. My husband passed away @ 39 years old, and my time is limited. I am raising my only 8 yr. old son, and really would like to get awarded sooner for him.</p> <p>Q4: Would you folks consider having a sub-committee of applicants to help w/getting info together &amp; getting more awareness to other applicants to help let our voices be heard in the legislature/to get more funding, development, etc. to help you folks in the quest to award every single Hawaiian family their homestead! Mahalo nui!</p>	Keiki Station good, decreasing lot size bad, need more homes in Honolulu/Central Oahu, award faster, applicant task force
30	L	Honolulu	4/27/2013	OIP Open House #2	<p>Q1: Are other lessees aware of need to apply for extension after 99 yr. lease?</p> <p>Q2: What is the process/or is there a process to transfer lease to daughter before passing?</p> <p>Q3: Are there legal requirements to build 2 car garage on property before getting building permit for renovating?</p> <p>Q4: Are there resources/workshops available to help with cracks in walls alongside the roads and homes?</p>	lease extension, lease transfer, 2 car garage, home repair resources,
31	A	Honolulu	4/27/2013	OIP Open House #2	CMNT 1: No comments, very pleased.	
32	A	Honolulu	4/27/2013	OIP Open House #2	<p>CMNT 1: Pls think about the lands that are not in use, to swap lands so there will be lands for the Hawns to have a roof over their heads. It doesn't make any sense to have lands that is in no use for the people.</p> <p>CMNT 2: Also we the people want to be able to grow crops like fruits and vegetable and raise chicken, rabbits and other animals to sustain our food supplement by being self sufficient in the future. <u>Mahalo.</u></p>	swap unused lands, subsistence ag, self-sufficiency
33	A	Honolulu	4/27/2013	OIP Open House #2	CMNT 1: At every station it helped me realized how important DHHL is committed to the individuals feed back on how they will develop the homes.	feedback
34	A	Honolulu	4/27/2013	OIP Open House #2	<i>(no questions or comments)</i>	
35	A	Honolulu	4/27/2013	OIP Open House #2	<i>(no questions or comments)</i>	
36	A	Honolulu	4/27/2013	OIP Open House #2	CMNT 1: Would love to see the Mo'ili'ili DDHL site developed into a High Rise. I will fully support that project as I live on Coyne St. Papakolea DHHL is all taken up. Unless you can find someone to sale. Please let me know of any further developments. Mahalo.	Build Moilili High Rise,
37	A	Honolulu	4/27/2013	OIP Open House #2	CMNT 1: What is the problem of EVERYONE saying "the Lord's Prayer" in <u>OUR HAWAIIAN LANGUAGE?</u> & HOLDING HAND IN A CIRCLE. NOTE: How come a person went around asking those who came today "If they could do pule?" <u>We</u> are guest.	pule, protocol
38	A	Waimanalo	4/27/2013	OIP Open House #2	It was nice to talk face-to-face and get answers to our immediate concerns. I appreciate being involved in the planning process because when I do obtain my own home someday, I will certain be thankful for having it, in a community that I helped plan.	participation, communication

ID	Applicant, Lessee, Both, Other?	City	Event Date	Event Name	Comments	Issues or Keywords
39	L		4/27/2013	OIP Open House #2	-Bring back the marae. -Stop the open houses. -Stop the planning. -Get the show on the road according to the Organic Act or abrogate it. Money, time, effort wasted. -Stop the political and equity abuse of power. -Compliance = mandatory (This is not being addressed.) -Participation = choice (Too many open houses, too many planning meetings and development with nothing to show, but black and white on paper.) -Are you really proud of our lifestyle? -Are you proud enough to bring it back? -How far back do you intend to go, to bring us forward? -Do the people really think they can do it better than Western living? What a waste of resources.	abuse of power, planning is a waste of resources
40	A	Pearl City	4/27/2013	OIP Open House #2	No Comments	
41	A		4/27/2013	OIP Open House #2	(no questions or comments)	
42	A	Honolulu	4/27/2013	OIP Open House #2	Every station that I went to everything that I listen to was very clear and understanding + questions was answered.	
43	A	Waianae	4/27/2013	OIP Open House #2	(no questions or comments)	
44	A	Honolulu	4/27/2013	OIP Open House #2	No comments on my behalf	
45	L	Ewa Beach	4/27/2013	OIP Open House #2	CMNT 1: With as many people showing up for an open house, it would have been more effective to have more than 1 host/presenter per station. Open question session could have a varied length of time per station especially when there are individuals who have a large number of questions. CMNT 2: May I suggest a wider use of the space available rather than having everyone congregate in the middle of the caf. lots of wasted space. Station 5 & 6 so close together.	More than one staff per station, too crowded
46	A	Mililani	4/27/2013	OIP Open House #2	Concerns about certain things Thank You!	
47	A	Honolulu	4/27/2013	OIP Open House #2	Station #1 & 2: Continue 50% Hwn. Beneficiaries still have chance with less. Station #3: 3,500 sq.ft. small. Big families won't work.	Keep 50% Blood Quantum, 3500 sf lot too small
48	A	Honolulu	4/27/2013	OIP Open House #2	(no questions or comments)	
49	A	Honolulu	4/27/2013	OIP Open House #2	(no questions or comments)	
50	A	Honolulu	4/27/2013	OIP Open House #2	I am living now in Waikiki, and want to buy a condo, maybe 2 bedrm with a lanai, laundry, kitchen etc. work and daily activities are convenient for me. I believe DHHL should consider building condos in Waikiki.	want a condo, build condos in Waikiki
51	A	Honolulu	4/27/2013	OIP Open House #2	(no questions or comments)	
52	A	Honolulu	4/27/2013	OIP Open House #2	(no questions or comments)	

ID	Applicant, Lessee, Both, Other?	City	Event Date	Event Name	Comments	Issues or Keywords
53	A	Honolulu	4/27/2013	OIP Open House #2	Mahalo for having this meeting - appreciate it.	
54	A	Kailua	5/4/2013	OIP Open House #3	Please develop more Kupuna Housing -- If we elders cannot afford Homestead Lots. Kupuna - Housing is our only outlet for housing.	Kupuna housing
55	A	Kaneohe	5/4/2013	OIP Open House #3	Thank you for making time to consider the thoughts and ideas of the Applicants. I feel [that] the sense of the department is really trying to move forward and really " <u>make a difference</u> ." Mahalo.	moving forward, making a difference
56	A	Kaneohe	5/4/2013	OIP Open House #3	<i>(no questions or comments)</i>	
57	L	Waianae	5/4/2013	OIP Open House #3	Our future generation that are 50% plus blood quantum should not be looking or even thinking "houseless." DHHL 20 year planning should include "design thinking" that would fit its purpose to the Hawaiian (Act 21) of 1921. rehabilitation Act amendment which to rehabilitate Hawaiians (native 50% blood quantum) onto their land. as amended.	"Design Thinking"
58	L	Honolulu	5/4/2013	OIP Open House #3	Q1: Why was 14 acres of homestead lands on the Papakolea side of Punchbowl approved for nonlessee (homestead) occupation? Q2: Why was this parcel (14 acres) status never made public to the beneficiaries? per Linda Chinn	Why 14 acres on side of Punchbowl not for homesteading?
59	A	Honolulu	5/4/2013	OIP Open House #3	<i>(no questions or comments)</i>	
60	A	Honolulu	5/4/2013	OIP Open House #3	Excellent communication workshop! We need more lands to develop for Hawaiians. Development of condos and apartments is an excellent avenue to help place Hawaiians in a home. Also, Kapolei Community Shopping Center is another great way to bring in revenue for future land purchases. It also appears another great way to employ Hawaiians and develop business owners of Hawaiian ancestry. Mahalo!	Need more lands, condos & apartments, Kapolei Community Shopping Center
61	A	Marysville	5/4/2013	OIP Open House #3	Q1: What is the likelihood of land trading for land specifically in Kailua/Lanikai? Q2: If land trades were implemented, would beneficiaries have a chance to vote? Q3: Could "Pride of Place" guidelines or standards be implemented before lessees are awarded?	trade for land in Kailua/Lanikai, vote on land trades, "Pride of Place" guidelines/standards
62	A		5/4/2013	OIP Open House #3	A Lot of Information! Mahalo!	information
63	A	Kaneohe	5/4/2013	OIP Open House #3	See Yellow Sheet (evaluation)	
64	A		5/4/2013	OIP Open House #3	Very Informative. Thank you for sharing.	informative
65	A	Kaneohe	5/4/2013	OIP Open House #3	More open houses and informational meetings	More open houses
66	A	Kaneohe	5/4/2013	OIP Open House #3	Need more open houses	More open houses
67	A	Kaneohe	5/4/2013	OIP Open House #3	My husband has proved 3x of his 50% Hawaiian. Every time they say something is missing. Who is taking the information.	proving native Hawaiian

ID	Applicant, Lessee, Both, Other?	City	Event Date	Event Name	Comments	Issues or Keywords
68	A	Waimanalo	5/4/2013	OIP Open House #3	With this format DHHL representatives are often forced to answer the same questions over and over. Having a forum where everyone could hear each other's questions might increase efficiency. While Hawaiians do not mind speaking up from within a group, many of us are not comfortable writing them up on posters for all to see.	repetitive format, forum more efficient
69	L	Waimanalo	5/4/2013	OIP Open House #3	Did not like format.	not a good format
70	A	Honolulu	5/4/2013	OIP Open House #3	Workshop was very informative and consultants/staff clarified questions I had. Looking forward to future workshops. Enjoyed this a lot, mahalo.	Informative, future workshops
71	A	Waimanalo	5/4/2013	OIP Open House #3	Excellent layout and process used to gather important community input and feedback. Maika'iii!	layout and process



## **Appendix C**

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### **Beneficiary Consultation Reports**

-OIP Beneficiary Consultation Report, October 28, 2013

-Additional Outreach and Proposed Revisions to OIP Report, June 16, 2014



STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS

OCTOBER 28, 2013

To: Chairman and Members  
Hawaiian Homes Commission

Through: Darrell Yagodich *Darrell Yagodich*  
Planning Program Administrator

From: Nancy McPherson, Planner *NM*

Subject: O'ahu Island Plan Beneficiary Consultation Report

INFORMATIONAL ITEM

This summary of Beneficiary Consultation activities is being submitted to the Hawaiian Homes Commission in order to better communicate beneficiary issues and concerns relative to the O'ahu Island Plan (OIP), as well as describe how those issues and concerns are being responded to during Draft Plan preparation.

DISCUSSION

Project Description

The O'ahu Island Plan is a new island plan, which upon completion by the end of 2013 will bring the total number of completed island plans to five (5) statewide. This will complete the initial cycle of island plans for the DHHL Planning System. Island Plans are island specific 20-year visioning documents that provide for appropriate land uses at the regional level on each island. They examine infrastructure needs and opportunities from an island wide perspective, gauge beneficiary needs and demands, propose plans for both homesteading and non-homesteading uses, estimate costs for both on- and off-site infrastructure, and based on these findings, identify priority areas for homestead development, community use and income generation. A standard regional planning methodology is used for all the Island Plans.

Beneficiary Consultation Process

The Department's Beneficiary Consultation Policy, approved in January 2009, recognizes that meaningful, timely, and effective beneficiary consultation is essential to the successful implementation of Commission policies, programs, and projects.

The consultation category "Development of Department Plans" applies to the O'ahu Island Plan project by PBR HAWAII, Inc. which is subject to the requirement to perform beneficiary consultation to the maximum extent possible. This informational submittal outlines the extent of the systematic, programmed efforts made over the last two years to perform community outreach and beneficiary consultation, and incorporate the data gained during that process into the Draft Island Plan.

Applicant Preference Survey

The survey was mailed out March 12, 2013 and responses were received and tallied through May 12. Extra time to receive responses was allowed, which helped to achieve a 23 percent response rate, with 214 responses submitted online via a web survey link on the SMS website. The final report was reviewed, accepted, and posted to the DHHL website.

Hawaiian Homes Commission Updates

Workshops and updates on the O'ahu Island Plan, which have included powerpoint presentations and handouts detailing the project's methodology, activities and timeline, were presented to the Hawaiian Homes Commission at the following regularly scheduled meetings:

- February 20, 2013 (Workshop, Item A-2)
- March 19, 2013 (Update, Item G-2)
- April 22, 2013 (Status Report, Item G-1)
- July 22, 2013 (Status, Item A-2, with Water Policy)
- August 19, 2013 (Workshop/Update, Item A-2)

Comments from Commissioners and Beneficiaries were noted at all meetings. A table summarizing Beneficiary Consultation activities through July was submitted to the Commission at their meeting on July 22, 2013.

Informational Newsletters

The first O'ahu Island Plan Newsletter was mailed out to 12,585 applicants and lessees on April 23 and was preceded by a "Save the Date" postcard regarding the Open House schedule. Newsletter #1 contained information on the Island Plan process and schedule, Hawaiian Home Lands on O'ahu, opportunities for beneficiary participation including dates for the Open Houses and Beneficiary Consultation Meetings, and the deadline for returning the Applicant Preference Survey. (See Exhibit A)

Once the Applicant Preference Survey deadline had passed and Open House Comments were compiled, a second O'ahu Island Plan Newsletter was mailed out to 12,688 applicants and lessees on July 2. Newsletter #2 shared information about the survey and a sampling of comments and mana'o from the Open Houses, as well as the schedule and location of Beneficiary Consultation Meetings. (See Exhibit B)

Open Houses and Beneficiary Consultation

Designed to provide beneficiary outreach, information and education, and gather mana'o, three Open House meetings were held in April and May of 2013. Beneficiaries expressed an appreciation for the outreach effort by staff, said they felt more informed from attending the events, and hoped that such events would be held more regularly. Additional engagement with beneficiaries took place during three Beneficiary Consultation Meetings held on July 16<sup>th</sup>, 17<sup>th</sup> and 18<sup>th</sup>, 2013.

All handouts distributed at the April 20, 24 and May 4 Open Houses and the July 16, 17 and 18 Beneficiary Consultation meetings were posted to the DHHL website. (See Exhibit C)

All comments, responses and evaluations from the Open Houses and Beneficiary Consultation Meetings have been compiled, summarized and formatted into tables:

1. April 20, 24 and May 4, 2013 Open House comments and responses (see Exhibit D)
2. July 16, 17 and 18, 2013 Beneficiary Consultation meeting comments and responses (see Exhibit E)

The following table presents attendance numbers for all six meetings.

Table 1: O'ahu Island Plan Beneficiary Outreach

Meeting	Attendance (signed in)	No. of Comments	No. of Evaluations
Open House April 20, 2013 Waipahu High School	60	63	47
Open House April 24, 2013 Farrington High School	99	58	86
Open House May 4, 2013 Kalaheo High School	79	25	61
Beneficiary Consultation July 16, 2013 Waipahu High School	34	109	0
Beneficiary Consultation July 17, 2013 Farrington High School	34	93	0
Beneficiary Consultation July 18, 2013 Kalaheo High School	16	24	0

Four (4) comments were received via email during the Beneficiary Consultation comment period that ran from July 19 to August 19, 2013. The emails are attached to this report as Exhibit F.

ANALYSIS OF KEY QUESTIONS, COMMENTS, THEMES

The depth, breadth, and thoughtfulness of the comments received on the O'ahu Island Plan, and on the Department's operations in general, have been impressive, educational and humbling. Beneficiaries care very much about assisting DHHL in finding better ways to move applicants off of the waiting list and onto Hawaiian Home Lands. Many of them are very knowledgeable about various areas of O'ahu, including history, features of the land, and what homestead communities need in order for homesteaders to be healthy and happy. There is a heightened level of concern for the kupuna, who have been on the waiting list the longest and who have the greatest sense of urgency but in some cases the most challenges financially.

While many of the comments received pertained more generally to programmatic aspects of DHHL's administration of the HHCA, other comments were more specific and directly related to land use and the other purposes of the O'ahu Island Plan. The following table lists the primary categories of the latter type of comments that emerged during the community engagement and beneficiary consultation process:

Table 2: Comments and Recommendations

Comment Category	Staff Recommendations
<b>HOUSING PRODUCTS</b>	
Housing Types: Provide for a full range of housing, including kupuna-friendly, rentals, 'ohana and kauhane units, apartments, live-work, owner-builder, and rentals with option to purchase	Response: These issues are incorporated in the OIP implementation section.  Recommendation: The Alternative Housing Development Study is underway. While the HHCA authorizes a range of housing products, programs and rules will need to be developed.
Housing Continuum: Allow for equity capture so beneficiaries can transition through housing types at different life stages.	Response: These issues are incorporated in the OIP implementation section. No further action.
Increase Densities: Build multi-family housing in appropriate areas, like Honolulu's urban core.	Response: These issues are incorporated in the OIP implementation section.  Recommendation: The Alternative Housing Development Study is underway. While the HHCA authorizes a range of housing products, programs and rules will need to be developed. The Bowl-o-Drome site is identified for mixed use, higher density development.
Affordability: What's being offered is not affordable to those on the waiting list. Bring housing costs down.	Response: Comment noted in OIP implementation section.  Recommendation: Tighten scope of work for Alternative Housing Development study to focus on affordability.
<b>SUBDIVISION DESIGN</b>	
Lot Sizes & Configuration: Should be more conducive to beneficiary lifestyles.	Response: These issues are incorporated in OIP implementation section. No further action.

Comment Category	Staff Recommendations
Community Design: Should emphasize walkability, quality of life, culture, improved access to community services, amenities, and facilities.	Response: These issues are incorporated in OIP implementation section. No further action.
Common Areas: More self-help, volunteer, and co-management for use and development of common areas. Lower fees.	Response: In most cases, common areas are authorized by DCC&R or other land conveyance documents. Use, development, and management provisions are included in these documents. Capacity-Building technical assistance and grants to beneficiary associations are available through the HHC-approved Native Hawaiian Development Program. No further action.
Parks: The park in Waianae isn't big enough.	Response: The OIP considers the need for common areas such as parks.  Recommendation: In future subdivisions, ensure that adequate land is set aside for parks.
<b>LAND TRANSFERS &amp; ACQUISITIONS</b>	
Environmental Constraints: Avoid development in steep and flood prone areas.	Response: Environmental constraints were incorporated in the OIP land analysis process. No further action.
Undevelopable Lands: Exchange out steep pali lands.	Response: Land exchange criteria are discussed in the OIP implementation section. No further action.
Acquisitions: Acquire more homestead land in Central Oahu, Town, and Windward Oahu.	Response: These issues are incorporated in OIP implementation section. No further action.
<b>AGRICULTURE</b>	
Agriculture: Increase agriculture opportunities and subsistence agriculture awards. Support urban agriculture & food sustainability in residential areas.	Response: Oahu applicants recognize that, due to limited land, different types of agricultural products are needed on Oahu to support food sustainability. These issues are incorporated in OIP implementation section. The Agricultural Policy Plan, now underway, will further address these issues. No further action.

Comment Category	Staff Recommendations
Use of Ag Areas for Residential: Take land out of residential uses behind Kaupuni Stream.	Response: Due to the shortage of land on Oahu, developable land has been evaluated in order to address the waiting list. No further action.
<b>CULTURAL &amp; NATURAL RESOURCES</b>	
Natural & Cultural Resources: No development in Haiku Valley.	Response: The Haiku Valley property was evaluated and, based on its historic, cultural, and environmental qualities, the "Special District" land use designation is recommended in the OIP. It is not recommended for homestead uses. No further action.
Shoreline:	Response: Coastal property was evaluated and, based on environmental, natural hazards, and community use concerns, the "Community" land use designation is recommended in the OIP. It is not recommended for homestead uses. No further action.
<b>REVENUE-GENERATION</b>	
Revenue Lands:	Response: Beneficiaries understand the need to generate revenues to support the homestead program. The OIP sets aside suitable lands for revenue land uses. There is a need to increase our capacity to plan, develop, and manage our revenue assets to improve land use, land value, and returns. No further action.
<b>PLAN IMPLEMENTATION</b>	
Make the OIP pa'a so it gets implemented no matter who is in charge.	Response: The DHHL Planning System provides a framework for policy, land use, program, and regional planning. It is tied to implementation mechanisms with ongoing evaluations and updates.  Recommend: Implement the HHC-approved proposal to promulgate rules for the DHHL Planning System.

Beneficiaries provided a number of good suggestions for keeping development costs down so DHHL can move more native Hawaiians, more quickly, back onto the land, and for ways to keep them in their homes, including:

- offering lower cost housing alternatives
- using rural standards for site improvements and infrastructure
- volunteering/self-help/owner-builder housing
- higher density (SFD and condo) and mixed-use housing
- infrastructure cost recapture
- rehabilitation and re-award of vacant housing stock
- support for land exchange and acquisition for homesteading
- Ohana units / second dwellings for kupuna
- Redistribution of ag land for those on the ag waitlist
- Housing types for all life stages (rentals/SFD/apts/kupuna)
- Financial literacy & homeowner preparedness education
- Ag parks and use of marginal lands for agriculture
- Infill opportunities working with developers of large residential projects
- Increasing revenue generation from non-homesteading land

RESPONSES AND RECOMMENDATIONS

The department is already either currently working on or in the process of investigating many of the ideas offered by the beneficiaries during consultation for the O'ahu Island Plan. While applicable to DHHL programs and operations state-wide, policy language in the O'ahu Island Plan supportive of these initiatives will be included in appropriate areas, such as the Implementation section. In some cases, rules are needed to implement amendments to the Hawaiian Homes Commission Act already enacted. Such "low hanging fruit" are implementation actions that can be taken in the short term:

- The Planning Office will draft rules to be taken through the Beneficiary Consultation process, then to the Hawaiian Homes Commission, in 2014. Those rules will facilitate implementation of a number of the suggestions listed above.
- A revival of the Agriculture Program is being designed and will also go out for Beneficiary Consultation in 2014, as will the Water Policy Plan and Program.

- The program for education and training in financial literacy and homeownership readiness has been restarted, and the NAHADSA program has initiated assistance with housing rehabilitation for existing lessees.
- A feasibility analysis of the Mo'ili'ili "Bowl-o-Drome" parcel is underway, as is a study of alternative housing development focused on O'ahu.
- All of these initiatives will facilitate implementation of the goals of the O'ahu Island Plan by providing more tools and authority to move beneficiaries off of the waiting list and onto Hawaiian Home Lands.

While not all comments have been formally addressed or responded to per se, they all have been incorporated into land use and other policy recommendations in the Draft O'ahu Island Plan, following the approved Island Plan methodology and planning process. Some comments and questions are better incorporated at the Regional or Policy Plan level, and some have to do with the need for implementation of existing legislation and programs, or the administration of the Hawaiian Homes Commission Act in general. Comments and feedback related to beneficiary preference for location and types of homes, increasing densities, community amenities and uses, ability to accept an award, suitability of land for specific land uses, special opportunities and constraints for specific parcels or areas, level of comfort with the idea of land exchanges and acquisitions, and use of land for income generation for the Trust have been made special note of and incorporated into proposed land uses and recommendations in the Draft Plan.

While the Draft Plan must stay focused on proposed land uses and potential areas for homestead development, all the rich mana'o that has been shared over the last several years regarding Hawaiian Home Lands on O'ahu has and will continue to improve the job DHHL does as well as assure successful implementation of the O'ahu Island Plan. DHHL is grateful for all the quality input provided and participation by beneficiaries in the O'ahu Island Plan planning process.

NMM



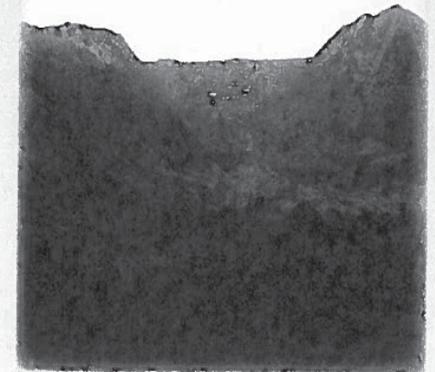
# O'AHU ISLAND PLAN

## Beneficiary Participation Newsletter

Prepared by the Department of Hawaiian Home Lands Planning Office

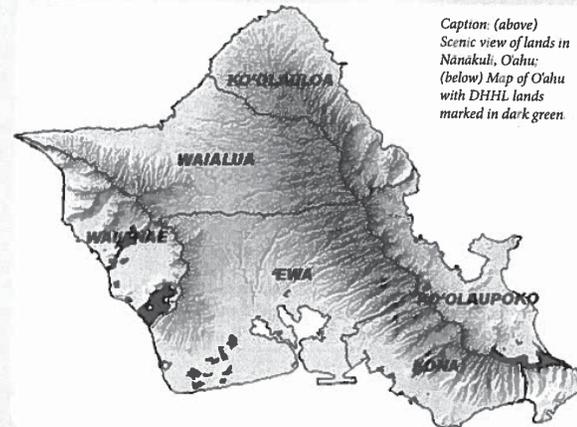
April 2013

The O'ahu Island Plan is being developed to provide recommendations for future uses of Hawaiian Home Lands (HHL) on the island of O'ahu. This planning effort is being undertaken to provide a sound basis for land use designations and appropriate land management strategies. Once completed and approved by the Hawaiian Homes Commission, the O'ahu Island Plan will be utilized as a guide to meet beneficiary and HHL needs over the next 20 years.



The Department of Hawaiian Home Lands (DHHL) has a limited land base on O'ahu, which is why consultation with beneficiaries is a critical component of Island Plan development. We invite you to take part in planning the future of Hawaiian Home Lands here on O'ahu.

Caption: (above)  
Scenic view of lands in  
Nanakuli, Oahu;  
(below) Map of O'ahu  
with DHHL lands  
marked in dark green.



### O'AHU BY THE NUMBERS

TRUST LANDS  
ON O'AHU  
6,726 Acres  
(As of January 2012)

O'AHU  
BENEFICIARIES  
4,288 Lessees  
4,228 Residential  
60 Agricultural

13,368 Applicants  
9,949 Residential  
3,419 Agricultural  
(As of June 30, 2012)

#### For more information contact:

Nancy McPherson  
Senior Planner, Planning Office  
Department of Hawaiian Home Lands

Phone: (808)620-9519  
Fax: (808)620-9559

E-mail: nancy.m.mcpherson@hawaii.gov

Online at [www.dhhl.hawaii.gov](http://www.dhhl.hawaii.gov)  
or Facebook, Twitter, Flickr, & YouTube



EXHIBIT "A"



# O'AHU ISLAND PLAN

## Beneficiary Participation Newsletter

Prepared by the Department of Hawaiian Home Lands Planning Office

July 2013

**M**AHALO NUI to everyone who has participated in the Oahu Island Plan process so far, by completing a survey and/or attending one (or more!) of the Open Houses that were held this Spring.

### Applicant Preference Survey

The deadline for submitting surveys by mail or online was April 30, 2013. Mahalo to all of our applicants who completed and returned a survey by the deadline – we were able to achieve close to a 23 percent response rate!

Survey Responses	Mailed Out	By Mail	Online	Total
Number of Surveys	10,395	2,300	214	2,234
Response Rate		20.5 %	2.1 %	22.6 %

The information and mana'o you provided is important to the Island Plan process. A special "Maika'i!" to those who completed the online survey – DHHL will continue to work on providing new ways that we can use technology to make it easier and more convenient for our beneficiaries to participate in the process.



### Open House Meetings

Our first Open House was held in West O'ahu on April 20, our second in town on April 27 at Farrington High School, and our last on May 4 on the Windward side. Based on attendee comments and evaluations (more info inside), the Open Houses

Open House Attendance				
Open House	Applicants	Lessees	Other	Total
Waipahu April 20	39	16	5	60
Farrington April 27	67	17	15	99
Kalaheo May 3	39	19	21	79

were a big hit! Mahalo to everyone who took the time out of their Saturdays to join us for communication, education and island planning for Hawaiian Home Lands and give us their mana'o. We appreciate your participation and hope you learned a lot and had a good time. DHHL staff really enjoyed the face-to-face time with all the beneficiaries!

#### For more information contact:

Nancy McPherson  
Senior Planner, Planning Office  
Department of Hawaiian Home Lands

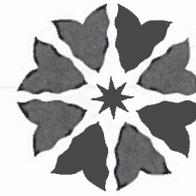
Phone: (808)620-9519  
Fax: (808)620-9559

E-mail: [nancy.m.mcpherson@hawaii.gov](mailto:nancy.m.mcpherson@hawaii.gov)

Visit us online at [www.dhhl.hawaii.gov](http://www.dhhl.hawaii.gov)  
or Facebook, Twitter, Flickr & YouTube



EXHIBIT "B"



DEPARTMENT OF HAWAIIAN HOME LANDS  
BENEFICIARY CONSULTATION

## O'ahu Island Plan

Open House 2013  
10:30 a.m. to 3:00 p.m.

### AGENDA

- 10:30 Welcome/Pule (15 min)
- 10:45 Visit Stations at Your Own Pace (1 hr 45 min)
- 12:30 Summary of Comments & Information Gathered (15 min)
- 12:45 Visit Stations at Your Own Pace (2 hrs)
- 2:45 Summary of Comments, Information Gathered & Wrap up
- 3:00 Pau

EXHIBIT "C", HANDOUT #1



DEPARTMENT OF HAWAIIAN HOME LANDS  
BENEFICIARY CONSULTATION

## O`ahu Island Plan

Open House 2013  
10:30 a.m. to 3:00 p.m.

### AGENDA

- 10:30 a.m. Welcome/Pule/Orientation *(15 min)*
- 10:45 a.m. Visit Stations at Your Own Pace *(4 hrs)*
- 2:45 p.m. Wrap up / Next Steps / Mahalo *(15 min)*
- 3:00 p.m. Pau



# Department of Hawaiian Home Lands

## O'ahu Island Plan Beneficiary Consultation

July 16 - 18, 2013

Hawaiian Home Lands Trust  
Established 1921 by Prince Kūhiō & U.S. Congress

Slide 1

### Island Plans

- Establish land use goals and objectives of the General Plan specific to each island
- Identify Island-wide Needs, Opportunities and Priorities
- Assign land use designations for land holdings on each island
- 20-year planning horizon, updated every 10 years

#### Island Plans

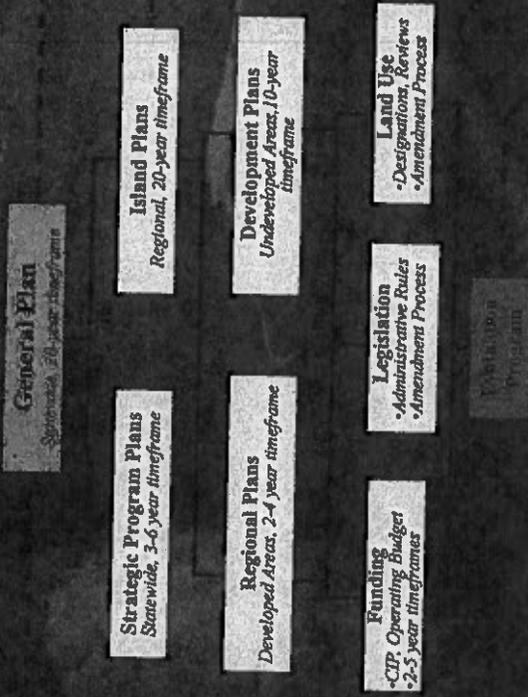
Island-wide perspective



Slide 3

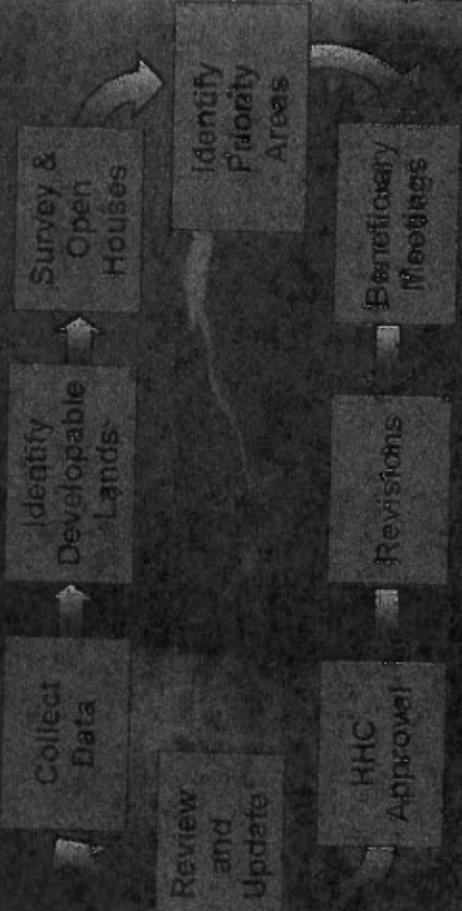
Page 1

# DHHL Planning System



Slide 2

# Island Plan Process



Slide 4

## O'ahu Island Plan - Process

- Conduct Beneficiary Engagement
- Hold Focus Groups
- Conduct Applicant Preference Survey
- Conduct Community Open Houses
- Refine Land Use Designations
- Conduct Beneficiary Consultation Meetings
- Identify Priority Areas for Development
- Identify Potential Acquisitions
- Prepare Land Use Analysis & Recommendations
- Submit Plan to Commission for Approval (Sept.)

Slide 9

## Applicant Preference Survey

### *Applicant Characteristics*

Location Preference within DHHL Landholdings  
Among Residential Applicants

#### Highly Preferred Locations

Kapolei  
Papakōlea/Honolulu  
Windward  
Waimānalo

#### Least Desired Locations

Wai'anae  
Nānākuli



Slide 11

## Applicant Preference Survey

- 2,300 (23%) completed surveys were returned by cut-off date of May 13, 2013
  - 2,086 by mail
  - 214 online
- O'ahu Applicant Characteristics
  - Applicants are likely to have a median age of 55 be married and live in Hawaii.
  - Applicants typically have larger households and higher household income than Households on O'ahu.
  - When household income and size are combined, 57% of Applicant Households have an income below 80% HUD Median Income level.

Slide 10

## Applicant Preference Survey

### *Applicant Characteristics*

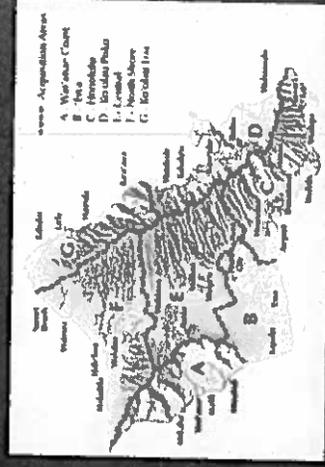
Location Preference On O'ahu  
Among Residential Applicants

#### Highly Preferred Locations

Honolulu  
Ko'olau-poko  
'Ewa  
Central

#### Least Desired Locations

Wai'anae Coast  
North Shore



Page 3

Slide 12

## Land Use Summary

- Commercial - 80 acres (1.0%)
  - Meets 1% commercial in Strategic Plan
- Community Use Homestead – 92 acres (1.2%)
  - Nānākuli Village Center, KCDC, PCDC, Waimānalo Homestead Village Center
- Community Use Public – 253 acres (3.2%)
  - Beach Parks, Community Parks, Fire Stations, Water tanks, schools, churches, etc.
- Conservation – 2,545 ac (32.4%)
  - Pali, conservation lands, wetlands, critical habitats
- Industrial – 672 ac (8.6%)
  - Kōleiaoa (559 acres), Shafters, Kopālama, Waiʻānae
- General Agriculture – 893 ac (11.4%)
  - Nānākuli Valley, Waiʻānae, Waimānalo

Slide 17

## Proposed Density

- 12,956 Homesteads Applicants
  - 9,639 Residential
  - 3,317 Agricultural
- Plan recommends development of 4,342 homesteads
  - 4,242 Residential
  - 100 Agricultural
- Meets
  - 44 % of Residential Demand
  - 3% of Agricultural Demand

Assumes DHHL develops majority of homesteads on the Leeward Coast

Slide 19

## Land Use Summary

- Special District - 252 acres (3.2%)
  - Haʻiikū Valley, Punchbowl, Kāʻala Farms
- Existing Residential Homesteads – 845 acres (10.8%)
- Existing Agricultural Homesteads – 102 acres (1.3%)
  - Waiʻānae, Waimānalo, Waiʻanalo
- Roads – 193 acres (2.5%)
- Other – 1,074 ac (13.7%)
  - Navy occupied lands in Luaiuaiei
- Proposed Homesteading – 851 acres (10.8%)
  - Waiʻānae, Nānākuli, Kapolei, Papakōlea, Waimānalo

Slide 18

## Homestead Development

- Applicant Preference for Kapolei/Central Oʻahu, Koʻolaupoko (Waiʻiwarā & Waimānalo), and Town
- Proposed Homesteading Based upon Available Lands 851 acres (10.8% of all DHHL lands)
  - 605 acres (~3,083 homesteads) along Waiʻānae Coast
    - 71.2% of 851 acres proposed for homesteading
    - 418 acres (49%) in Nānākuli Valley
    - 188 acres (22%) in Waiʻānae & Luaiuaiei Valleys
  - 134 acres (15.7%) in Kapolei:
    - 805 homesteads
  - 92 acres (10.8%) in Koʻolaupoko
    - 356 homesteads
  - 15 acres (1.7%) in Town
    - 87 homesteads
- No DHHL land holdings in Central Oʻahu

Page 5

Slide 20

## Preliminary Recommendations

- Consider alternative housing options to increase density
- Multi-family (Higher Density)
  - Duplex (2-units)
  - Multi-Plex (4 -12 units)
  - Apartment (Vertical)
- Mixed use (Homesteading/Revenue Generation)
  - Multi-family/Commercial/Office project
- Condominium Projects
  - Multi-family (Young couples)
  - Single family (Families)
- Kūpuna housing (Empty nesters)
- Rentals (Interim)

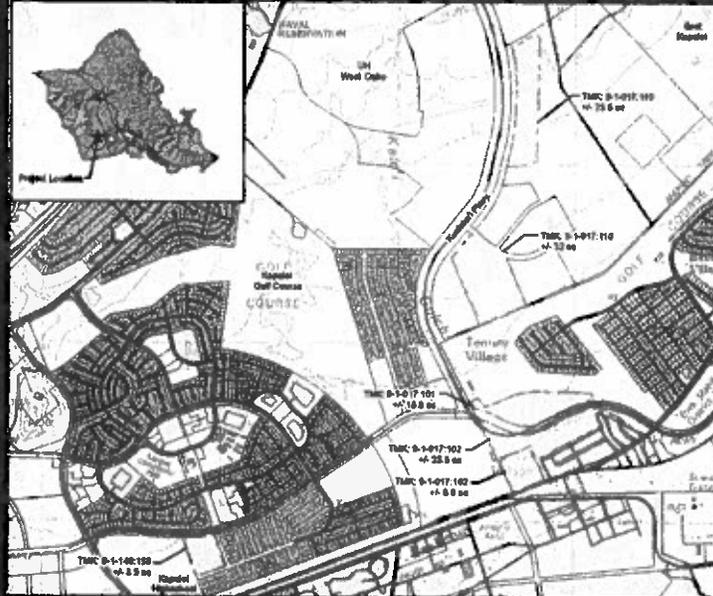
Slide 25

# O'ahu Island Plan – Land Use Designations

Land Use Designation	Setting, Intent, Purpose on O'ahu	O'ahu Lot Sizes
General Agriculture 	<p>Large contiguous lands including poor, marginal, fair, good, and prime agricultural areas. The purpose of this land use is for commercial level agriculture and land banking until opportunities for higher and better uses are available. Lands with this designation being land banked are subject to re-designation. <b>Farming and/or ranching are allowed. Uses may be subject to HRS Chapter 205. Residential occupancy is not allowed.</b></p>	Variable
Special District 	<p>Areas requiring special attention because of unusual opportunities and/or constraints, e.g. natural/man-made hazards, open spaces, cultural resources, mixed use areas, greenways, and limited infrastructure access, etc. <b>The purpose of this land use is to address the unique opportunities and constraints identified with further planning.</b></p>	To be determined
Community Use 	<p>Areas designated for community uses and facilities. This could include space for parks and recreation, cultural activities, schools, water storage, emergency facilities, and other public amenities and facilities. <b>The purpose of this land use is to provide space for homestead and public community facilities.</b></p>	Variable
Conservation 	<p>Lands with watersheds, critical habitats, sensitive historic and cultural sites. The purpose of this land use is to limit development within these areas. <b>Agricultural uses may be allowed based upon specific conservation issues found on the parcel. Residential occupancy is not allowed.</b></p>	Variable
Commercial 	<p>Land designated for retail, business, and commercial activities. <b>The purpose of this land use is to provide revenue to DHHL Trust and/or Homestead Community Associations Mixed uses are allowed.</b></p>	Variable
Industrial 	<p>Lands designated for processing, construction, manufacturing, transportation, wholesale, warehousing, and other industrial activities. <b>The purpose of this land use is to provide revenue to DHHL Trust. Residential occupancy is not allowed.</b></p>	Variable

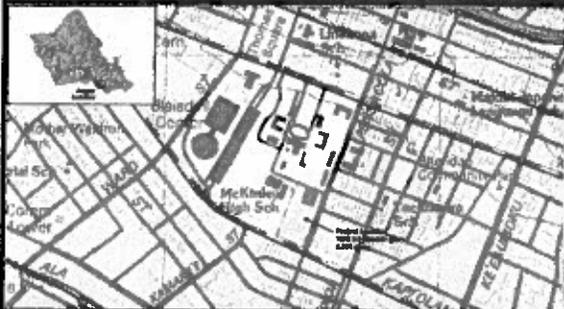
## Acquisitions - Kapolei

- 118.6 Total acres
- State-
  - 64 acres
- C&C of Honolulu-
  - 54 acres
- 700 - 1,400 homes
- Acquisition discussions underway on various parcels



## Acquisitions - McKinley, Honolulu

- Department of Education
- 5.334 acres
- Mixed use
- 30+ units



## Proposed Density

Proposed Homesteading – 851 acres (10.8%)  
*Wai'anae, Nānākuli, Kapolei, Papakōlea, Waimānalo*

- Survey and Open House results indicated a strong preference for homesteads in Kapolei, Town and Windward
- Based on availability of developable lands
  - 90% of the proposed homesteads are in Leeward O'ahu
    - 58% in Nānākuli
  - 29% proposed units are within top 3 preferred regions, Kapolei, Town and Windward

## Proposed Density

Plan Proposes development of 4,342 homesteads

- 4,242 Residential
  - 100 Agricultural
- Applicant List Demand
- 44 % of Residential Demand (9,639 Applicants)
  - 3% of Agricultural Demand (3,317 Applicants)

DHHL Development Goal (170 lots a year)

- 10 Year = 1,700 new homesteads
- 20 Year = 3,400 new homesteads

*Assumes DHHL develops majority of homesteads on the Leeward Coast*

## Proposed Density

Plan Proposes development of 4,342 homesteads

- Residential = 4,242      Agricultural = 100
- Ma'ili = 288      – Lualualei = 41
  - Wai'anae = 240      – Waianae = 8
  - Nānākuli = 2,505      – Waimānalo = 40
  - East Kapolei = 805      – Waiahole = 10
  - Kalawahine = 18
  - Papakōlea = 69
  - Waimānalo = 316

## Phase One - 1-10 Year Plan

1-10 Year Plan Proposes development of 1,467 homesteads

Agricultural = 58

- Residential = 1,409
- Ma'ili = 288
  - Wai'anae = 240
  - Nānākuli = 2,506
  - East Kapolei = 805
  - Kalawahine = 18
  - Papakōlea = 69
  - Waimānalo = 316
- Agricultural = 58
- Lualualei = 42
  - Wai'anae = 8
  - Waimānalo = 40
  - Waiahole = 10

DHHL's Development Capacity = 170 lots a year or 1,700 homesteads over 10 years

Exhibit D: O'ahu Island Plan Open House Comments Table

THEME	COMMENT	RESPONSE
Equity of ag land distribution	Division of ag land should be more equitable	Revived Ag Program will deal with this issue, inc. reconfiguration of ag lots
Equity recapture	Portion of equity should go back to Dept. from sale. Put anti-speculation clauses on mortgage, like Habitat	DHHL looking into drafting rules to create mechanisms to recover a portion of infrastructure costs
Volunteering	Want to help DHHL somehow - is there a volunteer division?	Not at this time, but this is a good idea that will be looked into.
Ag homesteading	On ag waitlist since 1976 and still want to farm	Revival of ag program is underway, ag homestead awards will resume
Community Association fees	Why is there a fee?	Common areas and community facilities must be maintained
Affordable housing	Don't have down payment or good credit; Pricing will be a key factor in allowing families/ lessees opportunity to keep their homes.	Looking at options for those in that situation, e.g. rentals; ideas for alternative housing to lower prices being investigated.
Lot size	Need more space for privacy, security, cars, grandchildren. 3,500 sq. ft. won't work for big families.	Larger lots possible on outer islands. Not enough land on O'ahu for large lots. Looking at alternatives, like clustering.
Land exchanges	Trade ridge land so Hawaiians can have a home; swap lands so there will be lands for Hawaiians to have a roof over their heads.	Feedback has been mixed. All exchanges will need additional consultation. There are strong feelings on both sides of the issue, and it depends on which lands are being considered.
Foreclosures & re-awards	Reuse abandoned homes. No poho!	Looking at ways to improve the process. There are legal hurdles and procedural issues.
Profits from lease transfers	Shouldn't be allowed, or DHHL should get a share	DHHL looking into drafting rules to govern transactions, allow for mechanism to recover infrastructure costs

THEME	COMMENT	RESPONSE
Educational Workshops	Should hold more, and regularly, to educate applicants	DHHL wants to expand outreach and education for applicants - may need more staff and funding to do this.
Kupuna housing / kupuna on waitlist	We are getting older each year - DHHL needs to move faster than ever before. Kupuna housing our only option now.	DHHL will be drafting rules to allow for ohana units, looking for opportunities to provide more and better housing for kupuna.
Financial literacy & preparedness	Want to take classes so I'm prepared when it's my turn	Revamping and restarting the homeownership financial readiness program
Economic self-sufficiency	Need options for economic self-sufficiency, farming, sustainability;	Revival of ag program is underway, ag homestead awards will resume, investigating urban agriculture opportunities
Food self-sufficiency, sustainability	Want to be able to grow crops-ruits and vegetables-raise chickens, rabbits and other animals to supplement our food supply and be more self sufficient	Revival of agricultural program, award of ag leases, and increase in urban agriculture opportunities, could improve food self-sufficiency for homesteaders
High Density Residential	Condos/apts needed in downtown Honolulu. Develop Mo'ili'ili site into a high rise.	Examining feasibility of Mo'ili'ili site for high rise, exploring housing alternatives with higher densities.
Regional Plans	What will happen with Regional Plans?	All Regional Plan info and projects have been incorporated into or accounted for in the Plan. Regional Plans are still valid.
Organizing Applicants	Propose subcommittee of applicants to raise awareness of issues with other applicants and let voices be heard at the Legislature	Contact the Association of Hawaiians for Homestead Lands (AHHL), a statewide advocate of applicants on the waiting list - they are supposed to provide that resource.

EXHIBIT E

O'ahu Island Plan Beneficiary Consultation Meeting Comments

THEME	TYPICAL COMMENT	RESPONSE
Affordable housing	Can't afford what DHHL is offering	DHHL is currently generating ideas for alternative housing options with lower prices.
Kupuna housing / kupuna on waitlist	Need more and better housing for kupuna, more programs like adult day care, acquire McKinley site and build kupuna housing project	DHHL will soon be drafting rules to allow for ohana units, looking for sites and partners to provide more and better housing for kupuna.
Multi-generational housing / SFD	Have a right for SF home, especially since mo'opuna are living with us & we've been on the list a long time.	A single family home is the ideal, but with O'ahu's limited land base and large waiting list, DHHL has to look at alternatives also
Increase density / smaller lots	Can lower density from 5,000 sf to 3,500 sf by using shared driveway. Can accommodate more people on the land, and still feels good when properly designed.	DHHL is looking into lowering costs and increasing densities, using "Smart Growth" and Low Impact Design principles
Ohana units / 2 DU's on one lot	Will there be ohana housing so that children will be able to care for parents who are aging but are still independent to some degree (multi-generations)?	DHHL will soon be drafting rules to allow for ohana units, so that kupuna can age in place with their children in close proximity
Multi-family	We don't want density like KPT.	Multi-family housing would have to be well designed to avoid a "public housing" feel

THEME	TYPICAL COMMENT	RESPONSE
Mixed use	Do at Bowl-o-Drome; Create live-work situations, student dorms	DHHL examining feasibility of various scenarios and options for the site
Foreclosures & re-awards	More support services, home rehab programs	Looking at ways to improve the process. There are legal hurdles, procedural issues. Resuming financial literacy education
Rentals and rent-to-own	Need to define better, clarify process	DHHL wants to expand outreach, education for applicants - may need more staff and/or funding.
Self help housing, volunteering	Use volunteers to develop lands, do it ourselves, more variety with owner builder, DHHL puts in infrastructure first.	DHHL is looking into how best to increase affordability of housing types - owner builder is one of the options
Financial literacy & preparedness	Need to revamp HOAP program	Revamping and restarting the homeownership financial readiness program
Land acquisitions & exchanges	Acquire more land for res and ag	Acquisitions are a key component of the implementation plan
Ag awards and use of farm lots	Make ag parks, acquire on Windward side, terrace steep lands.	Revival of ag program will help implement
Special District includes mixed use	Why is mixed use part of Special District? I'm worried that someone will interpret that as commercial development.	Definition covers existing uses that don't fit neatly into the other designations, not new commercial uses.
Community amenities and facilities	Need columbarium, immersion school; raise fees for Community uses	There is a need for cemeteries and columbaria in some areas, also schools. DHHL reexamining lease rent structure.

THEME	TYPICAL COMMENT	RESPONSE
Site improvements/ infrastructure	Trust should get \$ back if sold. Rural standards - lowers costs.	DHHL looking into drafting rules to govern transactions, ways to recover or lower site dev't costs.
Lands along shoreline	Use for res - why saving, and for whom?	Residential uses not advised for coastal high hazard areas - community/cultural uses are preferred
Housing Alternatives / mix of housing types	Doesn't have to be fully developed; tents, containers, dorms; mix smaller and larger lot and house sizes	DHHL studying alternative housing types, will be discussing with beneficiaries
Integration into market rate housing	Working with Horton?	DHHL considering, may approach developers with infill idea
Cemeteries	There are no affordable cemeteries just for homesteaders anywhere. We're all expected to use city and county or private cemeteries.	DHHL will work with beneficiaries to identify areas for cemeteries and columbaria
Continuum of housing	Need different types of housing at different stages of life - 8 Gen.	DHHL examining this concept - need Rules to implement.
Land shortage on O'ahu	Acquire more land for res and ag	Acquisitions are a key component of the implementation plan
Commercial uses / revenue generation	Get more revenue - charge market rents	DHHL reexamining all dispositions, lease rent structure
Flooding / drainage	Need to fix existing problems in older communities before building new ones. Area behind Kaululaau in Papakolea is watershed.	Has to be a balance between maintaining homesteads and developing new ones. Will reexamine infill proposed for Papakolea.
Waianae Coast more desirable if access improved	Waianae & Nanakuli least desired because only one way in or one way out. Need more roads.	DHHL will work with Honolulu City and County to facilitate improved access.

THEME	TYPICAL COMMENT	RESPONSE
Housing in Town	Need to densify (but not like KPT), Town preferred location	Analyzing Mo'ili'ili site for high rise/mixed use, exploring higher density housing alternatives.
DeBartolo / Ka Makana Alii	Hire Beneficiaries for construction and operations	Community Benefits package in negotiation with developer
Consuelo parcel	Homestead association requesting Consuelo parcel for community use (Columbarium)	Site being evaluated for residential homestead - infill less costly than opening up new lands
Area behind Kaupuni Stream	Behind Kaupuni Stream should be out of residential use.	Site being evaluated for residential homestead - infill less costly than opening up new lands
Special District lands at Puowaina	Base of Puowaina not a good place for development; Should be in residential use (condo); Cultural center planned for mauka end.	Community is split on what are best uses of that parcel - will need more planning, outreach



O'ahu Island Plan  
stephen kalilimoku

to:

nancy.m.mcpherson@hawaii.gov

07/10/2013 04:22 AM

Hide Details

From: stephen kalilimoku <shaste2000@hotmail.com>

To: "nancy.m.mcpherson@hawaii.gov" <nancy.m.mcpherson@hawaii.gov>

Aloha Nancy,

My name is Stephen Kalilimoku, I am an applicant for HHL, but live in Seattle. My wife and I will be retiring 12/2015 and are looking to retire on O'ahu.

I think DHHL is being short sighted, regarding unusable lands. Everything has a use of some sort and I believe these lands should be looked at in terms of generating usage or income. Homes can be built on hill sides, but if that is completely impossible can it generate an income i.e. Solar and Wind energy. This is a feasible idea and would create jobs for homestead residents.

I am totally against swapping or selling of Hawaiian lands, because we will always be on the short end of the stick. If such a process is used, then it should not be approved by committee, but opened to a vote by those on the application role. Let Hawaiians decide their and their children's future.

Community amenities should always have Police and Fire departments to protect our investments and a medical facility.

I'd like information on how much it cost to develop new residential sites, where is the money coming from now, what dept is deciding and handling those funds and the process used to approve funding.

Also I was not a wear of foreclosed and vacant homes. Can you tell me where I can obtain this information.

Mahalo,

Steve Kalilimoku

EXHIBIT "F"



Forwarded by Norgaard, Cota/DHHL/StateHHS on 08/20/2013 08:45 AM

"faithhnl@aol.com"  
<faithhnl@aol.com>  
07/18/2013 09:01 PM

To "dhl.planning@hawaii.gov" <dhl.planning@hawaii.gov>  
cc Faith Mahuka <faithhnl@aol.com>, "someone@starbulletin.com" <someone@starbulletin.com>  
Subject Pastoral land on Hawaii for exchange on Oahu

All your plans look over whelming, but how long will it take to become reality? I have been on the wait list for pastoral land in Kona for almost 20 years and a resident home on Oahu for 15 years. I am too old to farm and close to retirement. My children are grown, I have no use for a large home. I wish in the near future to have a small farm where I can be self sufficient. as for now a 2 bedroom home in Kapolei would be great. Would it be possible to move my name from the list for Kona to Waianae, since it is the most undesirable area. I grew up in Nanakuli Valley on land that was leased by the DHHL to Lau Ranch back in the 1951. Raised my children on an acre of land purchased for \$60,000 with a 3 bedroom hicks home. Before I left that area, across the street became homestead land. Location is Paheehoe Rd, Waianae 96792, I would like a Noni Farm one day which needs a lot of sunshine. Nanakuli to Yokohama was the best place to raise a family. I am sure you have heard this story a hundred times over, and people like me eventually give up.

I sat in the Kamehameha School Auditorium waiting for my name to be called watching Governor Uigle and the former Director of DHHL hand out awards. All in vain, like cattle we were gathered together hoping our names would be called. My daughter & her husband were called, and I was on the list before them. But I was happy for them, and left to return to work. We were all excited for their home, only to find out they did qualify for a mortgage. My daughter was determined and followed every step, signed up with Carpenters Union that Lingle was supported by. Went thru the program with promises of helping to build her own home by the DHHL. Nothing happened except disappointment. I strongly agree on helping the Hawaiian people that at least tried. Where is the reparation for being humiliated by Realtors. Being treated like cattle with promises of greener pastures. We have been humiliated and used by everyone that makes money of the land.

The Ceded Lands should be revenue to make the Hawaiian people not be homeless. Not have to pay for Medical & Education would be a great asset to our future generation. Where has all the funding gone, why is there no committee for organizing help for those with no money. When you don't worry about where the next meal is coming from or where is home, education begins.. Education is the key for every Hawaiian for a better future. Go back and think about what has been promised by the Kings & Queens for their people, and how our generation have been pushed and shoved around for money. Hawaiians are proud & loving people that has lost their land to the Rich.

Sent from Windows Mail

EXHIBIT "F"



Herbert Kihoi  
<herbert\_kihoi@yahoo.com>

07/25/2013 05:59 PM

Please respond to  
Herbert Kihoi  
<herbert\_kihoi@yahoo.com>

To "dhhl.planning@hawaii.gov" <dhhl.planning@hawaii.gov>

cc

Subject Oahu Island Plan (Open House Comments 4/20-4/27-5/4  
2013

Lisa, please forward letter to DHHL. Thank you

Herbert Emmett Kihoi, Jr  
41-339 Waikeola St  
Waimanalo, Hawaii  
96795  
Phone: (808) 259-8006

July 25, 2013  
Department of Hawaiian Home Lands  
PO Box 1879  
Honolulu, Hawaii 96805

Dear Jobie M. K. Masagatani, Chair Hawaiian Homes Commission and Director, Department of  
Hawaiian Home Lands.

Subject: Oahu Island Plan

Approximately ninety per-cent of comments read were complaints on waiting for land and  
financial problems. We are tired of hearing about plans, plans and more plans. When will the  
DHHL implement plans that will put all the beneficiaries on the waiting list on lands before the  
beneficiaries are all gone. I applied over 45 years ago for both residential (received after 33yrs)  
and still waiting for a pastoral lease. At that time 45 years ago I kind of remembered that there  
were like 44,000 beneficiaries, today there are 36,000 beneficiaries we now have 8,000  
beneficiaries less. Every year there will be less and less beneficiaries. Many will die homeless.

Place all the beneficiaries on land and let them die with pride and dignity. I will resubmit my  
plan on placing all beneficiaries on land by creating native Hawaiian Villages, native Hawaiian  
Stewardships and native Hawaiian Towns. I lived in Samoa for six years and know this can be  
accomplish.

Aloha,  
Herbert Emmett Kihoi Jr.

EXHIBIT "F"



Questions

Deborah Cabato

to:

Nancy.M.McPherson@hawaii.gov

08/11/2013 01:31 PM

Hide Details

From: Deborah Cabato <wildcats001@msn.com>

To: "Nancy.M.McPherson@hawaii.gov" <nancy.m.mcpherson@hawaii.gov>

Aloha

If this email reaches you in error please forward to the correct person.

I have searched DHHL web site and found it very informative.

However, I am confused and would like more information. The website has far too much information  
and everything seems to be spread all over the place. It would be nice to see all questions and answers  
at one place but categorized.

I am on the wait list at 1612 agriculture and 6355 for residential.

With the information for the 20 year plan, I most likely will not receive a lease for either agriculture or  
residential. I will be in my eighties in 20 years.

People who are still living at that time are usually on a fixed income and most likely would not qualify  
financially for a lease.

My questions are for me and my 2 children.

I think I am correct in that I can transfer my position on the wait list to one of them, but what about  
the other child? How will he or she be able to hold a lease?

Can my children purchase a homestead when it is offered for sale? Are the financial options and  
assistance available to them, as it is for me?

Are abandoned, vacant and foreclosed homestead properties available? If yes where can we find out  
information about these?

Can I renovate or replace a home on homestead property at a earlier date then the time it takes to  
wait for my time on the wait list? Or could my children if I can transfer to them?

When are people that are on the wait list allowed to choose undivided interest lots? How far in  
advance of infrastructure?

How can we find information concerning rent to own lease property? Especially for our children.

EXHIBIT "F"

We are interested in central Oahu, Kapolei or Waimanalo areas.

I receive the emails but have just started this recently. Your offer for the public to attend meetings is a good thing.

They are confusing as to exactly what the topic is going to be. I am sure DHHL understands it but for us to attend on a limited schedule ( maybe 1 or 2 per year) it would be nice to be able to understand what the exact topic is. What is the scope of it? Some of it is just too complex and some of it is veg. I do not seem to be able to get the live feed.

Sorry.

Mahalo  
Spencer Cabato

EXHIBIT "F"

Meeting	Location	Date	Group/Topic	Source	Comments	Response/Recommendation
BC#1	Waipahu	7/16/2013	Leeward	CmntP1	Kupuna Housing – better def.; daycare? only; need helper; grandchildren	DHHL is looking into ways to provide more flexibility for living situations in kupuna housing/ for kupuna, e.g. ohana units, kauhale etc.
BC#1	Waipahu	7/16/2013	Leeward	CmntP1	Have a right for SF home esp. since mo'opuna living with us & on list long time.	Single family is the most expensive housing type. Not everyone is financially capable.
BC#1	Waipahu	7/16/2013	Leeward	CmntP1	Kupuna Housing should be only option	There needs to be more of a priority placed on housing for kupuna.
BC#1	Waipahu	7/16/2013	Leeward	CmntP1	Can lower density from 5,000 sf to 3,500 sf by using shared driveway	DHHL is looking at zero lot line, duplex, other options to increase density.
BC#1	Waipahu	7/16/2013	Leeward	CmntP1	Having (sp?) transient – why rule to go to bottom of list?	Will look at amending rules re: transferring to another island list
BC#1	Waipahu	7/16/2013	Leeward	CmntP1	Foreclosure policy in Waianae - need to review	Reexamining loan program, including foreclosure process.
BC#1	Waipahu	7/16/2013	Leeward	CmntP1	There's nice houses that are available. The process taking too long. But houses are broken down. "As is" not good condition.	Looking into rehab options. Would need to contract out for rehab, some need demo
BC#1	Waipahu	7/16/2013	Leeward	CmntP2	If there's kupuna housing built. Fear that older Hawaiians will be stuck with kupuna housing, cannot get single family.	Do they want SF for themselves, or their ohana? Many kupuna can't qualify for SF on fixed income.
BC#1	Waipahu	7/16/2013	Leeward	CmntP2	Is rent to own only for multifamily?	Looking at SF rental options
BC#1	Waipahu	7/16/2013	Leeward	CmntP2	I have issue with rental housing. More development in Kapolei is bad plan.	East Kapolei has already been approved and master planned, waiting for CIP money.
BC#1	Waipahu	7/16/2013	Leeward	CmntP2	HOAP program needs to be improved. Wasn't working.	In progress. Why wasn't it working?
BC#1	Waipahu	7/16/2013	Leeward	CmntP2	Are all the DHHL lands accounted [for] in the inventory?	Yes.
BC#1	Waipahu	7/16/2013	Leeward	CmntP2	What is land acquisition?	Getting more land through exchanges, purchases or legal settlements.
BC#1	Waipahu	7/16/2013	Leeward	CmntP2	We are paying Ko'olina taxes. It costs more to live there than Hawaii Kai.	Property taxes pay for services such as police and fire protection. Need to discuss w/C&C
BC#1	Waipahu	7/16/2013	Leeward	CmntP2	It's a small % of land that is community use in Leeward Coast.	How much more land is needed for CU?
BC#1	Waipahu	7/16/2013	Leeward	CmntP2	How many acres of Lualualei left to transfer to Feds? What's the total acreage?	1,074 acres at Lualualei is still in the inventory but is under federal control at this time.
BC#1	Waipahu	7/16/2013	Leeward	CmntP3	The homestead association has request in for Consuelo parcel for community use (Columbarium)	Will follow up with LMD
BC#1	Waipahu	7/16/2013	Leeward	CmntP3	People leaving cars in DLNR leased property.	Enforcement (E-Team)
BC#1	Waipahu	7/16/2013	Leeward	CmntP3	Not all farm lots in ag production	Will be addressing with Ag Program/Plan later this year
BC#1	Waipahu	7/16/2013	Leeward	CmntP3	What is "Special District"?	Lands that have unique resources, for instance, cultural properties. Lands that require more attention, care, planning.
BC#1	Waipahu	7/16/2013	Leeward	CmntP3	Is Hawaiian Homes exempt from rules?	Yes, land use and zoning, but land use on the map will be subject to DHHL rules.

Meeting	Location	Date	Group/Topic	Source	Comments	Response/Recommendation
BC#1	Waipahu	7/16/2013	Leeward	CmntP3	Is Hawaiian Home Lands exempt from EIS or EA?	No, because use of state lands is a trigger, and the Hawaii Supreme Court has established that DHHL is subject to Ch. 343 HRS.
BC#1	Waipahu	7/16/2013	Leeward	CmntP3	Who controls gate in back of Waianae Valley? Sometimes open, sometimes closed.	Will follow up with LMD
BC#1	Waipahu	7/16/2013	Leeward	CmntP3	What happens to the people who didn't move from dangerous land? They should sign release for DHHL liability.	Pahe'ehe'e Ridge is a special situation.
BC#1	Waipahu	7/16/2013	Leeward	CmntP3	Was Comprehensive lands (WCCHC) a land exchange?	
BC#1	Waipahu	7/16/2013	Leeward	CmntP3	I think Waianae & Nanakuli least desired because only one way in or one way out. Need more roads.	DHHL will have to work with HC&C, State DOT to pursue transportation alternatives, new roads
BC#1	Waipahu	7/16/2013	Leeward	CmntP4	Even if it's last preferred option, people in Leeward would want to see more housing	Where would be the best locations for new housing?
BC#1	Waipahu	7/16/2013	Leeward	CmntP4	Define rent to own better	So noted.
BC#1	Waipahu	7/16/2013	Leeward	CmntP4	Current leeward residents should be first preference for leeward lot.	Has only been done on Lana'i
BC#1	Waipahu	7/16/2013	Leeward	CmntP4	Get plenty people on leeward coast want to live homestead. They waiting.	But can they qualify financially for mortgage? Need good credit, enough household income
BC#1	Waipahu	7/16/2013	Leeward	CmntP4	Consuello lot should be reserved for future community use.	So noted.
BC#1	Waipahu	7/16/2013	Leeward	CmntP4	Behind Kaupuni Stream should be out of residential use.	So noted.
BC#1	Waipahu	7/16/2013	Leeward	CmntP4	The existing park is not big enough	So noted.
BC#1	Waipahu	7/16/2013	Leeward	CmntP4	Need site for immersion school, looking at Special District in Waianae	So noted.
BC#1	Waipahu	7/16/2013	Leeward	CmntP4	Can immersion school be free for Hawaiian[s]?	Yes, it's public.
BC#1	Waipahu	7/16/2013	Leeward	CmntP4	We want to keep our kids in the area. Now immersion have to go to Palolo after they get to older grades.	So noted.
BC#1	Waipahu	7/16/2013	Leeward	CmntP4	Have Waianae meeting for OIP. Don't conflict with NB meeting.	Apologies – didn't check NB schedule, was not aware of meeting conflict.
BC#1	Waipahu	7/16/2013	Central	CmntP1	Base of Puowaina – not a good place for development – too much spiritual energy there.	Any kind of development? What would be appropriate?
BC#1	Waipahu	7/16/2013	Central	CmntP1	Varona – OHA – Get people in homes.	Varona lands have development limitations
BC#1	Waipahu	7/16/2013	Central	CmntP1	Get congressional delegation involved – get a fair shake re: military-occupied lands	So noted.
BC#1	Waipahu	7/16/2013	Central	CmntP1	[Beneficiaries need] financial literacy classes <u>before</u> getting a mortgage	Revival of HOAP program underway
BC#1	Waipahu	7/16/2013	Windward	CmntP1	Would be nice if DHHL got Bellows	Tried, military changed its mind
BC#1	Waipahu	7/16/2013	Windward	CmntP1	Smaller lots easier to take care, can have higher density. Larger houses need more infrastructure because get more people, larger families	What about ohana units, kauhale?
BC#1	Waipahu	7/16/2013	Windward	CmntP1	Larger houses I take care and prefer larger houses. It feels like the beneficiaries lose if they get smaller house, less land	It's one way to get more applicants off the wait list and into homes

Meeting	Location	Date	Group/ Topic	Source	Comments	Response/Recommendation
BC#1	Waipahu	7/16/2013	Windward	CmntP1	Have a mix of housing; provide choices for beneficiaries.	Housing Alt's Study.
BC#1	Waipahu	7/16/2013	Windward	CmntP1	Depends on age. Older want to downsize. Elderly hard to take care big house. Not sure kids want to live with parents.	Housing Alt's Study, continuum of housing
BC#1	Waipahu	7/16/2013	Windward	CmntP1	What happened to Kunia lands? When did it become Monsanto?	Lands were never in DHHL inventory
BC#1	Waipahu	7/16/2013	Windward	CmntP1	Concerned that DHHL shouldn't have to purchase. State should spend \$, they owe us. Why spend more trust \$?	Will cost \$ in legal fees to go after more land
BC#1	Waipahu	7/16/2013	Windward	CmntP2	Getting little return from commercial leases	DHHL gets \$2 million/yr. from 300 acres of commercial land
BC#1	Waipahu	7/16/2013	Windward	CmntP2	What about acquiring mainland properties, like in Las Vegas?	So noted.
BC#1	Waipahu	7/16/2013	Windward	CmntP2	Create live-work situations	Exploring mixed use in Town
BC#1	Waipahu	7/16/2013	Kapolei	CmntP1	Abutilon – Red Ilima – Akoko – are they thriving?	Under state DLNR until 2021
BC#1	Waipahu	7/16/2013	Kapolei	CmntP1	Is DHHL integrating homesteads into D.R. Horton?	UH – for housing. Has a plot plan. Can be the aff. hsgn?
BC#1	Waipahu	7/16/2013	Kapolei	CmntP1	Can we use Gen. Ag. In RP/license/GL lands for ag waitlisters?	May need infrastructure, has other problems
BC#1	Waipahu	7/16/2013	Kapolei	CmntP1	Are revenues we are getting at fair market value?	Yes.
BC#1	Waipahu	7/16/2013	Kapolei	CmntP1	When are we finalizing OIP?	Sept. 2013
BC#1	Waipahu	7/16/2013	Kapolei	CmntP1	Once plan is pa'a, how can we be assured that future administrations can't change it?	Commission needs to adopt the Planning System in its entirety
BC#1	Waipahu	7/16/2013	Kapolei	CmntP1	What happens to the Regional Plans?	Folded into Island Plan, then will need updating soon
BC#1	Waipahu	7/16/2013	Kapolei	CmntP1	The Organic Act said to get people back on the land. Were there any rules for how to do that back then?	No. Studies were doen and recommendationd made.
BC#1	Waipahu	7/16/2013	Kapolei	CmntP1	Getting people back on the land is the most important thing. Give people the land as it is. 70% not suitable?	We've lost lawsuits for not providing water.
BC#1	Waipahu	7/16/2013	Kapolei	CmntP1,2	How about a cemetery next to state and federal land so when they die on the list they can have a place to stay on homestead? Put cemetery in front of federal land in Waianae.	So noted.
BC#1	Waipahu	7/16/2013	Kapolei	CmntP2	Plan only looking forward. Need to evaluate past plans and projects, learn from mistakes. May be justifiable reasons why, but we don't have that info.	Evaluation needs to be done systematically –important tool for the Trust
BC#1	Waipahu	7/16/2013	Kapolei	CmntP2	Assess how many on waitlist have been offered and passed on to a relative. How many deferred or transferred?	Good data that needs to be collected and analyzed
BC#1	Waipahu	7/16/2013	Kapolei	CmntP2	How many new applications does DHHL get every year and how much does it increase? How many folks will pass away due to age?	Good data that needs to be collected and analyzed
BC#1	Waipahu	7/16/2013	Kapolei	CmntP2	Could a reason for survey results showing less preference for kupuna housing be fewer elderly respondents?	Survey adjusted for this
BC#1	Waipahu	7/16/2013	Kapolei	CmntP2	Capture equity so you can downsize	DHHL looking at how to do this, how to monitor or regulate sales

Meeting	Location	Date	Group/Topic	Source	Comments	Response/Recommendation
BC#1	Waipahu	7/16/2013	Kapolei	CmntP2	Existing 1 acre lots – if not using, downsize them to 5,000 sq. ft. and give others an opportunity.	Ag program/plan under development
BC#1	Waipahu	7/16/2013	Leeward	GSheet1	Requesting a meeting be held in our Waianae Community – this meeting conflicted with Nanakuli Neighborhood Board. Hold at Kaha'aina Café/WCCHC – Kam School Learning Center	We apologize for not checking NB schedule, were not aware of meeting conflict.
BC#1	Waipahu	7/16/2013	Leeward	GSheet1	Assist in promoting/advancing Kaupuni Park/Community Center	So noted.
BC#1	Waipahu	7/16/2013	Leeward	GSheet1	Columbarium at WVHC/Mauka	So noted.
BC#1	Waipahu	7/16/2013	Leeward	GSheet1	Immersion school site a) Kam Learning School b) WVH	So noted.
BC#1	Waipahu	7/16/2013	Leeward	GSheet2	Why wasn't this meeting in Kapolei? Or Waianae?	Neutrality, applicant zip codes
BC#1	Waipahu	7/16/2013	Leeward	GSheet2	What is the status of Lualualei NAVMAG lands? Or WCCHC lands?	
BC#1	Waipahu	7/16/2013	Leeward	GSheet2	Kapolei – Conservation land, how are the plants? Are they thriving, or does it still need protection?	USFWS until 2021
BC#1	Waipahu	7/16/2013	Leeward	GSheet2	What about lands that are currently being held by a RP, G.L. or leased to non-homestead eligible entities...are they available for residential development? Or available to wait-listed residential/Ag applicants? Are they at fair market value or buddy-buddy rates?	Entire program being reevaluated. Most lands are not suitable for residential - no infrastructure, development constraints. All dispositions are charged fair market rents unless they are to beneficiary org's and for community use.
BC#1	Waipahu	7/16/2013	Leeward	GSheet2	Why was this meeting scheduled at same time as Nanakuli-Mailii NB? It's best not to conflict w/those preestablished meetings that already draw active kanaka.	Did not check on NB schedule, was not aware of meeting conflict.
BC#1	Waipahu	7/16/2013	Leeward	GSheet2	I like the idea of multi-[family] housing (duplex, condo, apts etc.) & rentals. Our people need affordable housing@ the various stages of their lives.	DHHL looking into "continuum of housing" concept, rule amendments.
BC#1	Waipahu	7/16/2013	Leeward	GSheet2	What about the HOAP or other similar programs that prepare our people financially for housing? Can that program be reestablished & a similar one for H.S. and college kanaka?	Program redesign underway
BC#1	Waipahu	7/16/2013	Leeward	GSheet3	Make a Waianae meeting	Not enough time/staff
BC#1	Waipahu	7/16/2013	Leeward	GSheet3	Make meeting at Kahaaina Café (Waianae Coast Comprehensive)	So noted
BC#1	Waipahu	7/16/2013	Leeward	GSheet4	What is the rate of applications for homesteads? How does DHHL plan to manage new apps when there is not enough land?	Applications are always growing. DHHL trying to get enough fnding from state to be fully staffed. Staffing has not kept up with workloads.
BC#1	Waipahu	7/16/2013	Leeward	GSheet4	How does any plan sustain itself when there's a change in leadership @DHHL?	Implementation is key to success of any plan. Need to make it pa'a with rule amendments.
BC#1	Waipahu	7/16/2013	Leeward	GSheet5	No development in Ha'iku. The 'aina downstream is being preserved by others to support your mission ('aina ho'opulapula). Trade it. Sell it to KS for preservation (since it was KS's and stolen from the trust in the first place). No development. Our keiki will thank us.	So noted.

Meeting	Location	Date	Group/Topic	Source	Comments	Response/Recommendation
BC#1	Waipahu	7/16/2013	Economic Devt for nH from DeBartolo Project	GSheet6	Regarding the construction project (Ka Makana Aii) shopping mall. I am very interested in taking part in the construction and building of the mall working directly with the general contractors who have been selected to build the mall, as my self and my company can render services for concrete placement/concrete pumping at on any level as we have pumped many high rise structures in Town, Waikiki, etc. No project too large for our capabilities.	LMD (Linda Chinn) is handling lease terms and community benefits
BC#1	Waipahu	7/16/2013		GSheet7	How are you addressing those that have waited on the list, primarily those 65+ in age, waiting on the list for 25-40 years?	DHHL is looking into options for our growing kupuna applicant population.
BC#1	Waipahu	7/16/2013		GSheet7	Rather than an Exchange Initiatives, <u>keep</u> [land] and have state, C&C relocate. Those lands are already developed.	Very difficult to relocate Board of Water Supply facilities, fire stations etc.
BC#1	Waipahu	7/16/2013		GSheet8	Regarding Oahu's Ag Lands – What happened to Kunia's Ag Lands? Supposedly there is several hundreds of acres in the upper Kunia area.	Kunia lands were not in the inventory, and have not been offered to DHHL. Will look into it.
BC#1	Waipahu	7/16/2013		GSheet9	The first and only priority is contacting those waiting on the list for their mana'o about where they want to go NOW, not tomorrow. You are avoiding and stalling with plans and more plans.	Land use plans help DHHL focus its efforts on homestead development where it makes the most sense, can yield the most lots with the lowest per-lot development cost.
BC#1	Waipahu	7/16/2013		GSheet9	Amend above: [name withheld] is on the "undivided interest" list for Kapolei (during Micah Kane). He is now 71 and anxious to transfer his lease to his older son, before it doesn't happen. His son is financially ready.	
BC#1	Waipahu	7/16/2013		GSheet9	On slide 14 is a 77% (6,054 acres) is not suitable for homesteading. Have you considered a revenue generating cemetery, so we really can put our people on their land that will not be disturbed like the "rail," and instead of buying them at Hawaiian Memorial Cemetery? I suggest right next to land occupied by the federal govt or state as blazing remainder of their failed responsibility to take care of the first people (kanaka maoli) first on the waiting list. If homesteading is not the people's desire for Waianae and North Shore, then marae, cultural, cemetery is very suitable.	Perhaps back of Nanakuli Valley?
BC#1	Waipahu	7/16/2013		GSheet9	Second, work on accessible roads to undesirable lands and make them desirable. Especially if the land is already ours to do it without delay.	Often getting the water to the land is the problem. Hard to justify spending trust \$ to upgrade roads for entire region.
BC#1	Waipahu	7/16/2013		GSheet9	There are no affordable cemeteries specific for homesteaders anywhere. We all expected to use city and county or private cemeteries.	DHHL will look at identifying additional Community Use lands for cemeteries for every homestead area.
BC#1	Waipahu	7/16/2013		GSheet9	Kaleo was an excellent group moderator. Overall, good meeting.	Mahalo.

Meeting	Location	Date	Group/Topic	Source	Comments	Response/Recommendation
BC#1	Waipahu	7/16/2013		GSheet10	As the generations pass on there will be less families to meet the blood quantum requirement. Will the blood quantum be lowered so that future Hawaiians will be able to receive homes?	Issue is ongoing for DHHL. O'ahu Island Plan deals mainly with land use, supply of land for homesteading, not demand.
BC#1	Waipahu	7/16/2013		GSheet10	Will there be ohana housing in the near future? So that children will be able to care for parents who are getting up in age but are still independent to some degree, (multi-generations) with two homes on one lot?	DHHL looking into it
BC#1	Waipahu	7/16/2013		GSheet11	Is land used for schools (Roosevelt, Stevenson, Lincoln) originally DHHL lands, but whose status was changed by govt. for education purposes?	DOE - State land exchange
BC#1	Waipahu	7/16/2013	Use Puowaina land for residential	GSheet11	Is the land behind Lincoln and Stevenson schools going to be used for homesteading purposes? (Rather than money generating purposes i.e. Kupuna Housing, Visitor's Center for Punchbowl Cemetery). These are not a positive move.	Special District means that more study and planning are needed.
BC#1	Waipahu	7/16/2013	Acquisition - Ag land at Kunia	GSheet12	Please look into above Royal Kunia on the left side of the road. Properties were sold for \$39,000 per acre (agriculture area) in 2010. Now going for \$1,000,000 per acre by Garcia Realty (4-partners) are involved. This area would be good for homestead or agricultural. I did call yesterday. Please look into this area – the view is fantastic...	So noted.
BC#1	Waipahu	7/16/2013	Economic Devt for nH from DeBartolo Project	DY Notes	DeBartolo should hire a certain percentage from the homesteads. Suggest DeBartolo approach Alu Like (employment services) to coordinate efforts of community college (workforce programs) to teach our homesteaders how to be competitive in applying for and qualifying for jobs being created by DeBartolo. Help them be more competitive in landing the jobs.	Part of community benefits agreement? - LMD
BC#1	Waipahu	7/16/2013	Economic Devt for nH from DeBartolo Project	DY Notes	DeBartolo should provide business opportunities for native Hawaiians. Suggest DeBartolo reserve kiosk spaces for native Hawaiians. DHHL should approach OHA to provide business training and business financing to assist native Hawaiian small businesses.	Part of community benefits agreement? - LMD
BC#1	Waipahu	7/16/2013	Award lots in Waianae	DY Notes	DHHL should take its available improved Waianae lots and make awards. If no one takes those lots, that is proof that people don't want the Waianae Coast. Then you can prove you need to acquire more lands elsewhere.	So noted.
BC#1	Waipahu	7/16/2013	Don't spend trust \$ on land purchase	DY Notes	I don't want DHHL to purchase land. All of your limited resources should be to develop land for settlement, not use what little money you have to purchase land. It is the State's responsibility to make sure DHHL has sufficient lands.	So noted.
BC#1	Waipahu	7/16/2013	Smaller lots ok	DY Notes	I like smaller lots. I understand you can accommodate more people on the land. I have seen other developments which, when properly designed, feel good even on a smaller lot.	DHHL is studying ways to increase density while creating healthier, more liveable communities.

Meeting	Location	Date	Group/Topic	Source	Comments	Response/Recommendation
BC#1	Waipahu	7/16/2013	No jumping the waiting list	DY Notes	I've seen in Kanehili where a lessee gives their lot to their daughter, then buys another lot from someone else. It's not right. I was on the waiting list for 20 years before I got a homestead. Don't allow people to by-pass the waiting list.	So noted. DHHL looking into rule amendments to deal with the situation - right now we have no rules to discourage this.
BC#1	Waipahu	7/16/2013	Min. lot size 7500sf	DY Notes	I like larger lots. I believe HHCA set aside lands for native Hawaiians to settle and be self-sufficient. How can you be self-sufficient with lots smaller than 7,500 sf?	Looking into more urban ag, how best to award lots. If less than 1 acre, may be all residential awards.
BC#2	Farrington	7/17/2013	Central	LgGrp	Bowl O Drome - Water? Need more due diligence	Yes.
BC#2	Farrington	7/17/2013	Central	LgGrp	Manana – Railroad going through; Industrial use-trucking?	Very marginal piece
BC#2	Farrington	7/17/2013	Central	LgGrp	Role of DLNR in land exchange?	Large role - State to state.
BC#2	Farrington	7/17/2013	Central	CmntP1	There's a need to intensify residential development in town. Use land for residential.	Looking at oppy's to do that
BC#2	Farrington	7/17/2013	Central	CmntP1	Special district [in] Papakolea should be put in residential. Doesn't have to be house - can be condo.	Height limits due to viewshed, may have 'iwi there
BC#2	Farrington	7/17/2013	Central	CmntP1	The community residents are talking about putting houses on special district possibility.	Needs more analysis.
BC#2	Farrington	7/17/2013	Central	CmntP1	Building house mauka will cause flooding. Watershed area.	Set for Years 10-20 – will try to acquire better land first
BC#2	Farrington	7/17/2013	Central	CmntP1	The proposed houses may be too costly - there are hazard issues, rock stabilization.	Set for Years 10-20 – will try to acquire better land first
BC#2	Farrington	7/17/2013	Central	CmntP1	Were families evicted from (yellow right) area?	The land was previously DLNR's.
BC#2	Farrington	7/17/2013	Central	CmntP1	How did it change from DLNR to DHHL?	It was negotiated with DLNR
BC#2	Farrington	7/17/2013	Central	CmntP1	Is there a way to resolve flooding?	DHHL looking at that as part of due diligence.
BC#2	Farrington	7/17/2013	Central	CmntP2	Existing drainage in Papakolea not adequate.	Will need drainage and sewer improvements.
BC#2	Farrington	7/17/2013	Central	CmntP2	That what makes list longer because not easily developed.	Looking at acquisitions, alternatives.
BC#2	Farrington	7/17/2013	Central	CmntP2	Are there Kupuna housing possibilities?	DHHL looking into it.
BC#2	Farrington	7/17/2013	Central	CmntP2	Survey not accurate. Kupuna needs were not captured.	Will research more with Housing Dev't Alt's.
BC#2	Farrington	7/17/2013	Central	CmntP2	Kalawahine was promised for kupuna housing.	Decision of past administration to build housing
BC#2	Farrington	7/17/2013	Central	CmntP2	Are existing homesteads in town reserved for special needs?	DHHL has relocation policy for health needs. Wouldn't be reserved.
BC#2	Farrington	7/17/2013	Central	CmntP2	Special district area, can it be for homes?	It's a possibility. Need to have further talks with community about preferences.
BC#2	Farrington	7/17/2013	Central	CmntP2	Can only develop on a [portion] of 14 acres in special district because of terrain. Cultural center planned in mauka end. An AIS needs to done to ID cultural properties.	13 acres out of a total of 16 acres are considered developable. Slopes are a problem.
BC#2	Farrington	7/17/2013	Central	CmntP3	Tell Congress we need more money for DHHL.	So noted.
BC#2	Farrington	7/17/2013	Central	CmntP3	Can we have 'tents' as part of Kauhale housing?	Could look into yurts, other alternatives.
BC#2	Farrington	7/17/2013	Central	CmntP3	Can storage containers be a dwelling?	If it meets county standards.

Meeting	Location	Date	Group/Topic	Source	Comments	Response/Recommendation
BC#2	Farrington	7/17/2013	Central	CmntP3	Cannot turn storage container as dwelling - I seen it.	We have designs for kauhale using containers.
BC#2	Farrington	7/17/2013	Central	CmntP3	More owner builder options. Provide that option. DHHL put in infrastructure first.	DHHL is looking into it as part of Housing Dev't. Alternatives Study.
BC#2	Farrington	7/17/2013	Central	CmntP3	Are there other areas in Honolulu that DHHL can acquire?	DHHL is looking into it.
BC#2	Farrington	7/17/2013	Central	CmntP3	Most beneficiaries qualify for HUD not from bank. Need to accommodate that.	NAHASDA program looking into it.
BC#2	Farrington	7/17/2013	Central	CmntP3	Bowl-o-drome would be cheaper than Papakolea.	It still will be expensive to build a highrise
BC#2	Farrington	7/17/2013	Central	CmntP3	[B-O-D] Would be good site for dormitory for leeward college students. [They] Drop out cause [they live] too far.	So noted.
BC#2	Farrington	7/17/2013	Central	CmntP4	Dormitory would be rental?	Yes. Dormitory would come out of Kauhale density.
BC#2	Farrington	7/17/2013	Central	CmntP4	Is mixed use commercial and residential?	Yes.
BC#2	Farrington	7/17/2013	Central	CmntP4	Mixed-use might cause water issues - lack of it.	So noted.
BC#2	Farrington	7/17/2013	Central	CmntP4	If they rent, where does money go?	Not determined yet.
BC#2	Farrington	7/17/2013	Central	CmntP4	Do HUD families qualify for higher density projects? Will developers accept HUD families, want those?	We have NAHASDA funding for those families at 80% of HUD median income and below.
BC#2	Farrington	7/17/2013	Central	CmntP4	Acquiring property would add to inventory.	Yes.
BC#2	Farrington	7/17/2013	Central	CmntP4	How do we acquire land?	Multiple ways: buy, trade, sue, donation.
BC#2	Farrington	7/17/2013	Central	CmntP5	Where does land rent money go?	To trust fund, used for CIP/infrastructure.
BC#2	Farrington	7/17/2013	Central	CmntP5	Kupuna housing will be important because of baby-boomers.	So noted.
BC#2	Farrington	7/17/2013	Central	CmntP5	We don't want density like KPT	So noted.
BC#2	Farrington	7/17/2013	Central	CmntP5	We want housing options that can accommodate 8 generations.	So noted.
BC#2	Farrington	7/17/2013	Central	CmntP5	The majority of those on wait list don't necessarily want full developed community.	So noted.
BC#2	Farrington	7/17/2013	Central	CmntP5	Would Shafter Flats be used for residential?	No, because of safety issues, industrial area.
BC#2	Farrington	7/17/2013	Central	CmntP5	If the property becomes vacant, then consider for residential.	DHHL looking into it.
BC#2	Farrington	7/17/2013	Central	CmntP5	How do we fit HUD family into Kauhale?	DHHL looking into it.
BC#2	Farrington	7/17/2013	Central	CmntP5	Existing DHHL housing options not affordable by HUD.	So noted.
BC#2	Farrington	7/17/2013	Central	Cmnt6	Work with developers to provide housing we can afford. We don't want to lose our home.	DHHL is aware of this and working on it.
BC#2	Farrington	7/17/2013	Windward	CmntP1	Haiku – can develop homes there?	Very few, and at great cost - slopes & streams increase dev't. cost per lot.
BC#2	Farrington	7/17/2013	Windward	CmntP1	Superfund Site	Still owned by military – need to clean up
BC#2	Farrington	7/17/2013	Windward	CmntP1	Correa Ranch – On CON. Weddings up there.	Will refer to LMD land manager.
BC#2	Farrington	7/17/2013	Windward	CmntP1	Wong Farm – moving them to do homestead?	Yes.
BC#2	Farrington	7/17/2013	Windward	CmntP1	Exchange the Pali	So noted.
BC#2	Farrington	7/17/2013	Windward	CmntP1	Bad traffic problems on existing roads - will need infrastructure upgrades.	So noted.

Meeting	Location	Date	Group/Topic	Source	Comments	Response/Recommendation
BC#2	Farrington	7/17/2013	Windward	CmntP1	Make ag park so everyone can help each other.	So noted.
BC#2	Farrington	7/17/2013	Windward	CmntP1	Make Waiahole lots into Ag park.	So noted.
BC#2	Farrington	7/17/2013	Windward	CmntP1	Aquaculture along coast	So noted. Would be allowable under Community Use.
BC#2	Farrington	7/17/2013	Windward	CmntP1	Acquire more Ag land on Windward side - has more resources.	So noted.
BC#2	Farrington	7/17/2013	Windward	CmntP1	Bring coastal land more into homestead use - Res; Ag opportunities.	Lands in coastal high hazard areas are more suitable for community uses. Keep res. out of harm's way.
BC#2	Farrington	7/17/2013	Windward	CmntP1	Opportunities for volunteers to help develop lands – (yields?) community support and know what's happening.	So noted.
BC#2	Farrington	7/17/2013	Windward	CmntP1	Surveys should ID skills and abilities for volunteering.	So noted.
BC#2	Farrington	7/17/2013	Windward	CmntP1 (back)	We have a problem we're talking (sp) too – maybe they (native Hawaiians) can help.	
BC#2	Farrington	7/17/2013	Windward	CmntP2	Kupuna Housing – Visitors, age of caregivers, etc. – problems.	DHHL looking into kupuna housing alt's.
BC#2	Farrington	7/17/2013	Windward	CmntP2	Generational Housing – but who has to qualify for the loan?	Everyone's income is taken into account.
BC#2	Farrington	7/17/2013	Windward	CmntP2	Why don't we do the more creative housing types? Financing?	Housing alternatives study.
BC#2	Farrington	7/17/2013	Windward	CmntP2	Slightly higher lease fees? Need to generate more revenue.	So noted.
BC#2	Farrington	7/17/2013	Windward	CmntP2	Self-help – We do it ourselves.	One of the housing alternatives being looked at.
BC#2	Farrington	7/17/2013	Windward	CmntP2	Segregate land value and house value.	So noted.
BC#2	Farrington	7/17/2013	Windward	CmntP2	With owner builder, would have more variety, interest.	So noted.
BC#2	Farrington	7/17/2013	Windward	CmntP2	Use steep lands for Ag - Terracing	So noted.
BC#2	Farrington	7/17/2013	Windward	CmntP2	DHHL should get infrastructure costs back if sold.	DHHL looking into rule amendments.
BC#2	Farrington	7/17/2013	Windward	CmntP2	Community uses, etc. need to pay more lease/license fees, esp. on O'ahu – limited land.	So noted.
BC#2	Farrington	7/17/2013	Windward	GSheet1	Four vacant homes in Waimanalo	Looking into rehabilitation and reawarding of homes. Difficult if still under a homestead lease.
BC#2	Farrington	7/17/2013	Highrise condos OK	GSheet2	Open to vertical housing – Oahu [land] limited – survey waitlist and ask if can get condo in 2 years vs. SF home in 30 years are they open?	So noted.
BC#2	Farrington	7/17/2013	Papakolea	GSheet3	Papakolea (Punchbowl/Auwaiolimu section) should be for residential use, not 1) kupuna health center and 2) cultural learning center and Punchbowl parking lot and visitors' center.	So noted.

Meeting	Location	Date	Group/Topic	Source	Comments	Response/Recommendation
BC#2	Farrington	7/17/2013	HCA	GSheet4	Working with beneficiaries & HH Waitlisters on a daily basis, looking at and helping them to understand their true affordabilities – I would like to recommend the following: 1) Alternative housing (their more affordable) – rental properties, kauhale, mixed use, multiplex and condo; 2) Transitional programs – rentals/dorms, condos/apts, single family, kupuna/kauhale; 3) Applicant support programs – homeowner preparation, financial education/one on one counseling; 4) Post purchase support services – understand the value and kuleana of HH, understand their impact on the Trust, basic repair and maintenance; 5) Successor support – prepare successors, financial education/one on one counseling.	So noted. DHHL looking into making improvements in these areas, reviving programs.
BC#2	Farrington	7/17/2013		GSheet5	Heard about the land area facing Anianiku St. in Kewalo area? Discuss this area.	So noted.
BC#2	Farrington	7/17/2013		GSheet6	McKinley property could be a good acquisition – might be a good property for kupuna apartments.	So noted.
BC#2	Farrington	7/17/2013		GSheet6	Yellow HS designation behind Kaululaau will be very difficult to build because that area is a major watershed for Papakolea. Draining and flooding major issue for the area.	So noted.
BC#2	Farrington	7/17/2013		GSheet6	I support mixed use for Bowl-a-drome property. Like dormitory idea for the area. Good meeting.	So noted. Mahalo.
BC#2	Farrington	7/17/2013		GSheet7	Please change the info sessions in August to Oahu. Makes no sense.	Plan has already been delayed, contract will expire in December, with no extensions.
BC#2	Farrington	7/17/2013		GSheet7	In the same – Please change the final approval by the Commission to Oahu HHS meeting. Mahalo.	Plan has already been delayed, contract will expire in December, with no extensions.
BC#2	Farrington	7/17/2013		GSheet8	Of the 7,000 applicants on your plan, how many are expected to receive on your 10 year plan, guesstimation, or at least offered?	For the first 10 years, 1,467 homesteads are proposed to be developed and awarded.
BC#2	Farrington	7/17/2013		GSheet8	Where is Koa Ridge?	Central O'ahu plateau, across Costco Waipio and west of H-2 freeway
BC#2	Farrington	7/17/2013		GSheet8	Have you found fewer and fewer people applying because the 50% Hawaiians are dying off?	The data shows that there are almost as many qualified beneficiaries that have yet to apply, as are on the list now. We have seen a steady increase in applications over the years.
BC#2	Farrington	7/17/2013		GSheet8	Why are the beach front properties not being talked about? Are they being saved for priority applicants?	Most are in coastal high hazard areas and should be reserved for recreational and coastal access use.
BC#2	Farrington	7/17/2013		GSheet9	Kupuna housing? (Nursing home)	DHHL is looking into various kinds of kupuna housing, assisted living, ohana
BC#2	Farrington	7/17/2013		GSheet9	Partnering	DHHL identifying partners for various projects on O'ahu

Meeting	Location	Date	Group/ Topic	Source	Comments	Response/Recommendation
BC#2	Farrington	7/17/2013		GSheet10	What happens to those Hawaiian lands ready for loans Hawaiian people who don't have jobs and prejiddess. The same excuse bad credit full since 2008 stock markets.	DHHL reviving program to assist families with financial literacy, credit problems etc.
BC#2	Farrington	7/17/2013		GSheet11	I'm listed for agriculture, how can it be expedited? What is possibility of getting an agriculture lot, preferably in Waimanalo?	DHHL reviving Ag program, will be providing more information later this year.
BC#2	Farrington	7/17/2013		GSheet11	Where in East O'ahu is the large parcel being considered?	KS has land in E. O'ahu
BC#2	Farrington	7/17/2013		GSheet11	Where can land be exchanged for agriculture land?	Ag program will look into acquiring additional ag land for O'ahu

Meeting	Location	Date	Group/Topic	Source	Comments	Response/Recommendation
BC#3	Kalaheo	7/18/2013	Central	CmntP1	[Build high density] 100+ units, with parking. Good for younger beneficiaries going to [school]	So noted.
BC#3	Kalaheo	7/18/2013	Windward	CmntP1	What is Special District?	
BC#3	Kalaheo	7/18/2013	Windward	CmntP1	Why is Ha'ikū designated as a Special District?	
BC#3	Kalaheo	7/18/2013	Windward	CmntP1	Ha'ikū would be good for homestead	
BC#3	Kalaheo	7/18/2013	Windward	CmntP1	What's the point of holding land that DHHL cannot develop?	Exchange
BC#3	Kalaheo	7/18/2013	Windward	CmntP1	Exchange land for Bellows	We tried to get it as part of the federal settlement – military changed its mind.
BC#3	Kalaheo	7/18/2013	Windward	CmntP1	How many acres in Waiāhole for homestead? How did the parcels become so chopped up?	Settlement w/State – land exchange with DLNR in '03 or '04. All have been awarded.
BC#3	Kalaheo	7/18/2013	Windward	CmntP1	Why is mixed use district part of Special District?	It's hard to define in other designations
BC#3	Kalaheo	7/18/2013	Windward	CmntP1	What is definition of mixed use? I'm worried that someone will interpret that as commercial development.	Will refine that definition to cover existing uses.
BC#3	Kalaheo	7/18/2013	Windward	CmntP2	Kamakau Charter [School] is on land in Special District. What do they have there [e.g. facilities, structures]?	Scholl has basic rudimentary structures up now. Project has had development challenges.
BC#3	Kalaheo	7/18/2013	Windward	CmntP2	Did Kamakau choose to be there?	Yes, on 10 acres. Trying to use it all.
BC#3	Kalaheo	7/18/2013	Windward	CmntP2	What are restrictions of residential area designation? Can we have a [home based] business?	Yes, as long as not a nuisance and neighbors are ok with it.
BC#3	Kalaheo	7/18/2013	Windward	CmntP2	Has DHHL approached KS or OHA to exchange Ha'ikū for more developable lands?	Yes, there have been preliminary discussions with OHA and KS.
BC#3	Kalaheo	7/18/2013	Windward	CmntP2	Don't put Ha'ikū on the survey for preference if cannot be an option to use [for homesteading]. [Creates] false expectations.	
BC#3	Kalaheo	7/18/2013	Windward	CmntP2	Windward is where I want to be. Not Kapolei.	
BC#3	Kalaheo	7/18/2013	Windward	CmntP3	DHHL can look at properties to acquire in Koolau Loa. Those are desirable areas.	
BC#3	Kalaheo	7/18/2013	Windward	CmntP3	Kakaina, is that future residential?	Yes, homestead development is in progress. Land by Wong Farm is future residential.
BC#3	Kalaheo	7/18/2013	Windward	CmntP3	What are we going to do about traffic in Waimanalo?	
BC#3	Kalaheo	7/18/2013	Windward	CmntP3	DOT proposed highway expansion, but residents opposed [in order] to keep country atmosphere. Rural.	
BC#3	Kalaheo	7/18/2013	Windward	CmntP3	How do we know where we are on the waiting list? Been waiting 54 years. Seems like nothing is done to get people off the list.	The waitlist is online and gets updated every July. Can call DHHL (Applications)
BC#3	Kalaheo	7/18/2013	Windward	GSheet1	How long more I have to wait for Waimanalo Homestead? I sign 1959 – now it is 2013. What is my future at all? Waimanalo is a must. Haiku Valley will be good.	
BC#3	Kalaheo	7/18/2013	Windward	GSheet2	Haiku and Waiahole/Waikane	Preferred areas for subsistence and cultural activities, but very few lots, difficult and expensive to subdivide



Department of Hawaiian Home Lands

# O'ahu Island Plan Beneficiary Consultation

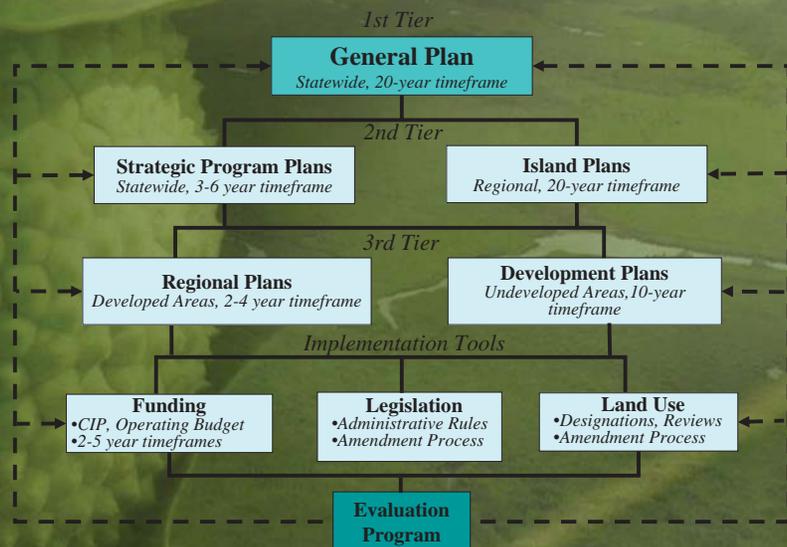
July 16 - 18, 2013

Hawaiian Home Lands Trust  
Established 1921 by Prince Kūhiō & U.S. Congress

## O'ahu Island Plan - Agenda

- 6:00 Welcome/Orientation/Pule (10 min)
- 6:10 Large Group Presentation (30 min)
- 6:40 Comments/Questions/Concerns (20 min)
- 7:00 Break (10 min)
- 7:10 Breakout Group Discussions (45 min)
- 7:55 Closing
- 8:00 Pau

## DHHL Planning System



## Island Plans

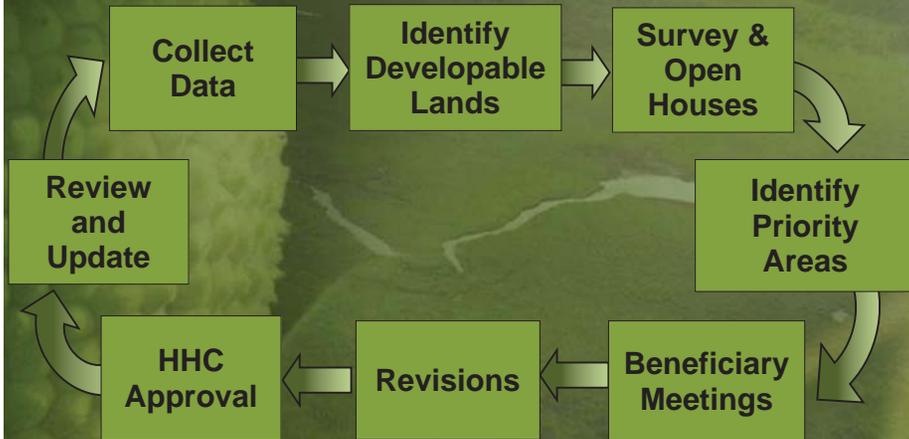
### Island Plans

Island-wide  
Perspective



- Establish land use goals and objectives of the General Plan specific to each island
- Identify Island-wide Needs, Opportunities and Priorities
- Assign land use designations for land holdings on each island
- 20-year planning horizon, updated every 10 years

## Island Plan Process



## O'ahu Island Plan - Goals

- Guide development of existing DHHL Trust lands via land use designations
- Incorporate existing Regional Plan priorities
- Evaluate need for additional lands
- Evaluate ways to increase densities
- Develop protocols for working with the City & County of Honolulu

## O'ahu Island Plan - General Information

- Trust Lands on O'ahu:
  - 7,940 Acres *(as of April 2013)*
- O'ahu Beneficiaries
  - 4,289 Lessees *(as of February 2013)*
    - 4,228 Residential Awards
    - 61 Agriculture Awards
  - 12,956 Applicants *(as of February 2013)*
    - 9,639 Residential Applicants
    - 3,317 Agricultural Applicants

## O'ahu Island Plan Stakeholders

### Who is involved?

- Beneficiaries
  - Applicants on O'ahu List
  - O'ahu Lessees
  - Beneficiary Organizations
- DHHL Trust
- City and County of Honolulu
- Native Hawaiian Trusts
- Other Public Agencies

## O'ahu Island Plan - Process

- Develop Island-wide Profile
- Conduct Evaluation of O'ahu's Trust Lands
  - Evaluate and assess land holdings
  - Identify Unconstrained Lands
  - Estimate Infrastructure Costs
  - Identify Reasonably Developable Lands
  - Develop Preliminary Land Use Designations
- Gather Information from Stakeholders
- Brief Hawaiian Homes Commission

## O'ahu Island Plan - Process

- Conduct Beneficiary Engagement
  - Hold Focus Groups
  - Conduct Applicant Preference Survey
  - Conduct Community Open Houses
- Refine Land Use Designations
- Conduct Beneficiary Consultation Meetings
- Identify Priority Areas for Development
- Identify Potential Acquisitions
- Prepare Land Use Analysis & Recommendations
- Submit Plan to Commission for Approval (Sept.)

## Applicant Preference Survey

- 2,300 (23%) completed surveys were returned by cut-off date of May 13, 2013
  - 2,086 by mail
  - 214 online
- O'ahu Applicant Characteristics
  - Applicants are likely to have a median age of 55 be married and live in Hawaii.
  - Applicants typically have larger households and higher household income than Households on O'ahu.
  - When household income and size are combined, 57% of Applicant Households have an income below 80% HUD Median Income level.

## Applicant Preference Survey

### *Applicant Characteristics*

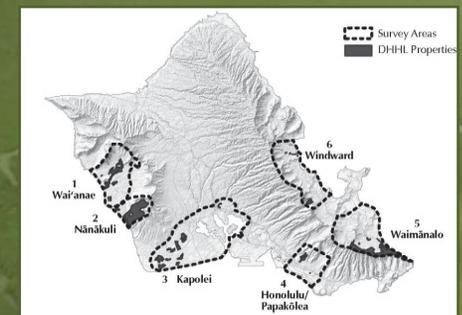
### Location Preference within DHHL Landholdings Among Residential Applicants

#### Highly Preferred Locations

Kapolei  
Papakōlea/Honolulu  
Windward  
Waimānalo

#### Least Desired Locations

Wai'anae  
Nānākuli





## Land Use Summary

- **Commercial - 80 acres (1.0%)**
  - Meets 1% commercial in Strategic Plan
- **Community Use Homestead – 92 acres (1.2%)**
  - Nānākuli Village Center, KCDC, PCDC, Waimānalo Homestead Village Center
- **Community Use Public – 253 acres (3.2%)**
  - Beach Parks, Community Parks, Fire Stations, Water tanks, schools, churches, etc.
- **Conservation – 2,545 ac (32.4%)**
  - Pali, conservation lands, wetlands, critical habitats
- **Industrial – 672 ac (8.6%)**
  - Kalaeloa (559 acres), Shafter, Kapālama, Waiʻanae
- **General Agriculture – 893 ac (11.4%)**
  - Nānākuli Valley, Waiʻanae, Waimānalo

## Land Use Summary

### Special District - 252 acres (3.2%)

*Haʻikū Valley, Punchbowl, Kaʻala Farms*

### Existing Residential Homesteads – 845 acres (10.8%)

### Existing Agricultural Homesteads – 102 acres (1.3%)

*Waiʻanae, Waimānalo, Waiahole*

### Roads – 193 acres (2.5%)

### Other – 1,074 ac (13.7%)

*Navy occupied lands in Lualualei*

### Proposed Homesteading – 851 acres (10.8%)

*Waiʻanae, Nānākuli, Kapolei, Papakōlea, Waimānalo*

## Proposed Density

### Proposed Homesteading – 851 acres (10.8%)

*Waiʻanae, Nānākuli, Kapolei, Papakōlea, Waimānalo*

–Survey and Open House results indicated a strong preference for homesteads in Kapolei, Town and Windward

–Based on availability of developable lands

–90% of the proposed homesteads are in Leeward Oʻahu

–58% in Nānākuli

–29% proposed units are within top 3 preferred regions, Kapolei, Town and Windward

## Proposed Density

### Plan Proposes development of 4,342 homesteads

– 4,242 Residential

– 100 Agricultural

### Applicant List Demand

–44 % of Residential Demand (9,639 Applicants)

–3% of Agricultural Demand (3,317 Applicants)

### DHHL Development Goal (170 lots a year)

–10 Year = 1,700 new homesteads

–20 Year = 3,400 new homesteads

*Assumes DHHL develops majority of homesteads on the Leeward Coast*

## Proposed Density

Plan Proposes development of 4,342 homesteads

Residential = 4,242	Agricultural = 100
– Ma`ili = 288	– Lualualei = 41
– Wai`anae = 240	– Waianae = 8
– Nānākuli = 2,505	– Waimānalo = 40
– East Kapolei = 805	– Waiahole = 10
– Kalawahine = 18	
– Papakōlea = 69	
– Waimānalo = 316	

## Phase One - 1-10 Year Plan

1-10 Year Plan Proposes development of 1,467 homesteads

Residential = 1,409	Agricultural = 58
– Ma`ili = 288	– Lualualei = 42
– Wai`anae = 240	– Wai`anae = 8
– Nānākuli = 2,506	– Waimānalo = 40
– East Kapolei = 805	– Waiahole = 10
– Kalawahine = 18	
– Papakōlea = 69	
– Waimānalo = 316	

DHHL's Development Capacity = 170 lots a year or 1,700 homesteads over 10 years

## Phase Two – 10 -20 Year Plan

10–20 Year Plan Proposes development of 2,875 homesteads

Residential = 2,833	Agricultural = 42
– Ma`ili = 288	– Lualualei = 42
– Wai`anae = 240	– Wai`anae = 8
– Nānākuli = 2,506	– Waimānalo = 40
– East Kapolei = 805	– Waiahole = 10
– Kalawahine = 18	
– Papakōlea = 69	
– Waimānalo = 316	

DHHL's Development Capacity = 170 lots a year or 1,700 homesteads over 10 years

## Homestead Development

- Applicant Preference for Kapolei/Central O`ahu, Ko`olaupoko (*Windward & Waimānalo*), and Town
- Proposed Homesteading Based upon Available Lands 851 acres (10.8% of all DHHL lands)
  - 605 acres (~3,084 homesteads) along Wai`anae Coast
    - 71.2% of 851 acres proposed for homesteading
    - 418 acres (49%) in Nānākuli Valley
    - 187 acres (22%) in Wai`anae & Lualualei Valleys
  - 134 acres (15.7%) in Kapolei
    - 805 homesteads
  - 92 acres (10.8%) in Ko`olaupoko (Waimanalo)
    - 316 homesteads
  - 15 acres (1.7%) in Town
    - 87 homesteads
  - No DHHL land holdings in Central O`ahu

## Preliminary Recommendations

### Non-homesteading Lands Exchange Initiative

- Consider impacts of Non-Homesteading/Non-Revenue Generation Lands - 3,050 acres (38.8%)
- Conservation Lands
- Community Use Public
- Special Districts Lands
- Consider land exchange initiative
- Exchange Non-Homesteading/Non-Revenue Generation Lands for better lands in Kapolei/Central O‘ahu, Ko‘olaupoko (*Windward & Waimānalo*), and Town

## Preliminary Recommendations

### Non-Homesteading Lands Exchange Initiative

- 3,050 acres for possible exchange
  - Conservation Lands (DLNR)
  - Beach Parks (City and County)
  - Public Facilities (C&C & State)
  - Haiku (DLNR)
- Beneficiary Consultation
  - Open House results – Beneficiaries prefer to keep lands in DHHL’s inventory
  - Survey results – Applicants indicated that more information was necessary to decide on land exchanges
  - Hold future beneficiary consultation meetings on this issue

## Preliminary Recommendations

Reassess developing 3,084 additional homesteads (71% of proposed homesteads) on the Wai‘anae coast of O‘ahu.

- Impacts of adding 3,084 new homes to the coast
  - 13,256 more people
  - Socio-Economic Impacts
  - Infrastructure Impacts
  - Traffic Impacts
- Priority Project Mā‘ili (Voice of America)
  - KS partnership
  - Flat, readily available infrastructure
  - 288 homesteads with potential for alternative housing products to increase total number of homesteads

## Preliminary Recommendations

Acquire homesteading ready lands or consider homesteading opportunities on Oahu

- Land Exchange (State and Private)
  - Focus on Kapolei, Central, Honolulu, Windward
- Purchase
  - Agriculture Lands (Discounted)
- Leverage Affordable Housing Credits/Exemptions
- Development Partnerships
  - Partner with developers to integrate homesteads into proposed projects
    - Koa Ridge (Castle and Cooke)
    - Ho‘opili (D.R. Horton)

## Preliminary Recommendations

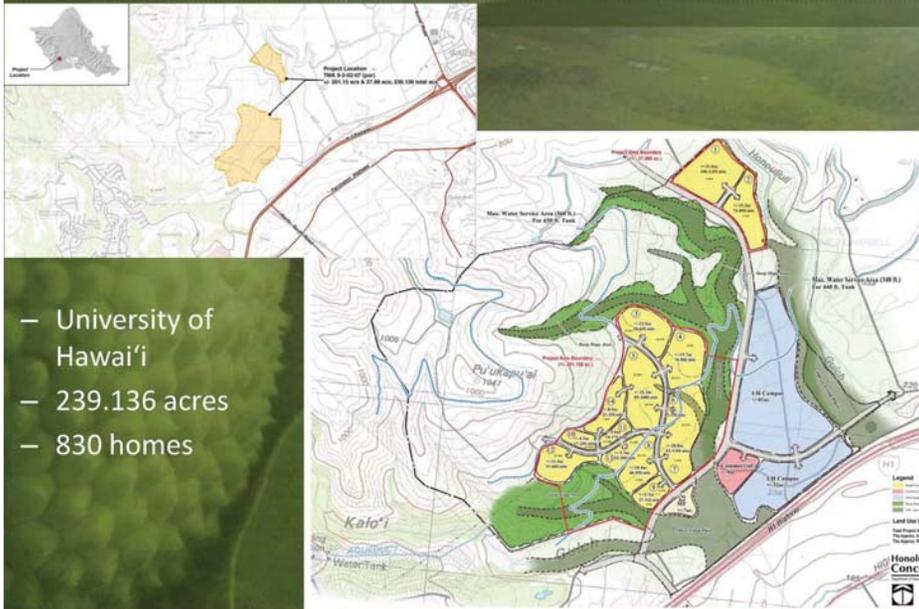
Consider alternative housing options to increase density

- Multi-family (Higher Density)
  - Duplex (2-units)
  - Multi-Plex (4 -12 units)
  - Apartment (Vertical)
- Mixed use (Homesteading/Revenue Generation)
  - Multi-family/Commercial/Office project
- Condominium Projects
  - Multi-family (Young couples)
  - Single family (Families)
  - Kūpuna housing (Empty nesters)
  - Rentals (Interim)

## Preliminary Recommendations

- Consider acquisition of lands suitable for homesteading
- Acquisition Summary
  - Makakilo - 39.136 ac (830 homes)
  - Kapolei – 118 ac (700 – 1,400 homes)
  - Lualualei – 8 acres (72 homes)
  - McKinley – 5.334 acres (30 homes)
  - Total = 1,632 – 2,332 homes
- Doesn't include evaluation of large land owner parcels in
  - Waiawa
  - East O'ahu
  - North Shore

## Acquisitions - Makakilo



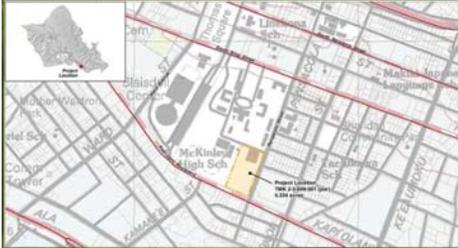
- University of Hawai'i
- 239.136 acres
- 830 homes

## Acquisitions - Kapolei

- 118.6 Total acres
- State-
  - 64 acres
- C&C of Honolulu-
  - 54 acres
- 700 - 1,400 homes
- Acquisition discussions underway on various parcels



## Acquisitions – McKinley, Honolulu



- Department of Education
- 5.334 acres
- Mixed use
- 30+ units



## O'ahu Island Plan

15 MINUTE BREAK  
THEN  
SMALL GROUP DISCUSSION  
(45 MIN.)

## O'ahu Island Plan

~MAHALO~

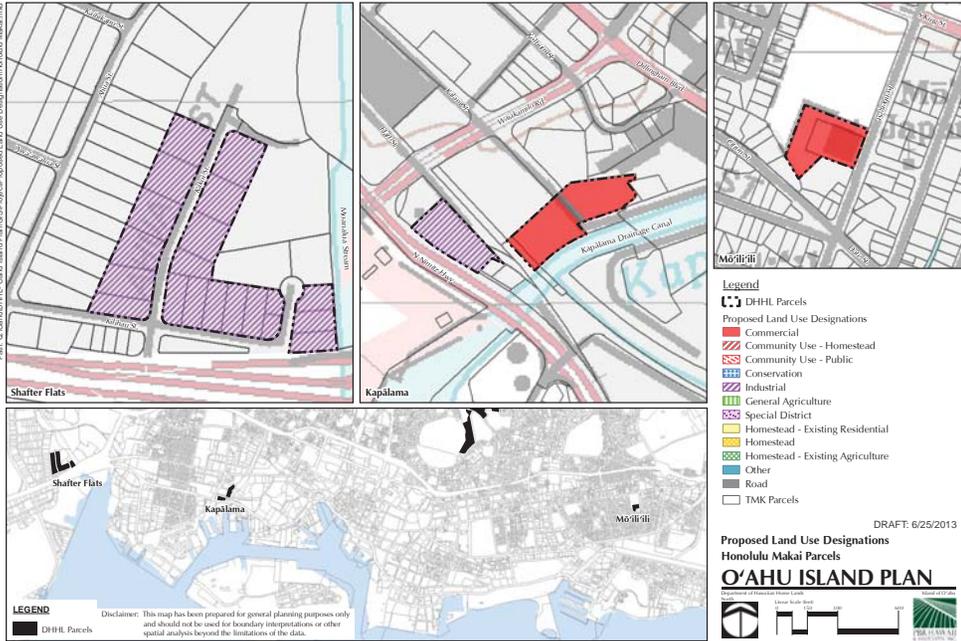
Contact:

Nancy McPherson, Senior Planner  
DHHL Planning Office

808-620-9519

[nancy.m.mcpherson@hawaii.gov](mailto:nancy.m.mcpherson@hawaii.gov)





<b>Honolulu Makai</b>	
<b>Land Use Designation</b>	<b>Acres</b>
Commercial	5
Community Use - Homestead	0
Community Use - Public	0
Conservation	0
Industrial	15
General Agriculture	0
Special District	0
Homestead - Existing Residential	0
Homestead - Existing Agriculture	0
Roads	0
Other	0
Available for Homesteading	0
<b>Total Acres</b>	<b>20</b>

**NOTES**

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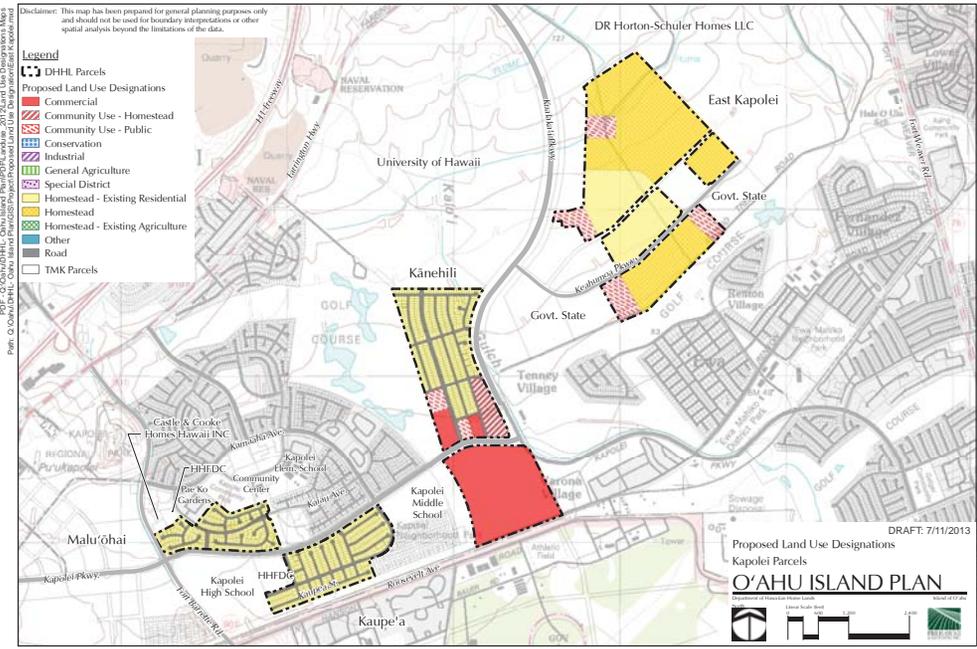
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Due to rounding, sum of acreage may not equal total acres shown





Kapolei		
Land Use Designation		Acres
Commercial		76
Community Use - Homestead		10
Community Use - Public		32
Conservation		0
Industrial		0
General Agriculture		0
Special District		0
Homestead - Existing Residential		170
Homestead - Existing Agriculture		0
Roads		44
Other		0
Available for Homesteading		134
<b>Total Acres</b>		<b>466</b>

**NOTES**

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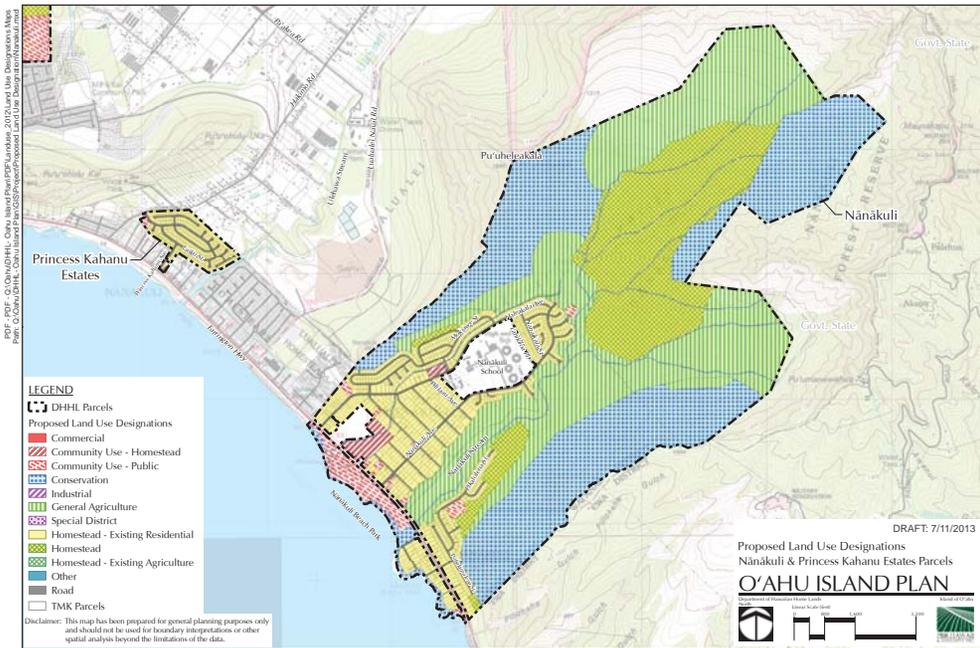


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Due to rounding, sum of acreage may not equal total acres shown



Nānākuli & Princess Kahanu Estates	
Land Use Designation	Acres
Commercial	0
Community Use - Homestead	19
Community Use - Public	49
Conservation	753
Industrial	0
General Agriculture	724
Special District	0
Homestead - Existing Residential	331
Homestead - Existing Agriculture	0
Roads	66
Other	0
Available for Homesteading	418
<b>Total Acres</b>	<b>2,361</b>

**NOTES**

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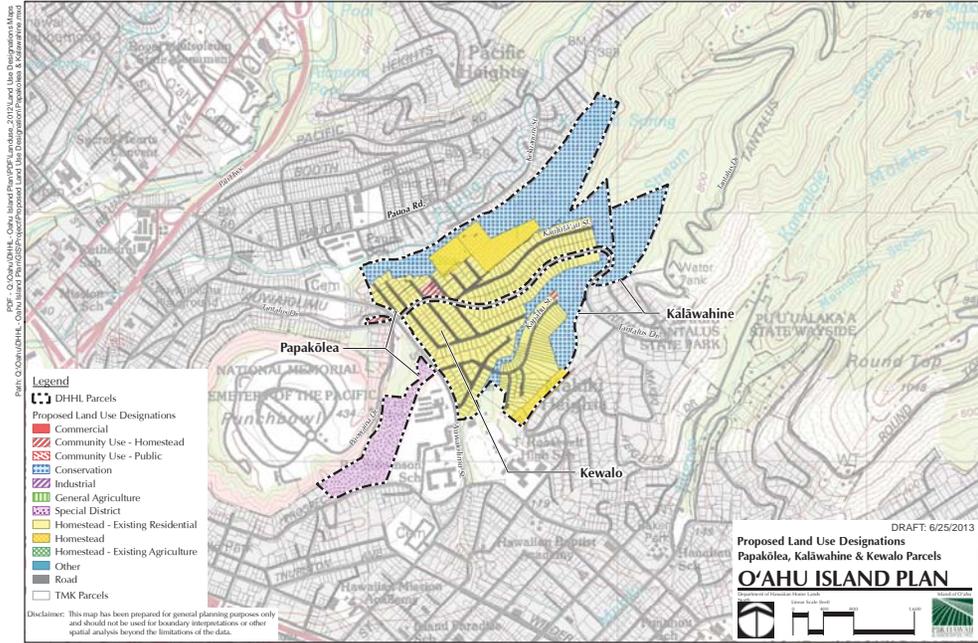


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*Due to rounding, sum of acreage may not equal total acres shown*



<b>Papakōlea, Kalāwahine, and Kewalo</b>	
<b>Land Use Designation</b>	<b>Acres</b>
Commercial	0
Community Use - Homestead	2
Community Use - Public	0
Conservation	65
Industrial	0
General Agriculture	0
Special District	16
Homestead - Existing Residential	68
Homestead - Existing Agriculture	0
Roads	11
Other	0
Available for Homesteading	15
<b>Total Acres</b>	<b>177</b>

**NOTES**

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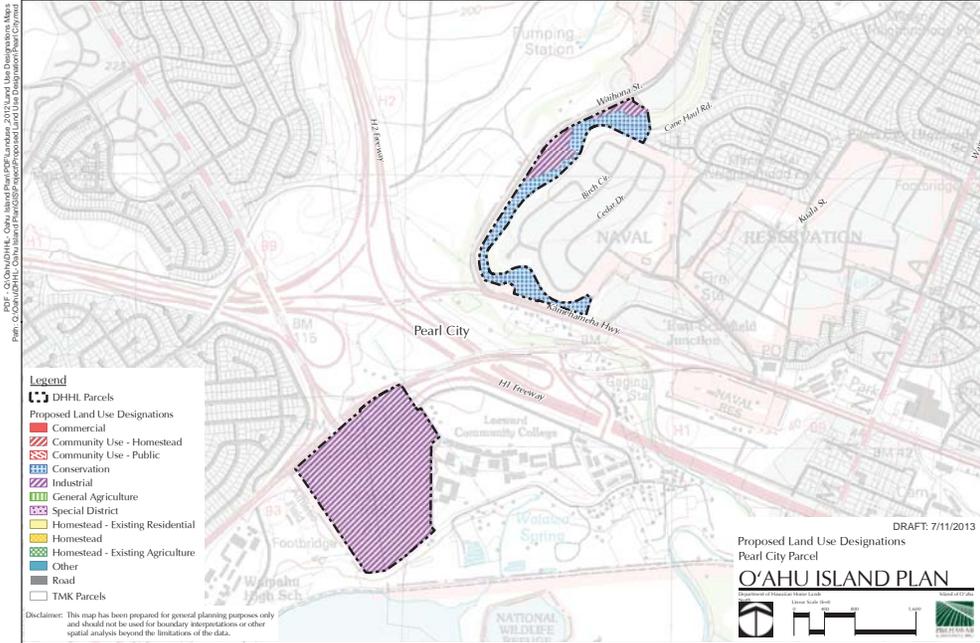


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Due to rounding, sum of acreage may not equal total acres shown



<b>Pearl City</b>	
<b>Land Use Designation</b>	<b>Acres</b>
Commercial	0
Community Use - Homestead	0
Community Use - Public	0
Conservation	15
Industrial	61
General Agriculture	0
Special District	0
Homestead - Existing Residential	0
Homestead - Existing Agriculture	0
Roads	0
Other	0
Available for Homesteading	0
<b>Total Acres</b>	<b>76</b>

**NOTES**

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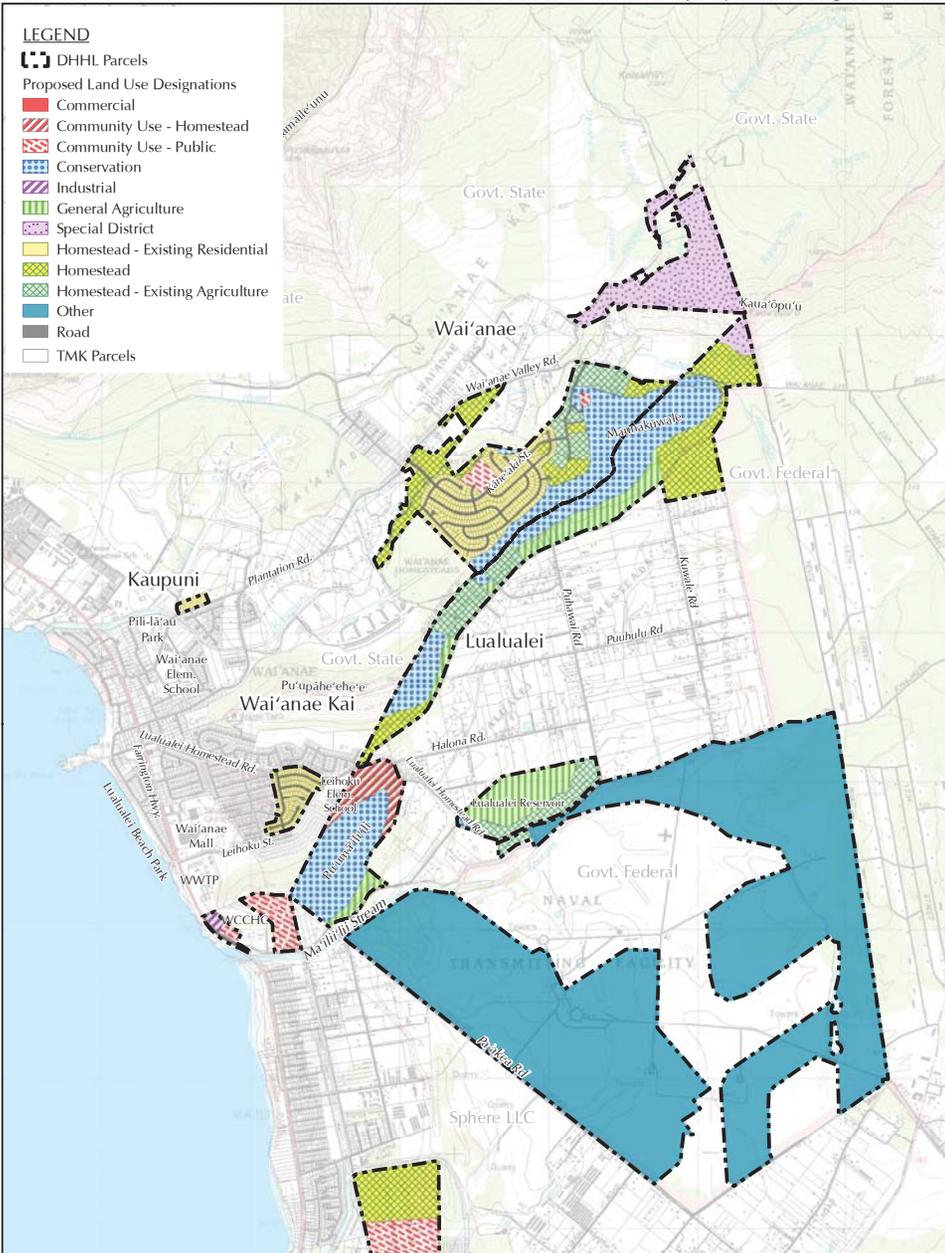


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Due to rounding, sum of acreage may not equal total acres shown



- LEGEND**
- DHHL Parcels
  - Proposed Land Use Designations
    - Commercial
    - Community Use - Homestead
    - Community Use - Public
    - Conservation
    - Industrial
    - General Agriculture
    - Special District
    - Homestead - Existing Residential
    - Homestead
    - Homestead - Existing Agriculture
    - Other
    - Road
    - TMK Parcels



Wai'anae, Wai'anae Kai and Lualualei	
Land Use Designation	Acres
Commercial	0
Community Use - Homestead	27
Community Use - Public	73
Conservation	249
Industrial	3
General Agriculture	95
Special District	106
Homestead - Existing Residential	99
Homestead - Existing Agriculture	89
Roads	30
Other	1,074
Available for Homesteading	188
<b>Total Acres</b>	<b>2,034</b>

*Due to rounding, sum of acreage may not equal total acres shown*

**NOTES**

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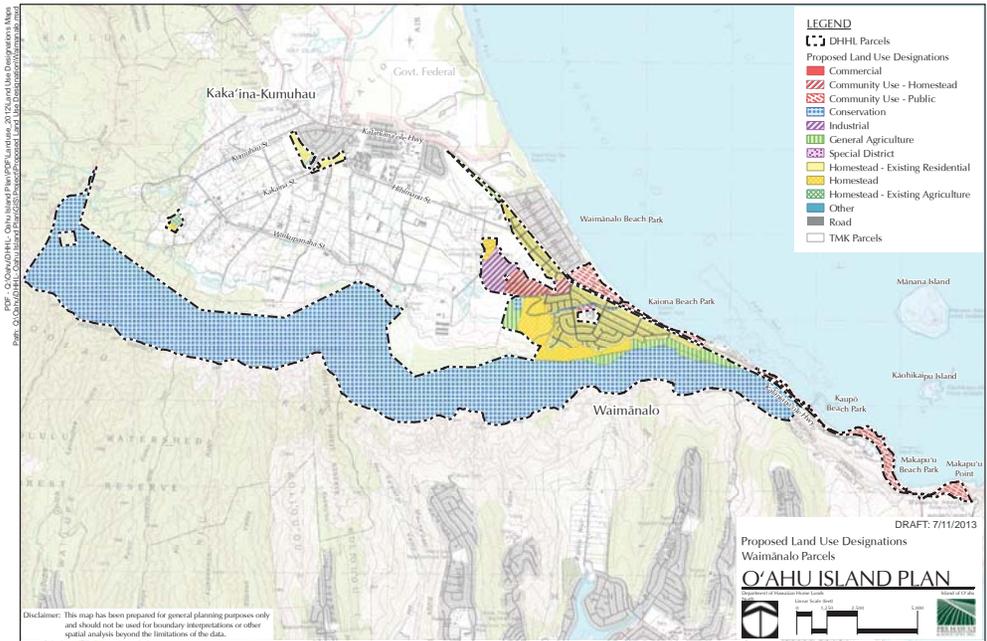
Disclaimer: This map has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis beyond the limitations of the data.

DRAFT: 7/11/2013

Proposed Land Use Designations  
 Wai'anae, Wai'anae Kai & Lualualei Parcels

**O'AHU ISLAND PLAN**

Department of Hawaiian Home Lands  
 Island of O'ahu



<b>Waimānalo</b>			
<b>Land Use Designation</b>	<b>Acres</b>	<b>Land Use Designation</b>	<b>Acres</b>
Commercial	0	Special District	0
Community Use - Homestead	34	Homestead - Existing Residential	176
Community Use - Public	88	Homestead - Existing Agriculture	5
Conservation	1,456	Roads	37
Industrial	34	Other	0
General Agriculture	68	Available for Homesteading	92
<b>Total Acres: 1,990</b>			

Due to rounding, sum of acreage may not equal total acres shown

**NOTES**

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State of Hawaii  
Department of Hawaiian Home Lands

June 16, 2014

To: Chairman and Members, Hawaiian Homes Commission  
Through: Kaleo Manuel, Acting Planning Program Manager   
From: Nancy M. McPherson, Staff Planner   
Subject: Informational Item: Additional Outreach and Proposed Revisions to the O'ahu Island Plan Final Draft

Discussion

*Response to Beneficiaries' Request for Additional Community Outreach*

At the Hawaiian Homes Commission meeting of December 16, 2013 in Kapolei, the Planning Office submitted the Final Draft of the O'ahu Island Plan (OIP) (Item G-1). During that meeting, several beneficiaries testified to the Commission that they felt there had not been enough time to review the Final Draft of the OIP, and that they had not received specific responses to comments and concerns that had been expressed during the opportunities to provide comments offered in 2013. The Commission chose to defer adoption of the OIP Final Draft until such time as additional outreach meetings could be held and beneficiary comments and concerns directly responded to by Planning Office staff.

A postcard with meeting information was prepared and mailed out to 12,311 O'ahu applicants and lessees on Jan. 31, 2014. Four (4) additional community outreach meetings were conducted by Planning Office staff on February 10-13 from 6:00 p.m. to 8:00 p.m. at the following locations (attendance is listed after location): (See Exhibit "A", Postcard)

Mon. Feb. 10	Mā'ili Elementary School Cafetorium	30
Tues. Feb. 11	Kapolei Middle School Cafeteria	54
Wed. Feb. 12	Waimānalo Hawaiian Homes Association	36
Thurs. Feb. 13	R.L. Stevenson Middle School Cafeteria	67

Powerpoint presentations were made at each meeting followed by over an hour of beneficiary comments, questions and answers, and discussion. Each presentation focused on the Hawaiian Home Lands planning areas closest to the meeting location, as well as the comments and concerns particular to those areas, with responses to those concerns provided by the Department. A staff member took notes during all discussions. If attendees wished to talk about other areas outside the focus areas, slides for those maps were presented at the end of the slideshow. Poster size land use designation maps for all planning areas were displayed at the meetings, and a handout of the powerpoint presentation as well as the following handouts were made available: (See Exhibit "B", Handouts)

1. Beneficiary Outreach Efforts (3pp, B&W)
2. Land Use Designation (LUD) Maps and Planning Considerations, by Planning Area (2 pp, color, 9 areas)
3. LUD Definitions & Breakdown Handout (2 pp, B&W)

Attendance at the additional Beneficiary Outreach meetings, reflected by the sign-in sheets, was broken down along the following lines: Lessees comprised 45% of attendees, followed by Applicants (31%), Other (15%), and Both Lessees and Applicants (9%). Assuming that those attendees that signed in under the "Both" category already had a residential lease, the mix then shifted to 54% Lessees, 31% Applicants, and 15% Other. The mana'o reflects this, as many of the concerns being expressed leaned toward the concerns of existing lessees and were not representative of the needs and desires of the applicants.

Summary of Findings and Recommendations for O'ahu Island Plan

Major findings and recommended edits or additions are summarized below. A more complete listing of comments and questions that were potentially applicable to the Island Plan topics, with DHHL responses and recommended edits to the Plan, follows in Table 1.

*Wai'anae Moku (Wai'anae, Nānākuli, Mā'ili and Lualualei)*  
- total of 4,783 acres, no changes to LUD's proposed

Beneficiaries commented that the availability of good solar energy resources in Wai'anae and Nānākuli presented an opportunity that should be discussed. Language was added to the Issues and Opportunities Section of the Wai'anae and Nānākuli Planning Area sections of the OIP referring to this opportunity.

Other comments, while important, had either already been responded to in the narrative, are handled by other plans and programs, or are otherwise not applicable at the Island Plan level. (See Table 1 below for DHHL responses)

*'Ewa Moku (Hono'uli'ili, which includes Kapolei, East Kapolei, and Kalaeloa, and Waiawa) - total of 1,095 acres*

DHHL's Hono'uli'ili landholdings are located in the rapidly growing "second city" of Kapolei and within Kalaeloa, the former Barber's Point military installation currently undergoing redevelopment.

Concerns expressed included questions on adequacy of lands in Kalaeloa, groundwater protection, contaminated lands, infrastructure maintenance, and future traffic impacts. The issues raised are handled in other plans and programs such as the Water Policy Plan and CIP planning, and while important, existing discussion was deemed adequate on these topics and no changes were proposed to the OIP.

*Kona Moku (Honolulu, Moanalua, Kapālama, and Waikīkī)  
-- total of 197 acres*

The Papakōlea, Kewalo, and Kalawāhine communities are existing homesteads on approximately 177 acres in the foothills of the Ko'olau Mountains and extend from 115 feet to 745 feet above sea level. There are 407 residential leases, and approximately six acres are in community use. Other areas are in existing industrial and commercial uses that produce revenue for the trust. Concerns centered around inadequate, aging infrastructure, opposition to new development until existing infrastructure and traffic problems are mitigated, need for kūpuna housing, drainage and flooding issues, sacred sites and cultural sensitivity, slope instability, and maximizing opportunities for mixed use, alternative housing, and revenue-generating uses.

*Ko'olaupoko Moku (Waimānalo, He'eia, and Waiāhole)  
total of 2,079 acres*

Over 90% of the lands in the Ko'olaupoko moku are located in Waimānalo (1,914 acres). A total of 799 Residential Homesteads

and 2 Subsistence Agriculture leases have been awarded within the Waimānalo and Kumuhau homestead communities. An additional 45 undivided interest leases have been awarded in anticipation of the completion of the Kaka'ina homestead community. Approximately 75% of DHHL landholdings within Waimānalo are located along steep pali. These lands are subject to rock falls and may pose hazards to down slope DHHL and non-DHHL properties.

This community's concerns were focused on affordable housing alternatives, the status of Bellows / military lands in Waimānalo, culturally significant sites, existing commercial ag lessees, and infrastructure acceptance and maintenance. One change is being recommended regarding the status of Pu'u o Moloka'i as a significant cultural site, and language has been added to Waimānalo's Opportunities & Constraints section stating that no further coral mining will be allowed to occur there.

#### Conclusions & Recommendations

Using the O'ahu Island Plan methodology for land use analysis, only 720 acres (revised down from 725 acres), a little more than 10% of DHHL's available landholdings on O'ahu, have been found to be suitable for homestead development. The plan proposes the development of approximately 3,620 Homesteads -- 3,380 Residential Homesteads and 160 Subsistence Agricultural Homesteads -- over a twenty year timeframe. Development priority has been placed on proposed homesteads in areas where offsite infrastructure 1) is already in place (infill); 2) is under development; or 3) requires limited resources to connect to existing infrastructure. Because of the historic land shortage on O'ahu, every square foot of Hawaiian home lands has been rigorously evaluated for homestead development potential, and no opportunity to create additional lots can be ignored if it passes the constraints analysis.

It has been recognized that the former Moreira Dairy site in Papakōlea is in a watershed area with significant slopes and moderate to high rainfall. Further analysis and research has resulted in a revised estimate of the area of developable lands on the site, and the proposed acreage for new residential homesteads has been reduced from ten (10) acres to five (5) acres (See Exhibit "C", revised LUD map, and Table 2, Summary of Land Use Designations, by Planning Area (revised)). There are still many significant obstacles to development of twenty three lots on these five developable acres, including technical challenges for access, drainage and potential rock fall. The

cost per lot to develop is significant for this area, and social impact issues due to loss of land historically in open space, and other factors, have arisen. Long term lessees do not wish to see the loss of their "backyard" to new development, and are unhappy with the idea of potentially higher income applicants moving in above them.

This is an issue common to infill development in general, and one that will become increasingly important for DHHL to deal with proactively on O'ahu as the OIP is implemented. Should it ever become economically feasible for DHHL to develop on the Moreira Dairy site, community outreach and dialogue facilitated by DHHL between potential and existing lessees will be crucial to the success of the project and for promotion of community harmony in the Papakōlea, Kewalo, and Kalawāhine Planning Area.

The Final Draft O'ahu Island Plan will be revised to reflect the recommended changes and an electronic version will be submitted to the Commission on or before July 1, 2014 for review. The Planning Office will bring the revised O'ahu Island Plan back to the Commission for adoption at its July 21, 2014 meeting.

Table 1 Additional Consultation - Questions, Ideas and Concerns

Topic/Area	Question or Concern	DHHL Response	Recommended Edits to OIP
<i>Mā'ili Meeting, Feb. 10, 2014</i>			
RENEWABLE ENERGY/SOLAR RESOURCES	Solar energy development is very "hot" in this area - this should be discussed	Solar energy resources provide an opportunity for revenue generation and energy self-sufficiency in Waianae moku	Added language to Opportunities sections re: solar energy development resources
	Need homestead microgrids, to become our own utility	DHHL considering when applying Energy Policy to development plans	None

Topic/Area	Question or Concern	DHHL Response	Recommended Edits to OIP
AFFORDABLE HOUSING/ CONSTRUCTION COSTS	Need DHHL to work with contractors to figure out how to bring construction costs down for new homes	DHHL working on this, under Affordable Housing Alternatives Development project	None - discussed in OIP. Rules are needed and are being worked on.
WATER	Water rates are too high - need a flat rate	Water rates will be discussed in Water Policy Plan	None
	Create our own Water Commission - separate entity from CWRM	Jurisdiction issues will be discussed in Water Policy Plan	None
	Too costly to get water to the house - \$65,000 for a 2" line	Water infrastructure will be discussed in Water Policy Plan	None
LAND USE/SITES/ INVENTORY	Finalize settlement but get Lualualei back - sacred land, has water	Negotiations with Fed are ongoing. DHHL has first rights to any surplus military lands	None - discussed in Other Lands section
	WCCHC - should be more HHL there - thought we had more land	Maps of land in area are accurate	None
	Nanaikapono School site - HHL 14 acres - doesn't show up in Annual Report	The school site is owned by DOE, was part of a land exchange	None

Topic/Area	Question or Concern	DHHL Response	Recommended Edits to OIP
	Ka Waihona should not be there - tsunami inundation zone	DHHL will be looking at long term strategies for relocating vulnerable facilities	None
	Ancient village in back of Nānākuli Valley - Eric Enos did study with Nānākuli HS Students	Additional archaeo. survey work will be done, and results shared with community, prior to any ground disturbance	None - cultural resources discussed in Opportunities & Constraints section
	Wai'anae - old base yard - what's happening with that? Can community use it?	Interested parties can submit a Land Request Form with a proposal to LMD	None - discussed under Waianae - Industrial Land Use
	Nānākuli Valley ranches - Many in community want to see something different happening there	All RP's have been withdrawn, ROE's issued. LMD evaluating. Community consultation required for any changes.	None. LUD's can be amended for Community Use by HHC or beneficiaries later with additional planning
<i>Kapolei Meeting - Tuesday 2/11/2014</i>			
WATER	Need to protect groundwater in this area - overdevelopment and rail construction could contaminate it	Groundwater and watershed protection will be discussed in Water Policy Plan	None

Topic/Area	Question or Concern	DHHL Response	Recommended Edits to OIP
LAND USE/SITES/INVENTORY	Barber's Point (Kalaeloa) land - are we getting what's due? Isn't some of it contaminated with depleted uranium?	DHHL has received 555 acres in Kalaeloa. None of the land received requires remediation or cleanup.	None
	What's the status of Varona Village? What will happen to existing residents?	Varona Village land is owned by Honolulu City & County, and DHHL will be receiving other acreage in the area.	None
	Building a park over contaminated lands in E. Kapolei II - is there a study that was done?	EPA Phases I & II Env. Assessments were conducted, and site cleanup will be completed in 2014	None - covered in Honouliuli, Opportunities & Constraints section
HONOLULU C&C STANDARDS/INFRASTRUCTURE MAINTENANCE/TRANSPORTATION	Malu'ohai sewer, trees, roads managed by DHHL - need Honolulu C&C to accept & maintain	Bill passed in 2014 requires acceptance for all future infrastructure. DHHL currently discussing existing systems with Honolulu C&C.	None. Involves CIP planning, funding, legislative action
	Once all homes built out in Kapolei, traffic on H1 will be at a standstill	Traffic mitigation efforts will happen at the regional level. All projects have to fund their fair share of improvements.	None. Involves state-level transportation planning, coordination of State, City and County, landowners

Topic/Area	Question or Concern	DHHL Response	Recommended Edits to OIP
	Will Kinoiki St. be extended to UHWO and UHWO to Kualaka'i to ease traffic impacts?	Road extensions have been designed and will be completed prior to buildout.	None.
<i>Honolulu Meeting - Thursday 2/13/2014</i>			
AFFORDABLE HOUSING/ CONSTRUCTION COSTS	Need kupuna housing in this area. Honor the kupuna by building housing for them on Prospect (14.5 acre site)	Master planning process underway - kupuna housing will be part of the mix of uses on the Puowaina site.	
WATER	BWS is reason why no more water in the stream (wells reduce spring flow).	Groundwater and watershed protection will be discussed in Water Policy Plan	None
	Kalawāhine built in wrong place - was a mo'o there, four springs. That's why pilikia there.	DHHL honors and acknowledges traditional ecological knowledge in mo'olelo, would like more info/references	None - need more info
LAND USE/SITES/ INVENTORY	Proposed homestead area in Papakōlea will encroach on existing homesteaders. Building more homesteads in that area will create more flooding and problems.	Encroachment issues will be addressed when development plans are initiated. Drainage issues will be mitigated prior to creating any new lots.	Language added to note that cumulative impacts of additional development are a community concern

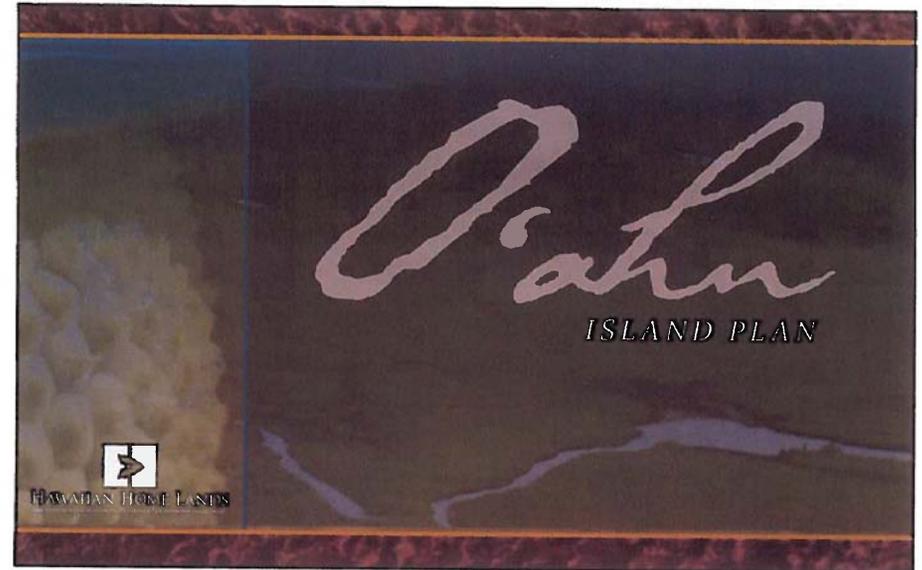
Topic/Area	Question or Concern	DHHL Response	Recommended Edits to OIP
	We love our community just the way it is - no more development. Moreira Dairy should be designated as conservation.	OIP methodology identifies all available lands for new homesteads. Plan intends to meet applicants' needs without harming existing lessees.	Five acres put into Conservation and five acres remains in residential homestead LUD. No. of lots remains the same at 23.
	We sit on heiau now - the dead were cremated, ashes spread all around. This area is sacred.	DHHL honors and acknowledges traditional knowledge in mo'olelo, would like more info/references	None. More research on cultural significance will be done before any new development
	Kapālama - there is good land in that area - valuable	DHHL looking into Transit-oriented Development (TOD) options	None. Discussed in document.
	Kewalo HHA supports mixed use at Bowl-o-Drome site, 100+ condo units vs. residential lots on Moreira Dairy site	Consultant working on this for Affordable Housing Alternatives Development project	None. Will be part of OIP implementation
HONOLULU C&C STANDARDS/ INFRASTRUCTURE MAINTENANCE/ TRANSPORTATION	First fix infrastructure problems (sewers, drainage) for existing homestead area before creating any new lots.	Drainage issues will be mitigated prior to creating any new lots. DHHL working on funding repairs & replacement.	None - covered in Honolulu's Opportunities & Constraints section

Topic/Area	Question or Concern	DHHL Response	Recommended Edits to OIP
	Rockfall - boulders falling into roadway. Need slope stabilization project.	DHHL working on funding slope stabilization project.	None - part of CIP programming
	Kalawāhine was poorly designed - limited ingress and egress, narrow streets causing traffic problems, lack of accessibility for emergency vehicles	DHHL has learned lessons from that project, and mitigating traffic impact and access issues will be a high priority for design of new development	None. So noted.
<i>Waimānalo Meeting - Wednesday 2/12/2014</i>			
AFFORDABLE HOUSING/ CONSTRUCTION COSTS	Lessee was living in a schoolbus, but got kicked off. Want to accept an award without having to carry a mortgage so we can save money	DHHL working on this, under Affordable Housing Alternatives Development project	None. Discussed in document, will be part of OIP implementation
	Want an option to purchase multi-family units in kupuna housing, apartments, or condos	DHHL working on this, under Affordable Housing Alternatives Development project	None. Discussed in document, will be part of OIP implementation
	Dormitory/ student housing at Bowl-o-Drome	DHHL working on this, under Affordable Housing Alternatives Development project	None. Discussed in document, will be part of OIP implementation

Topic/Area	Question or Concern	DHHL Response	Recommended Edits to OIP
LAND USE/SITES/ INVENTORY	Land next to McDonald's, Sherwood Forest - military land supposed to be in inventory. What happened?	Military withdrew land transfer offer due to national security needs. If that changes, ceded land has to go to DLNR first.	None. Community will be consulted with should the situation change.
	Area mauka of Community Center is Puu o Molokai - identify as a wahi pana, should not be mined or further degraded	Concerns about quarrying have been noted. No additional mining of coral will occur.	Language added to Waimānalo's Opportunities & Constraints section
	Investigate Correa Ranch non-ag uses - want something else to happen there	All RP's have been withdrawn, ROE's issued. LMD evaluating. Community consultation required for any changes.	None. Will be handled through revisions to RP program
HONOLULU C&C STANDARDS/ INFRASTRUCTURE MAINTENANCE/ TRANSPORTATION	How can we get the City to take infrastructure and maintain it?	Bill passed in 2014 requires acceptance for all future infrastructure. DHHL currently discussing existing systems with Honolulu C&C.	None - part of CIP programming, ongoing discussions with Honolulu C&C

Table 2. Summary of Land Use Designations, by Planning Area (revised)

Location	Land Use Designations (acres > 5 rounded to 5 acre increments - may not match totals)
Wai'anae (360 acres)	Residential = 130 acres Subsistence Agriculture = 50 acres Community Use = 10 acres Special District = 95 acres Conservation = 75 acres
Lualualei and Mā'ili (640 acres)	Residential = 125 acres Subsistence Agriculture = 140 acres Industrial = 3 acres General Agriculture = 95 acres Community Use = 75 acres Special District = 10 acres Conservation = 190 acres
Nānākuli (2,340 acres)	Residential = 745 acres Commercial = 10 acres General Agriculture = 705 acres Community Use = 55 acres Conservation = 825 acres
Kapolei and East Kapolei (1,010 acres)	Residential = 345 acres Commercial = 80 acres Industrial = 550 acres Community Use = 35 acres
Waiawa (75 acres)	Industrial = 75 acres
Moanalua (15 acres)	Industrial = 15 acres
Kapālama (5 acres)	Commercial = 3 acres Industrial = 2 acres
Papakōlea, Kewalo, and Kalawāhine (180 acres)	Residential = 85 acres Community Use = 2 acres Special District = 15 acres Conservation = 70 acres
Mō'ili'ili (2 acres)	Commercial = 2 acres
Waimānalo (1,910 acres)	Residential = 210 acres Subsistence Agriculture = 15 acres Industrial = 35 acres General Agriculture = 100 acres Community Use = 120 acres Conservation = 1,430 acres
Ha'ikū (145 acres)	Community Use = 10 acres Special District = 130 acres Conservation = 5 acres
Waiāhole (20 acres)	Subsistence Agriculture = 15 acres General Agriculture = 5 acres



## DHHL Final O'ahu Island Plan

DHHL's Planning Office is holding four additional community outreach meetings on the O'ahu Island Plan to share information about the Final Draft, respond to previous comments and concerns, and gather additional mana'o from beneficiaries regarding land use designations, priorities and recommendations.

Meetings will be held February 10-13, 2014, from 6:30 p.m. to 8:30 p.m. at the following locations:

- Mon. Feb. 10 Mā'ili Mā'ili Elementary School Cafeteria  
87-360 Kulaupuni St., Wai'anae
- Tue. Feb. 11 Kapolei Kapolei Middle School Cafeteria  
91-5335 Kapolei Pkwy, Kapolei
- Wed. Feb. 12 Waimānalo Waimānalo Hawaiian Homes Association  
Community Center Halau  
41-253 Ilauhōle St., Waimānalo
- Thu. Feb. 13 Honolulu R. L. Stevenson Middle School Cafeteria  
1202 Prospect St., Honolulu

Please visit [dhhl.hawaii.gov/po/olp/](http://dhhl.hawaii.gov/po/olp/) for more information or call (808) 620-9517.



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O'ahu Island Plan – Beneficiary Outreach Efforts

Outreach Method	Dates of Outreach	Participation
Focus Groups (for survey preparation)	Sept. 7 & 14, 2011	26 beneficiaries
Web page for OIP created: <a href="http://dhhl.hawaii.gov/po/oip">http://dhhl.hawaii.gov/po/oip</a>	March 2013	
Applicant Preference Survey	Responses accepted March 12 to May 10, 2013	23 Percent return rate (2,324 out of 10,396)
"Save the Date" Postcards	Postcard #1: April 12, 2013 Postcard #2: January 31, 2014	Postcard #1: 12,585 Postcard #2: 12,309
Newsletters	Newsletter #1: April 23, 2013 Newsletter #2: July 2, 2013	Newsletter #1: 12,585 Newsletter #2: 12,688
Open Houses	Daytime events held on April 20, 27, & May 4, 2013	Leeward: 60 Town: 99 Windward: 79
Beneficiary Consultations	Evening events held on July 16th (Waipahu HS), July 17th (Farrington HS) and July 18th (Kalaheo HS), 2013	Leeward: 34 Town: 34 Windward: 16
Hawaiian Homes Commission and Community Meetings (Workshops & Updates, including a Beneficiary Consultation Report)	Feb. 20, 2013 (Kapolei), Mar. 19, 2013 (Kapolei), Apr. 22, 2013 (Kapolei & Waimanalo), Jul. 22, 2013 (Kaua'i), Aug. 19, 2013 (Maui), Oct. 28, 2013 (Maui)	Varied. Plan at various stages presented at four O'ahu HHC meetings and 3 outer island meetings
Hawaiian Homes Commission Meeting (Adoption of Final Draft)	Dec. 17, 2013 (Kapolei) <i>(Deferred)</i>	Presentation not given
Hawaiian Homes Commission Meeting (Informational Workshop)	Jan. 13, 2014	Powerpoint presentation (workshop format) made to Commission, with handouts for attendees
Additional Round of Four Community Meetings - Review of Final Draft	February 10-13, 2014 (Mā'ili, Kapolei, Waimanalo and Honolulu)	In progress
Hawaiian Homes Commission Meeting (Adoption of Final Draft)	March 17, 2014 (Waimānalo) (tentative)	Presentation will be given on updated submittal

O'ahu Island Plan – Beneficiary Outreach Efforts

Comment Category	Staff Recommendations
<b>HOUSING PRODUCTS</b>	
Housing Types: Provide for a full range of housing, including kupuna-friendly, rentals, 'ohana and kauhane units, apartments, live-work, owner-builder, and rentals with option to purchase	<b>Response:</b> These issues are incorporated in the OIP implementation section. <b>Recommendation:</b> The Alternative Housing Development Study is underway. While the HHCA authorizes a range of housing products, programs and rules will need to be developed.
Housing Continuum: Allow for equity capture so beneficiaries can transition through housing types at different life stages.	<b>Response:</b> These issues are incorporated in the OIP implementation section. No further action.
Increase Densities: Build multi-family housing in appropriate areas, like Honolulu's urban core.	<b>Response:</b> These issues are incorporated in the OIP implementation section. <b>Recommendation:</b> The Alternative Housing Development Study is underway. While the HHCA authorizes a range of housing products, programs and rules will need to be developed. The Bowl-o-Drome site is identified for mixed use, higher density development.
Affordability: What's being offered is not affordable to those on the waiting list. Bring housing costs down.	<b>Response:</b> Comment noted in OIP implementation section. <b>Recommendation:</b> Tighten scope of work for Alternative Housing Development study to focus on affordability.
<b>SUBDIVISION DESIGN</b>	
Lot Sizes & Configuration: Should be more conducive to beneficiary lifestyles.	<b>Response:</b> These issues are incorporated in OIP implementation section. No further action.
Community Design: Should emphasize walkability, quality of life, culture, improved access to community services, amenities, and facilities.	<b>Response:</b> These issues are incorporated in OIP implementation section. No further action.
Common Areas: More self-help, volunteer, and co-management for use and development of common areas. Lower fees.	<b>Response:</b> In most cases, common areas are authorized by DCC&R or other land conveyance documents. Use, development, and management provisions are included in these documents. Capacity-Building technical assistance and grants to beneficiary associations are available through the HHC-approved Native Hawaiian Development Program. No further action.
Parks: The park in Waianae isn't big enough.	<b>Response:</b> The OIP considers the need for common areas such as parks. <b>Recommendation:</b> In future subdivisions, ensure that adequate land is set aside for parks.
<b>LAND TRANSFERS &amp; ACQUISITIONS</b>	
Environmental Constraints: Avoid development in steep and flood prone areas.	<b>Response:</b> Environmental constraints were incorporated in the OIP land analysis process. No further action.

O'ahu Island Plan – Beneficiary Outreach Efforts

Comment Category	Staff Recommendations
Undevelopable Lands: Exchange out steep pali lands.	<b>Response:</b> Land exchange criteria are discussed in the OIP implementation section. No further action.
Acquisitions: Acquire more homestead land in Central Oahu, Town, and Windward Oahu.	<b>Response:</b> These issues are incorporated in OIP implementation section. No further action.
<b>AGRICULTURE</b>	
Agriculture: Increase agriculture opportunities and subsistence agriculture awards. Support urban agriculture & food sustainability in residential areas.	<b>Response:</b> Oahu applicants recognize that, due to limited land, different types of agricultural products are needed on Oahu to support food sustainability. These issues are incorporated in OIP implementation section. The Agricultural Policy Plan, now underway, will further address these issues. No further action.
Use of Ag Areas for Residential: Take land out of residential uses behind Kaupuni Stream.	<b>Response:</b> Due to the shortage of land on Oahu, developable land has been evaluated in order to address the waiting list. No further action.
<b>CULTURAL &amp; NATURAL RESOURCES</b>	
Natural & Cultural Resources: No development in Haiku Valley.	<b>Response:</b> The Haiku Valley property was evaluated and, based on its historic, cultural, and environmental qualities, the "Special District" land use designation is recommended in the OIP. It is not recommended for homestead uses. No further action.
Shoreline:	<b>Response:</b> Coastal property was evaluated and, based on environmental, natural hazards, and community use concerns, the "Community" land use designation is recommended in the OIP. It is not recommended for homestead uses. No further action.
<b>REVENUE GENERATION</b>	
Revenue Lands:	<b>Response:</b> Beneficiaries understand the need to generate revenues to support the homestead program. The OIP sets aside suitable lands for revenue land uses. There is a need to increase our capacity to plan, develop, and manage our revenue assets to improve land use, land value, and returns. No further action.
<b>PLAN IMPLEMENTATION</b>	
Make the OIP pa'a so it gets implemented no matter who is in charge.	<b>Response:</b> The DHHL Planning System provides a framework for policy, land use, program, and regional planning. It is tied to implementation mechanisms with ongoing evaluations and updates. <b>Recommendation:</b> Implement the HHC-approved proposal to promulgate rules for the DHHL Planning System.

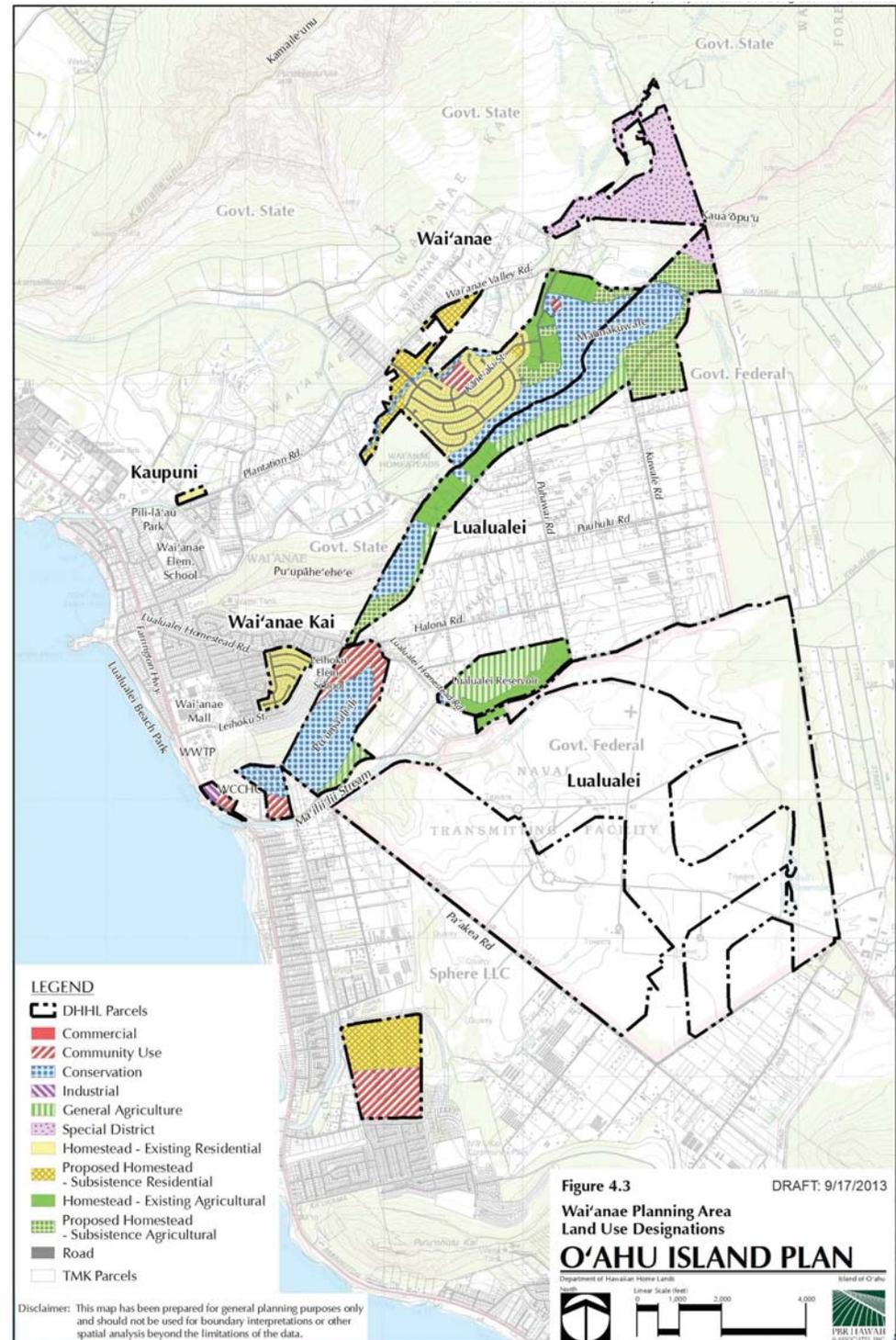


Figure 4-3 Wai'anae Planning Area Land Use Designations









# O'ahu Island Plan Waikiki Ahupua'a - Mō'ili'ili



Figure 6-9 Waikiki Ahupua'a Land Use Designations

- 2-acres Commercial
- Potential for mixed-use project

### PLANNING CONSIDERATIONS

#### Opportunities

- Redevelopment
- Central location

#### Constraints

- Aging infrastructure
- Historic structure
- Hazardous materials

EXHIBIT B p.13

Path: Q:\Oahu\DHHL - Oahu Island Plan\GIS\Project\Proposed Land Use Designation\Papakōkea & Kalāwahine.mxd

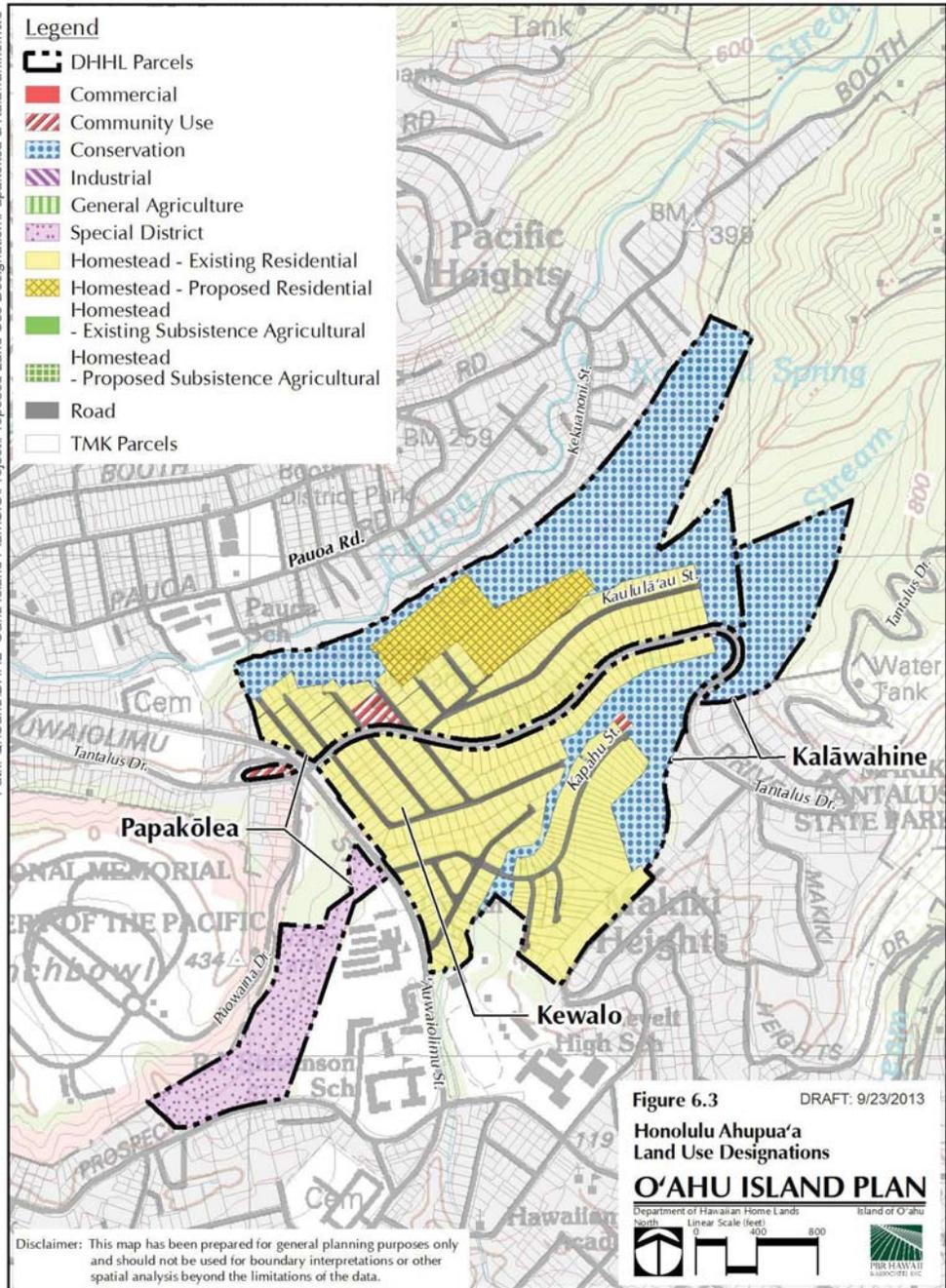


Figure 6.3 DRAFT: 9/23/2013  
Honolulu Ahupua'a Land Use Designations  
O'AHU ISLAND PLAN  
Department of Hawaiian Home Lands  
Island of O'ahu  
North Linear Scale (feet)  
0 400 800  
PBR HAWAII ASSOCIATES, INC.

Figure 6-3 Honolulu Ahupua'a Land Use Designations

EXHIBIT B p.14

Land Use Designation (LUD)	Papakōlea, Kewalo & Kalāwahine
<b>Homestead LUDs</b>	<b>Acres</b>
Residential	95
(# of New Homesteads Proposed)	(20)
Subsistence Agricultural	0
(# of New Homesteads Proposed)	(0)
<b>Revenue Generating LUDs</b>	
Commercial	0
Industrial	0
General Agriculture	0
<b>Other LUDs</b>	
Community Use	2
Special District	15
Conservation	65
<b>Total Acres</b>	<b>180</b>

Due to rounding, sum of acreage may not equal total acres shown

### PLANNING CONSIDERATIONS

#### Opportunities

- Location
- Views

#### Constraints

- Steep slopes/rock fall
- Flooding/drainage
- Aging/deteriorating homes & infrastructure

#### NOTES

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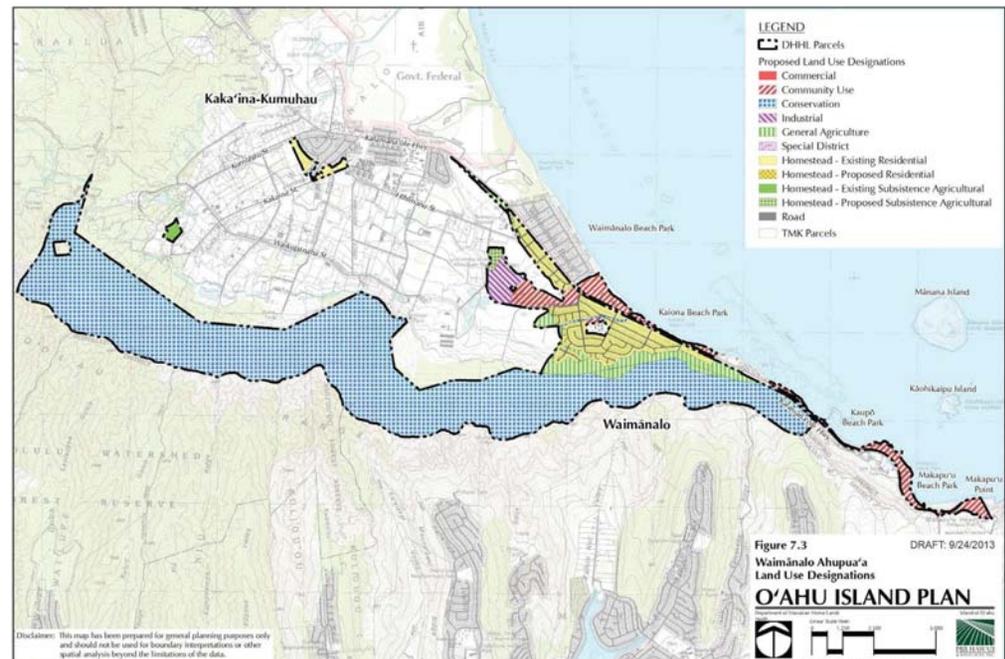


Figure 7-3 Waimānalo Ahupua'a Land Use Designations



Land Use Designation (LUD)	Ha'ikū
<b>Homestead LUDs</b>	<b>Acres</b>
Residential (# of New Homesteads Proposed)	0 (0)
Subsistence Agricultural (# of New Homesteads Proposed)	0 (0)
<b>Revenue Generating LUDs</b>	
Commercial	0
Industrial	0
General Agriculture	0
<b>Other LUDs</b>	
Community Use	10
Special District	130
Conservation	5
<b>Total Acres</b>	<b>145</b>

*Due to rounding, sum of acreage may not equal total acres shown*

### PLANNING CONSIDERATIONS

#### Opportunities

- Agriculture potential
- Bamboo harvesting
- Vacant land

#### Constraints

- Infrastructure accessibility
- Flooding/drainage
- Cultural/historic resources

### NOTES

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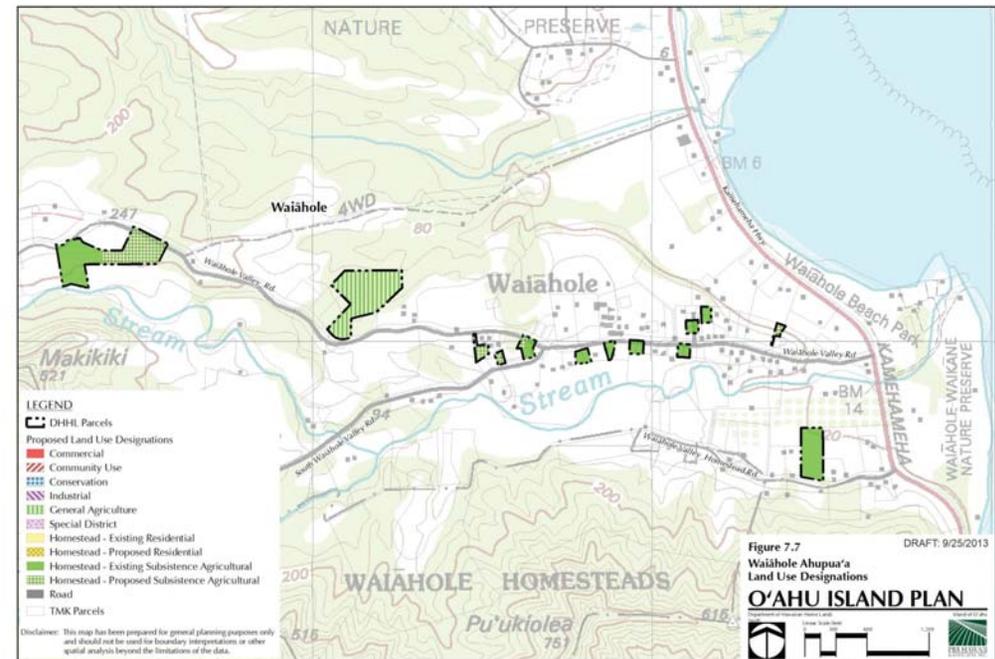


Figure 7-7 Waiāhole Ahupua'a Land Use Designations





## **Appendix D**

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### **Hawaiian Homestead Commission OIP Reports and Presentations**

- Presentation, February 2013
- OIP Status Report, March 19, 2013
- OIP Status Report, April 22, 2013
- Workshop Presentation, July 22, 2013
- Workshop Presentation, August 19, 2013
- OIP Adoption Recommendation Report, December 16, 2013
- Workshop Presentation, January 13, 2014





# Department of Hawaiian Home Lands

## O'ahu Island Plan

February 19, 2013

Hawaiian Home Lands Trust  
Established 1921 by Prince Kūhio & U.S. Congress

# DHHL PLANNING SYSTEM



# GENERAL PLAN

## General Plan

Statewide  
Perspective



- Establishes goals/objectives
  - What should be accomplished
  - How to accomplish within timeframe
- Defines Land Use Designations to be applied via Island Plans
- Long-term perspective
  - 20-year plan
  - Updated every 10 years
  - Internal review every 5 years

# STRATEGIC PROGRAM PLANS

## Strategic Program Plans

Statewide  
Perspective



- Translates General Plan policies and priorities into specific action plans for each program area
- Program areas:
  - Community Development
  - Economic Development
  - Resource Management
  - Water Resources
  - Energy
  - Land Use
  - Agriculture
  - Pastoral Use
  - Housing
- Statewide focus
- 3-6 year timeframe

# ISLAND PLANS

## Island Plans

*Island-wide  
Perspective*



- Establish land use goals and objectives of the General Plan specific to each island
- Identify Island-wide Needs, Opportunities and Priorities
- Assign land use designations for land holdings on each island
- 20-year planning horizon, updated every 10 years

# REGIONAL PLANS

## Regional Plans

*Homestead Area  
Perspective*



- For established and new homestead communities
- Identify needs and desires of specific homestead communities
- Participation via homestead association, stakeholder, & community meetings
- Priority projects may include CIP, zoning changes, land, programs

# DEVELOPMENT PLANS

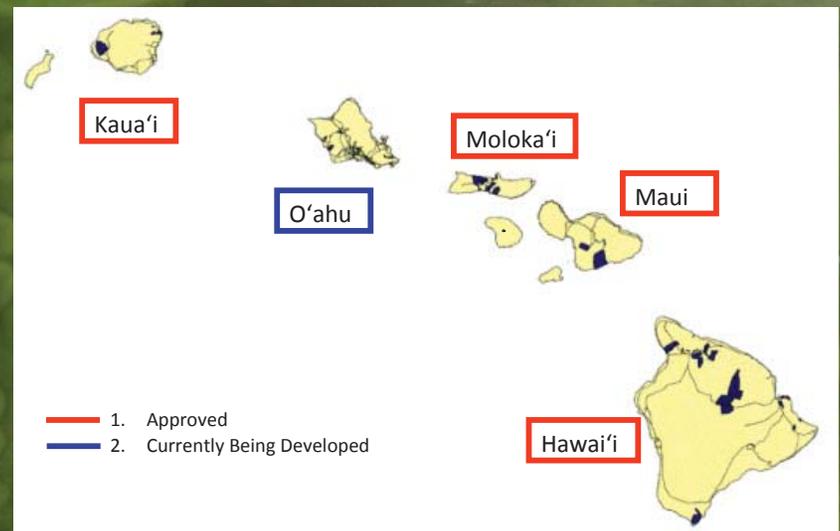
## Development Plans

*Tract-Specific  
Perspective*

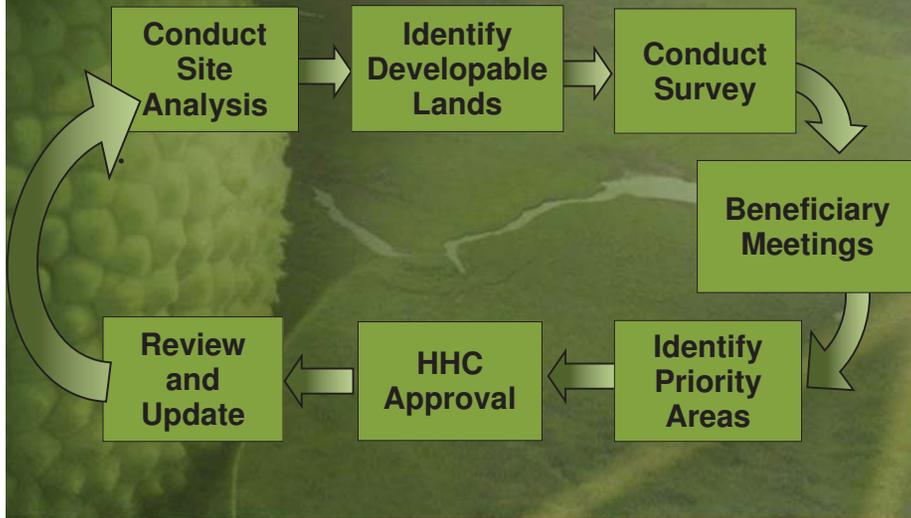


- Coordinate development and use of vacant lands within each tract (ahupua'a)
- Detail land use, design, and on-site infrastructure requirements
- Follow priority areas of each island plan
- 10 year timeframe

# 4 ISLAND PLANS STATE-WIDE



## ISLAND PLAN PROCESS



## O'AHU ISLAND PLAN GOALS

- Guide development of existing DHHL Trust lands via land use designations
- Incorporate existing Regional Plan priorities
- Evaluate need for additional lands
- Evaluate ways to increase densities
- Develop protocols for working with the City & County of Honolulu

## O'AHU ISLAND PLAN GENERAL INFORMATION

- Trust Lands on O'ahu:
  - 6,726 Acres (as of January 2012)
- O'ahu Beneficiaries
  - 4,288 Lessees (as of June 30, 2012)
    - 4,228 Residential Awards
    - 60 Agriculture Awards
  - 13,368 Applicants (as of June 30, 2012)
    - 9,949 Residential Applicants
    - 3,419 Pastoral Applicants

## O'AHU ISLAND PLAN STAKEHOLDERS

### Who is involved?

- Beneficiaries
  - Applicants on O'ahu List
  - O'ahu Lessees
  - Beneficiary Organizations
- DHHL Trust
- City and County of Honolulu
- Native Hawaiian Trusts
- Other Public Agencies

# O'AHU ISLAND PLAN PROCESS

- Develop Island-wide Profile
- Conduct Evaluation of O'ahu's Trust Lands
  - Evaluate and assess land holdings
  - Identify Unconstrained Lands
  - Estimate Infrastructure Costs
  - Identify Reasonably Developable Lands
  - Develop Preliminary Land Use Designations
- Gather Information from Stakeholders
- Brief Hawaiian Homes Commission

# O'AHU ISLAND PLAN PROCESS

- Conduct Beneficiary Engagement
  - Hold Focus Groups
  - Conduct Applicant Preference Survey
  - Conduct Community Open Houses
- Refine Land Use Designations
- Identify Priority Areas for Development
- Identify Potential Acquisitions
- Prepare Land Use Analysis & Recommendations
- Conduct Beneficiary Consultation Meetings
- Submit Plan to Commission for Approval (Sept.)

# O'AHU ISLAND PLAN TIMELINE

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT
1. First HHC Workshop (O'ahu), then monthly updates to Commission		19th	18th	22nd	20th	17th	22nd		
2. Beneficiary Survey (March mail-out)									
3. Community Open Houses (3)									
4. Agency & In-house Consultations									
5. Draft Preparation									
6. Beneficiary Consultation									
5. Draft OIP - HHC Review (Maui)								19th	
6. Final OIP - HHC Approval (Kona)									23rd

# O'AHU ISLAND PLAN

~ MAHALO ~

QUESTIONS?

STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS

MARCH 19, 2013

To: Chairman and Members, Hawaiian Homes Commission  
Through: Darrell Yagodich, Planning Program Administrator *DY*  
From: Nancy McPherson, Planner *NM*  
Subject: Informational Item: Status Report on O'ahu Island Plan

DISCUSSION

The O'ahu Island Plan is a new island plan underway, which upon completion in Fall of 2013 will bring the total number of completed island plans to five (5) statewide. This will complete the initial cycle of island plans for the DHHL Planning System.

The Hawaiian Homes Commission was given a workshop on the O'ahu Island Plan at its last meeting on February 19, 2013 (Item A-2). The Island Plan process and project timeline were shared, and at that time the Planning Office offered to present the Commission with a monthly informational update on the Island Plan's progress going forward. This is the first of those progress reports.

Island Plan Schedule

The O'ahu Island Plan tasks are currently on schedule, as summarized in Table 1.

Table 1: O'ahu Island Plan Schedule

TASK	STATUS	PERTINENT DATES
Baseline Studies	completed	End of 2012
Preliminary Site Visits	completed	End of 2012
Applicant Survey	Finalized	Survey mailed out March 14 Surveys returned by April 22
Community Outreach Campaign	In progress	Ongoing
O'ahu Homestead Community Briefings	In progress	March 18 Community Meeting, Kapolei April 22 Community Meeting, Waimānalo

TASK	STATUS	PERTINENT DATES
Informational Open Houses	In planning/preparation, securing venues	April 20 (tent. Town), April 27 (tent. Leeward/Central/NS) and May 4 (tent. Windward)
Baseline Data Analysis and Land Use Alternatives	In progress	To be completed June 2013
Agency & in-house consultations	Scheduling	March through May 2013
Identify Preferred Land Use Designations	In progress	February to July 2013
Beneficiary Consultation	In planning/scheduling venues	Scheduled for July 16, 17 and 18
Establish Priority Areas for Homestead development	In progress/Researching	March through July 2013
Identify Community Rehabilitation & Revitalization Opportunities	In progress/Researching	March through July 2013
Identify Community Use, Environmentally & Culturally sensitive areas	In progress/Researching	March through July 2013
Develop "Order of Magnitude" cost estimates for infrastructure	Initiating when data is adequate	April through July 2013
Meet w/large landowners & developers re: partnerships	In progress/Researching	April through July 2013
Prepare Implementation Plan	In progress/Researching	April through July 2013
Prepare Draft Plan for Commission	In progress/Researching	June and July 2013
Commission Island Plan Workshop	In progress/Researching	August 19, Wailuku, Maui
Commission Action Item	In progress/Researching	September 23, Kona, Hawaii

Comments, suggestions and feedback from the Commission are most welcome and appreciated. Mahalo.

NMM

STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS

April 22, 2013

To: Chairman and Members, Hawaiian Homes Commission

Through: Darrell Yagodich, Planning Program Administrator *Darrell Yagodich*

From: Nancy McPherson, Planner

Subject: Status Report on O'ahu Island Plan

MOTION/ACTION

None; for information only.

DISCUSSION

The Hawaiian Homes Commission was given an orientation workshop on the O'ahu Island Plan at its meeting on February 20, 2013 (Item A-2). This is the second in a series of monthly status reports to the Commission on the progress of the O'ahu Island Plan.

Within the DHHL Planning System, the goal of the O'ahu Island Plan is to ensure coordinated, integrated, and orderly development of Hawaiian home lands to meet the mission of the Trust and needs and desires of our beneficiaries. Objectives include:

- Provide a basis to determine priorities, allocate resources, and make results-oriented decisions.
- Designate land uses in accordance with DHHL General Plan themes regarding homesteading uses, common or community uses, revenue-producing uses, and conservation or protective uses.
- Coordinate and integrate DHHL plans into state and county land use, infrastructure, and program plans.
- Given the limited land base on Oahu, explore ways to serve a larger native Hawaiian base through land

acquisitions, land exchanges, and new development models.

- Ensure beneficiary outreach and participation.

Island Plan Schedule

The O'ahu Island Plan tasks continue to be on schedule, as summarized in Table 1.

Table 1: O'ahu Island Plan Schedule

TASK	STATUS	PERTINENT DATES
Baseline Studies	Completed	End of 2012 (physical, environmental, regulatory, infrastructure characteristics)
Preliminary Site Visits	Completed	Follow up visits in April and May
Applicant Survey	Finalized	Survey mailed out March 12 Surveys due by April 30
Community Outreach Campaign	In progress	Webpage content is currently being designed
O'ahu Homestead Community Briefings	In progress	March 18 Kapolei & April 22 Waimanalo community meetings
Informational Open Houses	In progress	Saturdays from 10:30 am to 3:00 pm in cafeteria: - April 20 - Waipahu HS - April 27 - Farrington HS - May 4 - Kalaheo HS
Baseline Data Analysis and Land Use Alternatives	In progress	To be completed June 2013
Agency & in-house consultations	Scheduling	March through May 2013 - DHHL Divisions - Public Agencies - Hawaiian Agencies
Identify Preferred Land Use Designations	In progress	February to July 2013
Beneficiary Consultation (evenings, 6-8 p.m., in school cafeterias)	In planning confirming venues	Evenings 6-8 p.m. in cafeteria: - July 16 - Waipahu HS - July 17 - Farrington HS - July 18 - Kalaheo HS

TASK	STATUS	PERTINENT DATES
Establish Priority Areas for Homestead Development	In progress Researching	March through July 2013
Identify Community Rehabilitation & Revitalization Opportunities	In progress Researching	March through July 2013
Identify Community Use, Environmental & Cultural Areas	In progress Researching	March through July 2013
Develop "Order of Magnitude" cost estimates for infrastructure	Initiating when data is adequate	April through July 2013
Meet w/large landowners & developers re: partnerships	In progress Scheduling	April through July 2013
Prepare Implementation Plan	In progress Researching	April through July 2013
Prepare Draft Plan for Commission	In progress Researching	June and July 2013
Commission Island Plan Workshop	In progress Researching	August 19, Wailuku, Maui
Commission Action Item for Approval	In progress Researching	September 23, Kona, Hawaii

Comments, suggestions and feedback from the Commission are most welcome and appreciated. Mahalo.

NMM

STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS

April 22, 2013

To: Chairman and Members, Hawaiian Homes Commission  
Through: Darrell Yagodich, Planning Program Administrator *Darrell Yagodich*  
From: Nancy McPherson, Planner  
Subject: Status Report on O'ahu Island Plan

MOTION/ACTION

None; for information only.

DISCUSSION

The Hawaiian Homes Commission was given an orientation workshop on the O'ahu Island Plan at its meeting on February 20, 2013 (Item A-2). This is the second in a series of monthly status reports to the Commission on the progress of the O'ahu Island Plan.

Within the DHHL Planning System, the goal of the O'ahu Island Plan is to ensure coordinated, integrated, and orderly development of Hawaiian home lands to meet the mission of the Trust and needs and desires of our beneficiaries. Objectives include:

- Provide a basis to determine priorities, allocate resources, and make results-oriented decisions.
- Designate land uses in accordance with DHHL General Plan themes regarding homesteading uses, common or community uses, revenue-producing uses, and conservation or protective uses.
- Coordinate and integrate DHHL plans into state and county land use, infrastructure, and program plans.
- Given the limited land base on Oahu, explore ways to serve a larger native Hawaiian base through land

- acquisitions, land exchanges, and new development models.
- Ensure beneficiary outreach and participation.

Island Plan Schedule

The O'ahu Island Plan tasks continue to be on schedule, as summarized in Table 1.

Table 1: O'ahu Island Plan Schedule

TASK	STATUS	PERTINENT DATES
Baseline Studies	Completed	End of 2012 (physical, environmental, regulatory, infrastructure characteristics)
Preliminary Site Visits	Completed	Follow up visits in April and May
Applicant Survey	Finalized	Survey mailed out March 12 Surveys due by April 30
Community Outreach Campaign	In progress	Webpage content is currently being designed
O'ahu Homestead Community Briefings	In progress	March 18 Kapolei & April 22 Waimanalo community meetings
Informational Open Houses	In progress	Saturdays from 10:30 am to 3:00 pm in cafeteria: - April 20 - Waipahu HS - April 27 - Farrington HS - May 4 - Kalaheo HS
Baseline Data Analysis and Land Use Alternatives	In progress	To be completed June 2013
Agency & in-house consultations	Scheduling	March through May 2013 - DHHL Divisions - Public Agencies - Hawaiian Agencies
Identify Preferred Land Use Designations	In progress	February to July 2013
Beneficiary Consultation (evenings, 6-8 p.m., in school cafeterias)	In planning confirming venues	Evenings 6-8 p.m. in cafeteria: - July 16 - Waipahu HS - July 17 - Farrington HS - July 18 - Kalaheo HS

TASK	STATUS	PERTINENT DATES
Establish Priority Areas for Homestead Development	In progress Researching	March through July 2013
Identify Community Rehabilitation & Revitalization Opportunities	In progress Researching	March through July 2013
Identify Community Use, Environmental & Cultural Areas	In progress Researching	March through July 2013
Develop "Order of Magnitude" cost estimates for infrastructure	Initiating when data is adequate	April through July 2013
Meet w/large landowners & developers re: partnerships	In progress Scheduling	April through July 2013
Prepare Implementation Plan	In progress Researching	April through July 2013
Prepare Draft Plan for Commission	In progress Researching	June and July 2013
Commission Island Plan Workshop	In progress Researching	August 19, Wailuku, Maui
Commission Action Item for Approval	In progress Researching	September 23, Kona, Hawaii

Comments, suggestions and feedback from the Commission are most welcome and appreciated. Mahalo.

NMM

STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS

JULY 22, 2013

To: Chairman and Members, Hawaiian Homes Commission  
Through: Darrell Yagodich, Planning Program Administrator *DY*  
From: Nancy McPherson, Planner *NM*  
Kaleo Manuel, Planner *KM*  
Subject: O'ahu Island Plan - Water Policy Status

DISCUSSION

The Hawaiian Homes Commission was given an initial orientation workshop on the O'ahu Island Plan at its meeting on February 20, 2013 (Item A-2) and an update on the progress of the O'ahu Island Plan at its meetings on March 19, 2013 (Item G-2) and April 22, 2013 (Item G-2). This report resumes the series of progress reports requested by the Commission at its February meeting.

Island Plan Schedule

The O'ahu Island Plan tasks continue to be on schedule, as summarized in Table 1.

Table 1: O'ahu Island Plan Schedule

TASK	STATUS	PERTINENT DATES
Baseline Studies	completed	End of 2012
Preliminary Site Visits	completed	Follow up visits in April and May
Applicant Survey	Finalized	Survey mailed out March 12 Survey return deadline extended to May 12 Draft Final Report submitted, undergoing review by PO
Community Outreach Campaign	In progress	Webpage content posted
O'ahu Homestead Community Briefings	Ongoing	March 18 Kapolei April 22 Waimānalo June 17 Papakōlea

-1-

ITEM NO. A-2  
*WORKSHOP EXH.*  
7-22-13

TASK	STATUS	PERTINENT DATES
Informational Open Houses (Saturdays from 10:30 a.m. to 3:00 p.m., in the school cafeteria)	Completed, results compiled	April 20th (Waipahu High School), April 27th (Farrington High School) and May 4th (Kalaheo High School)
Baseline Data Analysis and Land Use Alternatives	Completed	July 2013
Agency & in-house consultations	In progress	May through July 2013
Identify Preferred Land Use Designations	drafted	Proposed land use designations presented July 2013 at Beneficiary Consultation meetings
Beneficiary Consultation (evenings, 6-8 p.m., in school cafeterias)	Completed, processing comments	July 16th (Waipahu High School), 17th (Farrington High School) and 18th (Kalaheo High School)
Establish Priority Areas for Homestead development	Analyzing beneficiary feedback	Through early August 2013
Identify Community Rehabilitation & Revitalization Opportunities	Analyzing beneficiary feedback	Through early August 2013
Identify Community Use, Environmentally & Culturally sensitive areas	Analyzing beneficiary feedback	Through early August 2013
Develop "Order of Magnitude" cost estimates for infrastructure	In progress	Through early August 2013
Meet w/large landowners & developers re: partnerships	In progress	Through early August 2013
Prepare Implementation Plan	In progress	Through early August 2013
Prepare Draft Plan for Commission	In progress	Through early August 2013
Commission Island Plan Workshop	In progress	August 19, Wailuku, Maui
Commission Action Item	In progress	September 23, Kona, Hawaii

Engagement with beneficiaries has produced the following statistics:

Table 2: O'ahu Island Plan Beneficiary Engagement

EVENT / ACTIVITY	DATE	ATTENDANCE/PARTICIPATION
O'ahu Island Plan Newsletter #1	April 16, 2013 April 23, 2013	Mailed out to beneficiaries: 12,585 "Save the Date" cards 12,585 newsletters
Open House #1 (Waipahu)	April 20, 2013	60 attendees: 39 Applicants, 16 Lessees, 5 Other

-2-

ITEM NO. A-2

EVENT / ACTIVITY	DATE	ATTENDANCE/PARTICIPATION
Open House #2 (Kalihi)	Apr. 27, 2013	99 attendees: 67 Applicants, 17 Lessees, 15 Other
Open House #3 (Kailua)	May 4, 2013	79 attendees: 39 Applicants, 19 Lessees, 21 Other
Applicant Preference Survey	Mar. 12 to Apr. 30, 2013	10,395 surveys mailed out 2,234 responses 23% return rate
O'ahu Island Plan Newsletter #2	July 2, 2013	Mailed out to beneficiaries: 12,688 newsletters
Beneficiary Consultation Meeting #1 (Waipahu)	July 16, 2013	34 attendees: 18 Applicants, 9 Lessees, 3 Both, 4 Other
Beneficiary Consultation Meeting #1 (Kalihi)	July 17, 2013	34 attendees: 16 Applicants, 4 Lessees, 5 Both, 9 Other
Beneficiary Consultation Meeting #1 (Kailua)	July 18, 2013	16 attendees: 7 Applicants, 4 Lessees, 1 Both, 4 Other

More information is provided in the two project newsletters that were mailed to beneficiaries in April and July. In addition, the following documents, handouts and maps have been posted to the O'ahu Island Plan Beneficiary Consultation website (<http://dhhl.hawaii.gov/po/beneficiary-consultation/2013-beneficiary-consultations/oip/>):

- Invitation Letter, July 2, 2013
- OIP Newsletter No. 1, April 2013
- Summary 4-20-13 - Waipahu High School Cafeteria
- Summary 4-27-13 - Farrington High School Cafeteria
- Summary 5-04-13 - Kalaheo High School Cafeteria
- Comments recorded, 4-20, 4-27, 5-4 Open Houses
- OIP Powerpoint Presentation Handout
- Draft Designations Presentation
- OIP Land Use Designations Table
- Land Use Handouts
  - o Waianae-Waianae Kai-Lualualei Land Use
  - o Nanakuli-Princess Kahanu Land Use
  - o Kapolei Land Use
  - o Kalaeloa Land Use
  - o Pearl City Land Use
  - o Honolulu Makai Land Use
  - o Papakolea-Kalawahine-Kewalo Land Use
  - o Waimanalo Land Use
  - o Haiku Land Use
  - o Waiahole Land Use

Deadline for Beneficiary Consultation comments is August 19, 2013.

NMM

#### Water Policy Plan Update

Because of the significance and complexity of water issues, the Planning Office will be conducting three (3) rounds of beneficiary meetings in the next 6-9 months for the Water Policy Plan preparation and adoption

#### September 2013

Because water issues touch nearly all aspects of DHHL operations and concerns vary by area, the first round of beneficiary meetings will focus on education and outreach. Held on weekday evenings throughout the state, the primary purposes of these workshops will be to:

1. Provide information to beneficiaries about the history of water control in Hawaii and especially unique and senior rights and authorities to water granted to DHHL and its beneficiaries (from the Hawaiian Homes Commission Act, the State Constitution, the State Water Code, and Court Rulings),
2. Outreach and connect with beneficiaries that are interested in water and to ensure optimal beneficiary participation in the planning and policy process.
3. To dialogue and begin discussion with beneficiaries on critical water issues in their community and the values that they have related to water.

#### October - November 2013

Using research, interviews, and feedback from these workshops, the Planning Office will develop a draft Water Policy Plan. Once completed, we will conduct our second round of "working" beneficiary meetings. These working meetings will engage beneficiaries more intimately with the Policy in order to:

- Reaffirm what was heard from the previous beneficiary meetings;
- Review the proposed draft Water Policy Plan; and
- Receive and record comments and edits to the draft Water Policy Plan.

#### February 2014 - March 2014

Based on the comments and edits received through the working beneficiary meetings and internal staff and departmental review, the Planning Office will finalize the Water Policy Plan and conduct the last round of formal Beneficiary Consultation on the Water Policy Plan. This will ensure that all beneficiaries have the opportunity to participate and provide comments on the final Water Policy Plan before its approval by the Hawaiian Homes Commission.

April 2014 - May 2014

Depending on the Beneficiary Consultation process, the Planning Office is proposing approval of the Water Policy Plan in April 2014 or May 2014.

KM



# Department of Hawaiian Home Lands

## O'ahu Island Plan Commission Workshop

August 19, 2013

Hawaiian Home Lands Trust  
Established 1921 by Prince Kūhiō & U.S. Congress

# O'ahu Island Plan - Timeline

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT
1. First HHC Workshop (O'ahu), then monthly updates to Commission		19 <sup>th</sup> Workshop	18th	22nd	20th	17th	22nd	19 <sup>th</sup> Workshop		
2. Beneficiary Survey (March mail-out)						Report Due				
3. Community Open Houses (3) April 20, 27 & May 4										
4. Agency & In-house Consultations										
6. Beneficiary Consultation July 16, 17 & 18										
5. Draft Preparation										
6. Draft OIP - HHC Review (Kona)									23 <sup>rd</sup>	
7. Final OIP - HHC Approval (Maui)										21st

# O'ahu Island Plan – Land Use Designations

Land Use Designation	Setting, Intent, Purpose on O'ahu For Homesteading Designations	O'ahu Lot Sizes
Residential	Residential in-fill and subdivisions in areas near existing infrastructure. The intent is to accommodate applicants on the residential waiting list. <b>Residential occupancy is required.</b>	5,000 to 7,500 square feet
Subsistence Agricultural	Small agriculture/aquaculture lots located on marginal to good lands near existing infrastructure. The purpose of this land use is to accommodate applicants on the agriculture wait list intent on growing agriculture products for home consumption. <b>Residential occupancy is required on new leases. A Farm plan and 2/3 lot cultivation is required.</b>	0.25 acre to 0.5 acre
Supplemental Agricultural	Large lot agriculture/aquaculture located on marginal to prime lands. Location is not dependent upon existing infrastructure. The purpose of this land use is to accommodate applicants on the agriculture waiting list with opportunities for agricultural production to supplement lessee's household income and personal consumption. Commercial agriculture activities allowed. <b>Residential occupancy is not allowed. Farm plan and 2/3 lot cultivation is required.</b>	1-5 acres
Pastoral	Large lot agriculture specifically for pastoral uses located on marginal lands. Commercial pastoral activities are allowed. Residential occupancy allowed. Ranch plan and fencing required. <b>Pastoral homesteads are not available on O'ahu.</b>	Not Available on O'ahu

# O'ahu Island Plan – Land Use Designations

Land Use Designation	Setting, Intent, Purpose on O'ahu	O'ahu Lot Sizes
General Agriculture	Large contiguous lands including poor, marginal, fair, good, and prime agricultural areas. The purpose of this land use is for commercial level agriculture and land banking until opportunities for higher and better uses are available. Lands with this designation being land banked are subject to re-designation. <b>Farming and/or ranching are allowed. Uses may be subject to HRS Chapter 205. Residential occupancy is not allowed.</b>	Variable
Special District	Areas requiring special attention because of unusual opportunities and/or constraints, e.g. natural/man-made hazards, open spaces, cultural resources, mixed use areas, greenways, and limited infrastructure access, etc. <b>The purpose of this land use is to address the unique opportunities and constraints identified with further planning.</b>	To be determined
Community Use	Areas designated for community uses and facilities. This could include space for parks and recreation, cultural activities, schools, water storage, emergency facilities, and other public amenities and facilities. <b>The purpose of this land use is to provide space for homestead and public community facilities.</b>	Variable
Conservation	Lands with watersheds, critical habitats, sensitive historic and cultural sites. The purpose of this land use is to limit development within these areas. <b>Agricultural uses may be allowed based upon specific conservation issues found on the parcel. Residential occupancy is not allowed.</b>	Variable
Commercial	Land designated for retail, business, and commercial activities. <b>The purpose of this land use is to provide revenue to DHHL Trust and/or Homestead Community Associations Mixed uses are allowed.</b>	Variable
Industrial	Lands designated for processing, construction, manufacturing, transportation, wholesale, warehousing, and other industrial activities. <b>The purpose of this land use is to provide revenue to DHHL Trust. Residential occupancy is not allowed.</b>	Variable



## Department of Hawaiian Home Lands

### *O'ahu Island Plan*

Scott Abrigo  
PBR Hawaii

## Applicant Preference Survey

- 13,343 Oahu Applicants
- Consolidated list = 10,683
- 10,396 surveys were mailed (after address screening)
- 2,300 (23%) completed surveys were returned by cut-off date of May 13, 2013
  - 2,086 by mail
  - 214 online
- DHHL made numerous efforts to encourage beneficiaries to return completed surveys

## O'ahu Applicant Characteristics

- Applicants are likely to have a median age of 55 be married and live in Hawaii.
- Applicants typically have larger households and higher household income than households on O'ahu.
- 57% of Applicant Households have an income below 80% HUD Median Income level.
- Over half (55%) of current homeowners and nearly ¾ (70%) of current renters pay less than \$1,500/month for housing
- Less than half (45%) of applicants would likely qualify for mortgage on an average priced developer built house based on income (assuming a cost of \$1,454/month)

## Applicant Preference Survey

### *Applicant Characteristics*

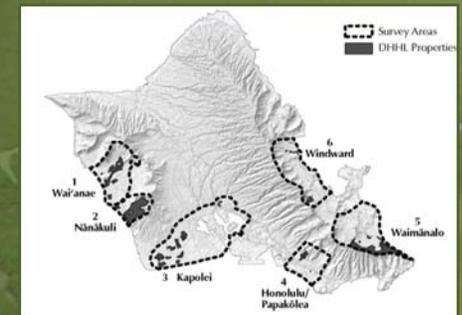
### Location Preference within DHHL Landholdings Among Residential Applicants

#### Highly Preferred Locations

Kapolei  
Papako'lea/Honolulu  
Windward  
Waimanalo

#### Least Desired Locations

Wai'anae  
Nanākuli



# Applicant Preference Survey

## Applicant Characteristics

### Location Preference On O'ahu Among Residential Applicants

#### Highly Preferred Locations

Honolulu  
Ko'olaupoko  
'Ewa  
Central

#### Least Desired Locations

Wai'anae Coast  
North Shore



# Applicant Preference Survey

## Applicant Characteristics

### Preferred House Type based on Currently Available

Highly Preferred  
Turn-Key (top choice)  
Rent-to-Own

Least Desired  
Kūpuna housing

### Preferred House Type among Alternatives being Assessed

Highly Preferred  
Single-Family Rental (top choice)  
Kauhale Style

Least Desired  
Kūpuna housing  
Multi-Plex Townhouse  
Multi-Family Rental  
Room within a Dorm

# O'ahu Island Plan - General Information

## Trust Lands on O'ahu:

- 8,154 Acres (as of August 2013)

## O'ahu Beneficiaries

- 4,289 Lessees (as of February 2013)
  - 4,228 Residential Awards
  - 61 Agriculture Awards
- 13,569 Applicants (as of February 2013)
  - 10,115 Residential Applicants
  - 3,454 Agricultural Applicants



# O'ahu Island Plan – State Wide Comparison

## Lands on O'ahu versus total Statewide

ISLAND	ACREAGE	% OF TOTAL ACRES
Hawai'i	117,551	58%
Kaua'i	20,575	10%
Lāna'i	50	0.02%
Maui	31,904	16%
Moloka'i	25,748	13%
O'ahu	<b>8,154</b>	<b>4%</b>
<b>Total</b>	<b>203,982</b>	<b>100 %</b>

## Applicants on O'ahu versus total Statewide

	RESIDENTIAL	AGRICULTURAL	TOTAL
O'ahu	10,115	3,454	<b>13,569</b>
Statewide	21,745	18,071	<b>42,794</b>
% of Applicants on O'ahu	47%	19%	<b>32%</b>

# Wai'anae, Wai'anae Kai and Lualualei



# Wai'anae, Wai'anae Kai and Lualualei

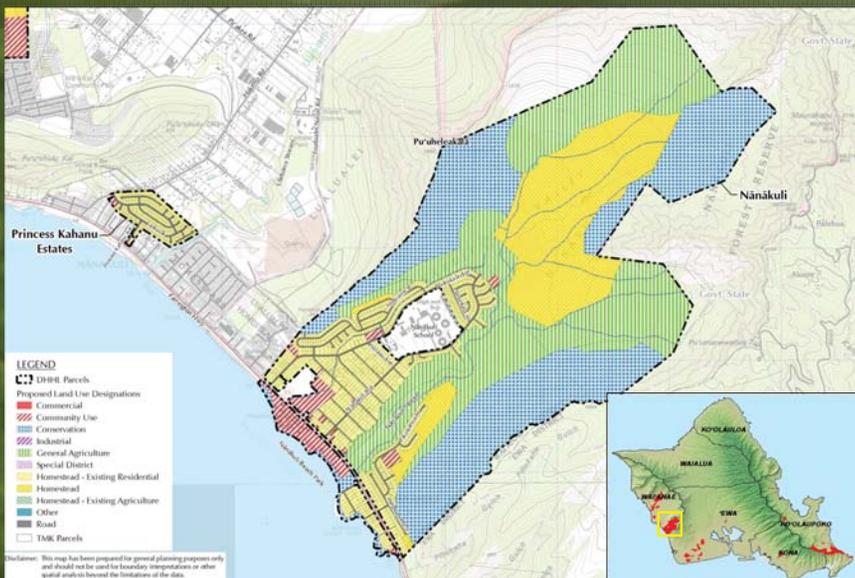


Kaupuni

Land Use Designation	Acres
Commercial	0
Community Use	100
Conservation	250
Industrial	3
General Agriculture	95
Special District	105
Homestead - Existing Residential	100
Homestead - Existing Agricultural	90
Roads	30
Other	1,500
<b>Available for Homesteading</b>	<b>180</b>
<b>Total Acres</b>	<b>2,470</b>

Due to rounding, sum of acreage may not equal total acres shown

# Nānākuli & Princess Kahanu Estates



# Nānākuli & Princess Kahanu Estates

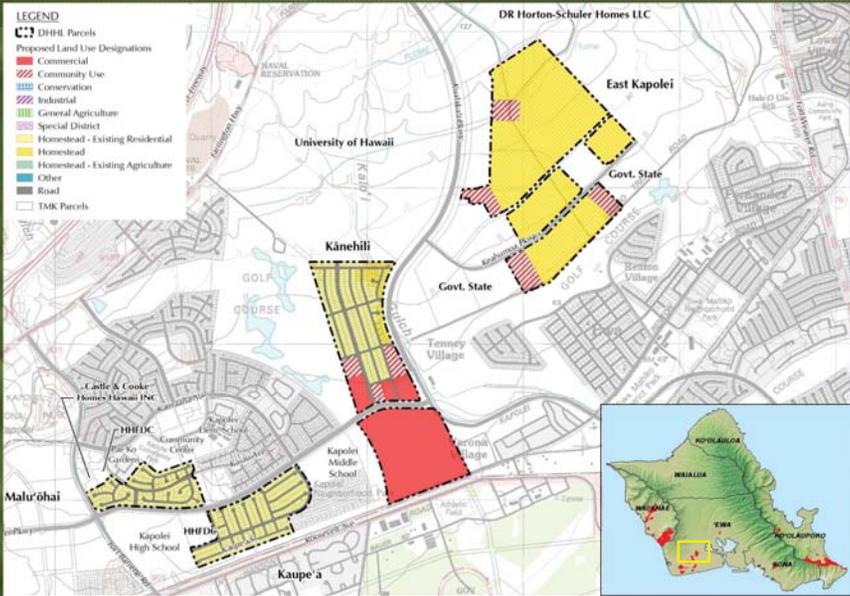


Nānākuli Valley

Land Use Designation	Acres
Commercial	0
Community Use	70
Conservation	750
Industrial	0
General Agriculture	730
Special District	0
Homestead - Existing Residential	330
Homestead - Existing Agricultural	0
Roads	70
Other	0
<b>Available for Homesteading</b>	<b>420</b>
<b>Total Acres</b>	<b>2,360</b>

Due to rounding, sum of acreage may not equal total acres shown

# Kapolei



# Kapolei

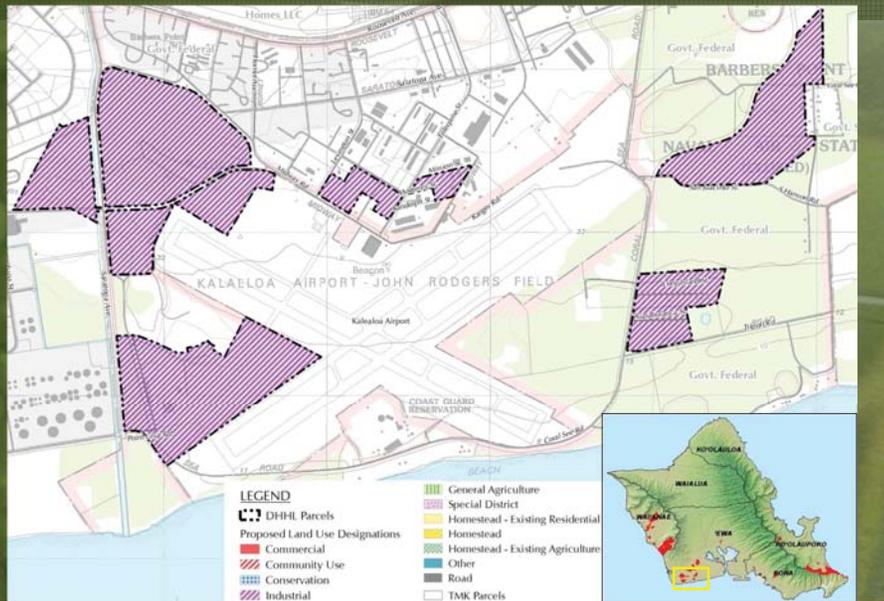


Kānehili

Land Use Designation	Acres
Commercial	80
Community Use	40
Conservation	0
Industrial	0
General Agriculture	0
Special District	0
Homestead - Existing Residential	110
Homestead - Existing Agricultural	0
Roads	40
Other	0
<b>Available for Homesteading</b>	<b>200</b>
<b>Total Acres</b>	<b>460</b>

Due to rounding, sum of acreage may not equal total acres shown

# Kalaheo



# Kalaheo

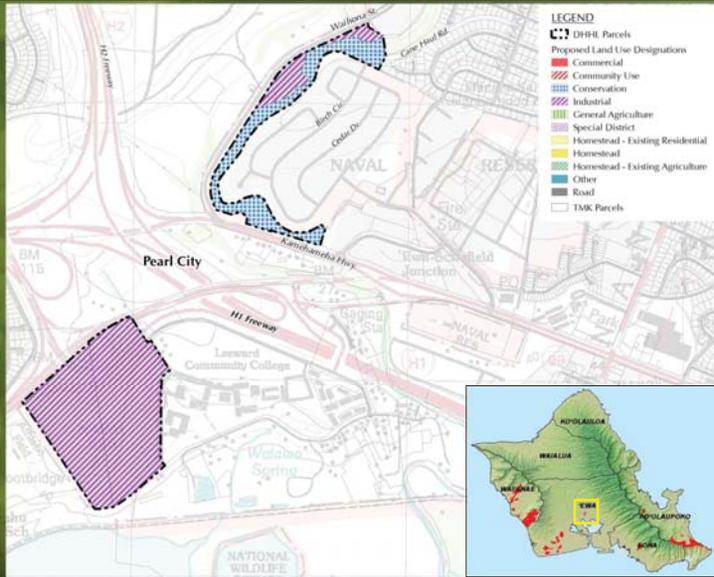


Industrial Area

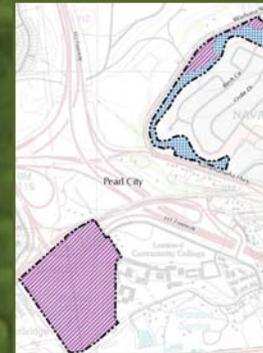
Land Use Designation	Acres
Commercial	0
Community Use - Homestead	0
Community Use - Public	0
Conservation	0
Industrial	560
General Agriculture	0
Special District	0
Homestead - Existing Residential	0
Homestead - Existing Agricultural	0
Roads	3
Other	0
<b>Available for Homesteading</b>	<b>0</b>
<b>Total Acres</b>	<b>560</b>

Due to rounding, sum of acreage may not equal total acres shown

# Pearl City



# Pearl City

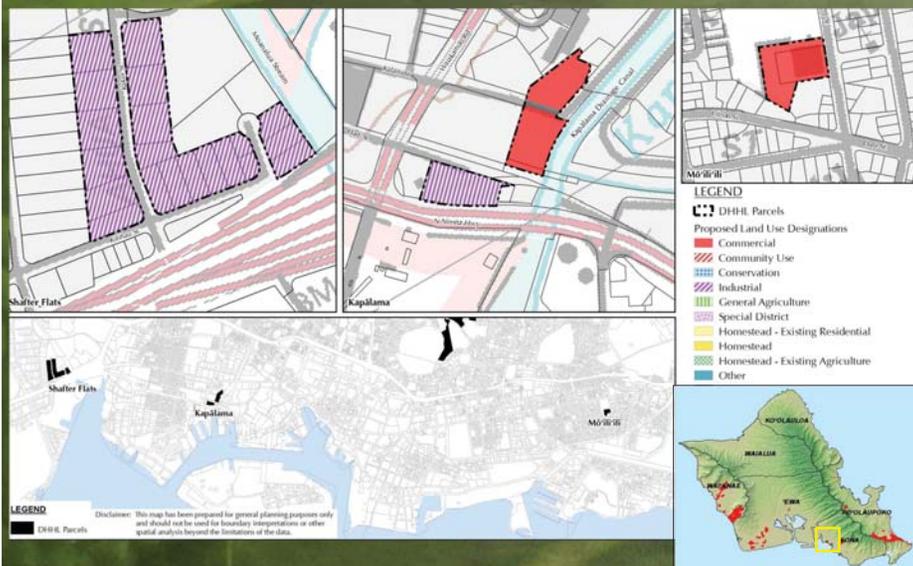


Drum Site

Due to rounding, sum of acreage may not equal total acres shown

Land Use Designation	Acres
Commercial	0
Community Use - Homestead	0
Community Use - Public	0
Conservation	20
Industrial	60
General Agriculture	0
Special District	0
Homestead - Existing Residential	0
Homestead - Existing Agriculture	0
Roads	0
Other	0
Available for Homesteading	0
<b>Total Acres</b>	<b>80</b>

# Honolulu Makai



# Honolulu Makai



Mō'ili'ili

Kapālama



Shafter Flats

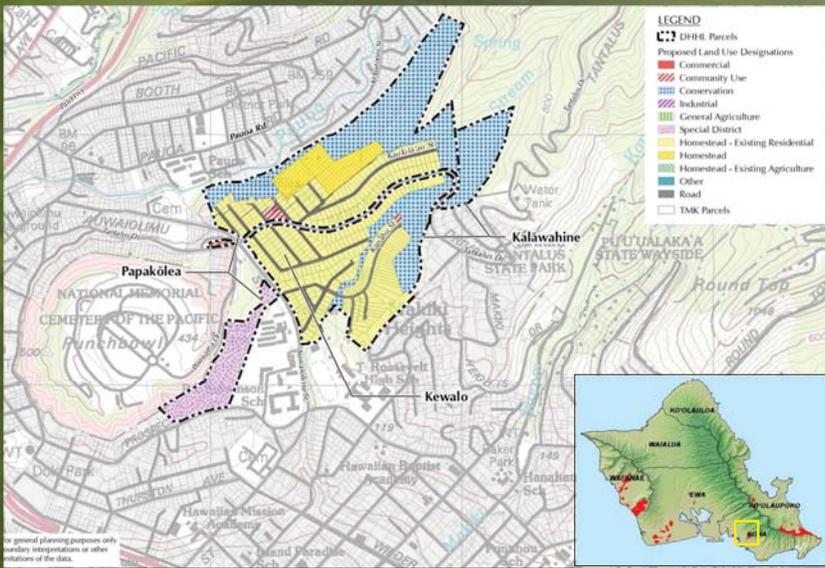


Mō'ili'ili

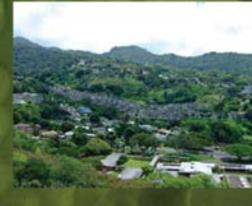
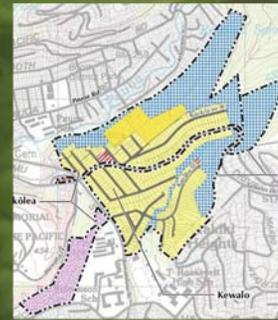
Land Use Designation	Acres
Commercial	5
Community Use - Homestead	0
Community Use - Public	0
Conservation	0
Industrial	15
General Agriculture	0
Special District	0
Homestead - Existing Residential	0
Homestead - Existing Agricultural	0
Roads	<1
Other	0
Available for Homesteading	0
<b>Total Acres</b>	<b>20</b>

Due to rounding, sum of acreage may not equal total acres

# Papakōlea, Kalāwahine, and Kewalo



# Papakōlea, Kalāwahine, and Kewalo

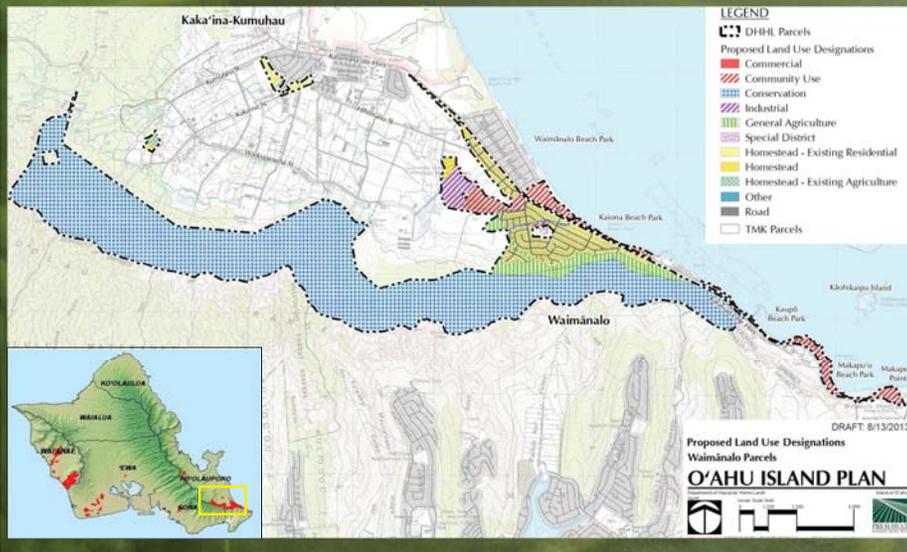


Papakōlea

Land Use Designation	Acres
Commercial	0
Community Use - Homestead	2
Community Use - Public	0
Conservation	65
Industrial	0
General Agriculture	0
Special District	15
Homestead - Existing Residential	70
Homestead - Existing Agricultural	0
Roads	10
Other	0
<b>Available for Homesteading</b>	<b>10</b>
<b>Total Acres</b>	<b>180</b>

Due to rounding, sum of acreage may not equal total acres shown

# Waimānalo



# Waimānalo

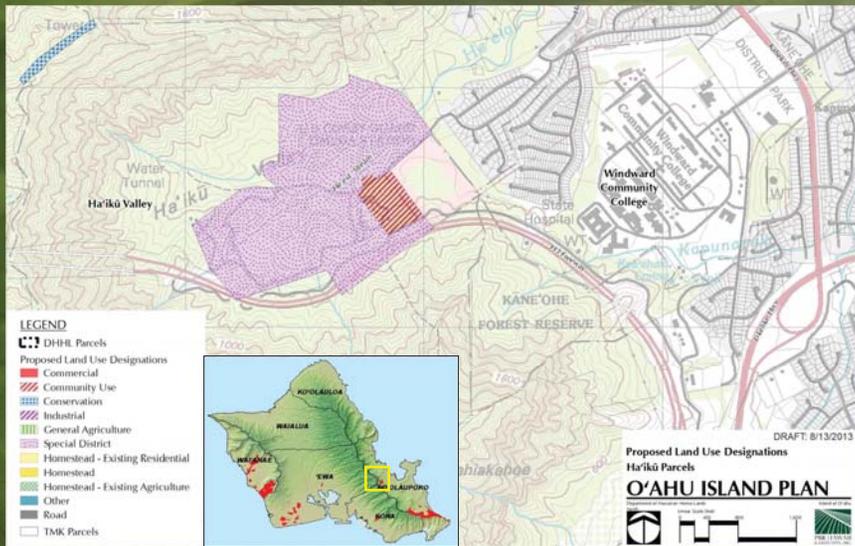
Land Use Designation	Acres	Land Use Designation	Acres
Commercial	0	Homestead - Existing Residential	170
Community Use - Homestead	30	Homestead - Existing Agricultural	5
Conservation	1,430	Roads	40
Industrial	30	Other	0
General Agriculture	100	<b>Available for Homesteading</b>	<b>10</b>
Special District	0	<b>Total Acres: 1,910</b>	

Due to rounding, sum of acreage may not equal total acres shown



Waimānalo Community Center

# Ha'ikū



# Ha'ikū

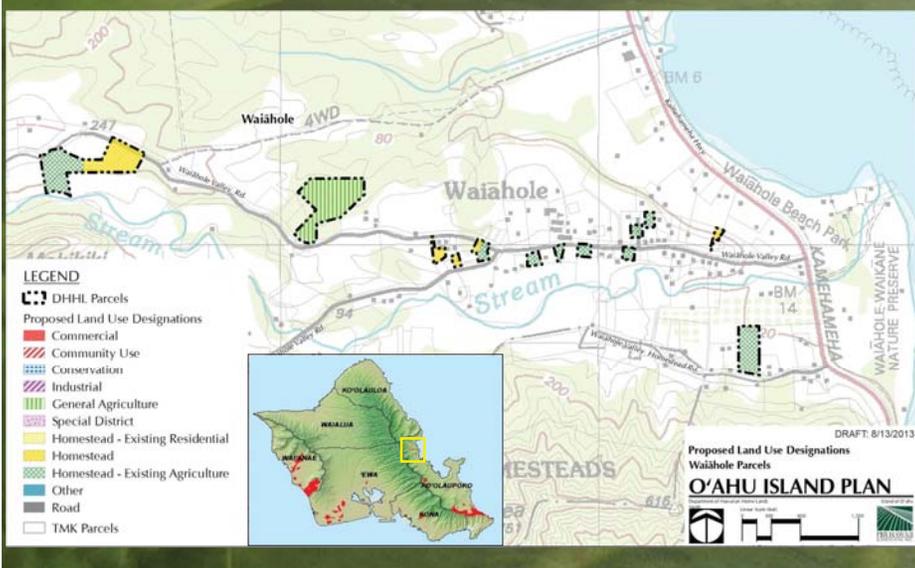


Omega Station

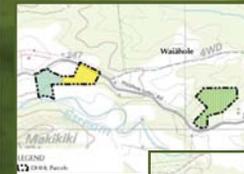
Land Use Designation	Acres
Commercial	0
Community Use - Homestead	0
Community Use - Public	10
Conservation	10
Industrial	0
General Agriculture	0
Special District	130
Homestead - Existing Residential	0
Homestead - Existing Agricultural	0
Roads	0
Other	0
<b>Available for Homesteading</b>	<b>0</b>
<b>Total Acres</b>	<b>150</b>

Due to rounding, sum of acreage may not equal total acres shown

# Waiahole



# Waiahole



Farm Lot

Land Use Designation	Acres
Commercial	0
Community Use - Homestead	0
Community Use - Public	0
Conservation	0
Industrial	0
General Agriculture	6
Special District	0
Homestead - Existing Residential	0
Homestead - Existing Agricultural	8
Roads	0
Other	0
<b>Available for Homesteading</b>	<b>4</b>
<b>Total Acres</b>	<b>18</b>

Due to rounding, sum of acreage may not equal total acres shown

## Land Use Summary

- Commercial - 80 acres (1%)
  - Meets 1% commercial in Strategic Plan
- Community Use – 340 acres (4%)
  - Beach Parks, Community Parks, Fire Stations, Water tanks, schools, churches, Community Centers, etc.
- Conservation – 2,500 acres (31%)
  - Pali, conservation lands, wetlands, critical habitats
- Industrial – 700 acres (8%)
  - Kalaeloa (559 acres), Shafter, Kapālama, Wai‘anae
- General Agriculture – 950 acres (11%)
  - Nānākuli Valley, Wai‘anae, Waimānalo



Nānākuli



Kalaeloa

## Land Use Summary

- Special District - 250 acres (3%)
  - Ha‘īkū Valley, Punchbowl, Ka‘ala Farms
- Existing Residential Homesteads – 780 acres (10%)
- Existing Agricultural Homesteads – 100 acres (1%)
  - Wai‘anae, Waimānalo, Waiahole
- Roads – 190 acres (2%)
- Other – 1,500 ac (19%)
  - Navy occupied lands in Lualualei
- Proposed Homesteading – 830 acres (10%)
  - Wai‘anae, Nānākuli, Kapolei, Papakōlea



Wai‘anae



Waimānalo

## Proposed Density

### Proposed Homesteading – 830 acres (10%)

- Survey and Open House results indicated a strong preference for homesteads in Kapolei, Town and Windward
- Based on availability of developable lands
  - 97% of the proposed homesteads are in Leeward O‘ahu
  - 50% in Nānākuli
  - 25% proposed units are within top 3 preferred regions, Kapolei, Town and Windward

## Proposed Density

### Plan Proposes development of 4,300 homesteads

- 4,237 Residential
- 63 Agricultural

### Applicant List Demand

- 42 % of Residential Demand (10,115 Applicants)
- 2 % of Agricultural Demand (3,317 Applicants)

### DHHL Development Goal (170 lots a year)

- 10 Year = 1,700 new homesteads
- 20 Year = 3,400 new homesteads (125%)

*Assumes DHHL develops majority of homesteads on the Leeward*



Waimānalo



Kapolei

## Proposed Density

Plan Proposes development of 4,300 homesteads

- |                        |                   |
|------------------------|-------------------|
| Residential = 4,237    | Agricultural = 63 |
| – Mā'ili = 270         | – Lualualei = 42  |
| – Wai'anae = 240       | – Waianae = 8     |
| – Nānākuli = 2,510     | – Waimānalo = 6   |
| – Kānehili = 77        | – Waiahole = 7    |
| – East Kapolei = 1,120 |                   |
| – Papakōlea = 20       |                   |

## Phase One – 1-10 Year Plan

1-10 Year Plan Proposes development of 1,212 homesteads

- |                                    |                           |
|------------------------------------|---------------------------|
| Total Residential = 4,237          | Total Agricultural = 63   |
| – Mā'ili = 270                     | – Lualualei = 42          |
| – Wai'anae = 240                   | – <b>Waianae = 8</b>      |
| – Nānākuli = 2,510                 | – Waimānalo = 6           |
| – <b>Kānehili = 77</b>             | – <b>Waiahole = 7</b>     |
| – <b>East Kapolei = 1,120</b>      |                           |
| – Papakōlea = 23                   |                           |
| – Years 1-10 Development Proposed: |                           |
| – <i>Residential: 1,197</i>        | – <i>Agricultural: 15</i> |

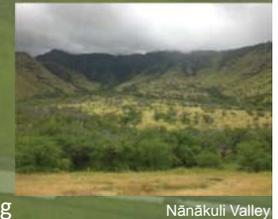
## Phase Two – 11-20 Year Plan

11-20 Year Plan Proposes development of 3,091 homesteads

- |                                    |                           |
|------------------------------------|---------------------------|
| Residential = 4,237                | Agricultural = 63         |
| – <b>Mā'ili = 270</b>              | – <b>Lualualei = 42</b>   |
| – <b>Wai'anae = 240</b>            | – Waianae = 8             |
| – <b>Nānākuli = 2,510</b>          | – <b>Waimānalo = 6</b>    |
| – Kānehili = 77                    | – Waiahole = 7            |
| – East Kapolei = 1,120             |                           |
| – <b>Papakōlea = 23</b>            |                           |
| – Years 2-20 Development Proposed: |                           |
| – <i>Residential: 3,043</i>        | – <i>Agricultural: 48</i> |

## Homestead Development

- Applicant Preference for Kapolei/Central O'ahu, Ko'olaupoko (*Windward & Waimānalo*), and Town
  - Proposed Homesteading Based upon Available Lands
- 830 acres (10% of all DHHL lands)
- 585 acres (~3,020 homesteads) along Wai'anae Coast
    - 70% of 830 acres proposed for homesteading
    - 418 acres (50%) in Nānākuli Valley
    - 184 acres (22%) in Wai'anae & Lualualei Valleys
  - 200 acres (25%) in Kapolei
    - 1,199 homesteads
  - 13 acres (1%) in Town
    - 23 homesteads
  - No DHHL land holdings in Central O'ahu



## Homestead Development

Assess developing 3,020 additional homesteads (70% of proposed homesteads) on the Wai'anae coast of O'ahu.

- Impacts of adding 3,020 new homes to the coast
  - Approximately 13,000 more people
  - Socio-Economic Impacts
  - Infrastructure and Traffic Impacts
- Applicant preference

Consider alternate options to developing more homesteads on the Waianae Coast.

## Oahu Island Plan Recommendations

- Develop Phase 1 (1-10 years)
  - 1,200 Homesteads
    - Kānehili
    - East Kapolei
    - Scattered Agriculture Lots
- Concurrently acquire lands in Kapolei/Central O`ahu, Windward and Honolulu
  - Non-homesteading/Non-Revenue Lands Exchange
  - Alternative Housing Options
  - Acquisition



Kānehili and East Kapolei

## Non-homesteading/Non-Revenue Generation Land Exchange

- Non-Homesteading/Non-Revenue Generation Lands = 3,000 acres (37%)
  - Conservation Lands
  - Community Public Use Lands
  - Certain Special Districts Lands
- Exchange Non-Homesteading/Non-Revenue Generation Lands for lands in Kapolei/Central O`ahu, Ko`olaupoko (*Windward & Waimānalo*), and Town
- Additional Beneficiary Consultation Required
  - Open House results – Beneficiaries prefer to keep lands in DHHL's inventory
  - Survey results – Applicants indicated that more information was necessary to decide on land exchanges



Waimānalo

## Alternative Housing Options

Consider alternative housing options to increase density

- Multi-family (Higher Density)
  - Duplex (2-units)
  - Multi-Plex (4 -12 units)
  - Apartment (Vertical)
- Mixed use (Homesteading/Revenue Generation)
  - Multi-family/Commercial/Office project
- Condominium Projects
  - Multi-family (Young couples)
  - Single family (Families)
  - Kūpuna housing (Empty nesters)
  - Rentals (Interim)



Mō'ili'ili

## Acquisition

Acquire homesteading ready lands (raw and developed) or consider homesteading opportunities on O`ahu

- Evaluation Criteria and Process for Land Acquisitions
  - Review Criteria
    - Meets requirements of the Law (HHCA & HHLRA)
    - Advances DHHL program
    - Development of property is feasible
    - Reflect beneficiary preferences
    - Agreement on valuation method

## Acquisition

Acquire homesteading ready lands (raw and developed) or consider homesteading opportunities on Oahu

- Possible methods of acquisition
  - Land Exchanges
  - Purchase
  - Eminent Domain
  - Donations and Gifts
  - Foreclosures
  - Individual Real Estate Transaction for Scattered lots

## Next Steps

1. Draft O`ahu Island Plan Report (September)
2. Final O`ahu Island Plan Report (October)
3. Hawaiian Homes Commission Approval (October)



Department of Hawaiian Home Lands

*O`ahu Island Plan  
Commission Workshop*

Mahalo

State of Hawaii  
Department of Hawaiian Home Lands

December 16, 2013

To: Chairman and Members, Hawaiian Homes Commission  
Through: Darrell Yagodich, Planning Office Administrator *Darrell Yagodich*  
From: Nancy M. McPherson, Staff Planner *Nancy M. McPherson*  
Subject: Adoption of the O'ahu Island Plan

Recommended Motion/Action

That the Hawaiian Homes Commission:

1. Adopt the O'ahu Island Plan and recommended land use designations identified by area on the attached Exhibit D; and
2. Authorize dissemination of the O'ahu Island Plan.

Discussion

PURPOSE OF THE O'AHU ISLAND PLAN

The O'ahu Island Plan studies the overall growth and development potential of Hawaiian home lands on O'ahu from an island and regional perspective. It looks at major infrastructure needs and opportunities and aims to designate land uses for both homestead and non-homestead uses, as well as identifies priority areas for homestead development.

The O'ahu Island Plan provides baseline physical and demographic information; establishes land use designations to encourage orderly social, physical, and economic development; identifies priority areas for homestead development; and estimates the costs for both on-site and off-site infrastructure.

Information provided by the O'ahu Island Plan will enable the DHHL to better coordinate its developments with other State and County, as well as private sector, plans and activities. Benefits include opportunities to better coordinate major off-site infrastructure needs such as roads and highways, sewage treatment and water development and use. The plan defines the

DHHL's "foreseeable water needs" for use by the Commission on Water Resource Management and the City and County of Honolulu, pursuant to the State Water Code.

CONTEXT OF THE O'AHU ISLAND PLAN  
WITHIN DHHL PROGRAM ACTIVITIES

The O'ahu Island Plan is part of a three tiered planning system developed by the DHHL to guide the development and use of Hawaiian home lands statewide. See Exhibit A. The island plan is the primary policy document and regional planning tool that guides land uses for Hawaiian home lands.

This comprehensive, long range planning system supports the Hawaiian Homes Commission (HHC) and DHHL to identify critical issues, determine priorities, coordinate development and management of projects, and allocate resources for plan implementation. The intended outcomes of the planning system are to establish an effective decision-making framework; provide for reasonable expectations; establish a continuum of policy, provide for meaningful community participation, and increase overall department performance and productivity.

In May of 2002, the HHC authorized DHHL to promulgate administrative rules for a planning system. The system is to consist of a General Plan, Island Plans, Strategic Program Plans, Development Plans and Regional Plans that have direct links to the budget process, legislation, water needs, and land use. While the drafting of rules is still underway, Regional Plans for all five regions of O'ahu as well as the other islands, and Island Plans for Hawaii, Maui, Molokai and Kaua'i have already been adopted by the Commission over the last ten years.

LAND USE DESIGNATIONS  
WITHIN THE O'AHU ISLAND PLAN

Land use classification and regulatory tools within the planning system are identified by "land use designations" (LUD) within island plans. In the O'ahu Island Plan, each LUD separates the lands into use districts, each having its own set of generally permitted uses and development standards. Taken together, LUDs provide the general pattern for the location and distribution of future land uses, thereby fostering the orderly use and development of Hawaiian home lands. As outlined in DHHL's Planning System, the Land Use Designation categories are described below on pages 17 and 18 and in Exhibit B.

IMPLEMENTATION OF THE O'AHU ISLAND PLAN

As island plans are developed and approved, priority areas identified in the plan are proposed for the development budget. Once monies are allocated, the DHHL then formulates development or subdivision plans for each priority area. The development or subdivision plans provide information that enables the tract or area to move into design and construction.

Information provided in the development plans are regionally specific and presented in much greater detail. As a result, the development plan may change land use designations established in the island plan. Development plans are a means to amend land uses designated in the island plan subject to HHC review and approval of such changes.

RESIDENTIAL GOALS FOR THE O'AHU ISLAND PLAN

Guidance for the O'ahu Island Plan was established in the General Plan for DHHL. On February 26, 2002 the Hawaiian Homes Commission adopted a General Plan consisting of a revised mission statement, goals, and objectives to provide comprehensive direction and guidance to DHHL in the areas of land use planning, residential uses, agricultural uses, water resources, land resource management, economic development, and building healthy communities. A key objective identified in the General Plan states:

"Deliver an average of 500 new residential housing opportunities per year in proportion to the number of applicants on the residential waiting list for each island."

As of February 2013, there were 21,306 residential applications statewide. The O'ahu residential waitlist accounted for 9,639 applications, or 45% of the overall list. A minimum of 3,400 lots needs to be developed on O'ahu over the next 20 years in order to meet the General Plan goal of an average of 170 homestead awards per year.

HAWAIIAN HOME LANDS ON O'AHU

Hawaiian home lands accounts for approximately 8,154 acres situated in eleven (11) ahupua'a (regions), which have been grouped into four (4) moku (districts) on the island of O'ahu. In the Wai'anae Moku, the Wai'anae ahupua'a (Kaupuni, Wai'anae, Wai'anae Kai, Ma'ili and Lualualei) contains over 2,472 acres,

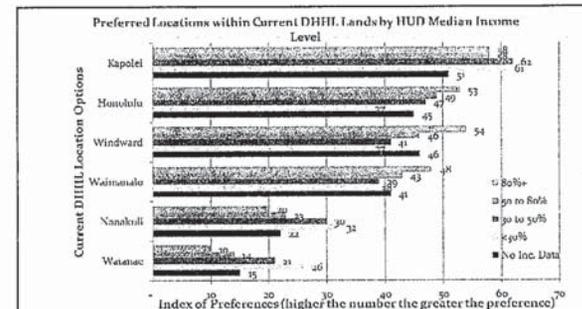
and the Nānākuli ahupua'a (Nānākuli and Princess Kahanu Estates) has over 2,311 acres; in the 'Ewa moku, the Honouliuli and Waiawa ahupua'a (Kapolei, East Kapolei, Kalaeloa and Waiawa) have over 1,118 acres; in the Kona moku, the ahupua'a of Honolulu, Moanalua, Kapālama and Mō'ili'iili (Papakōlea, Kewalo, Kalawāhine, and Shafter Flats) have over 197 acres and in the Ko'olaupoko moku, the ahupua'a of Waimānalo, He'eia and Waiāhole (Waimānalo, Kumuhaui, Kaka'ina, Ha'ikū and Waiāhole) have over 2,074 acres. See Exhibit C.

PLANNING PROCESS

Planning Studies

To accomplish the goals set forth in the DHHL General Plan, the department needed to identify suitable locations to develop residential homesteads. In July of 2010, notice to proceed was given to PBR Hawaii, Inc., to assist DHHL in conducting a series of planning studies to assess existing land inventories and to define what resources will be needed to meet our program objectives. These studies formed the basis of the O'ahu Island Plan.

In September of 2011 SMS Research conducted focus groups with O'ahu beneficiaries and in February of 2013 SMS conducted a survey of current O'ahu Island applicants to better understand the needs and desires of future homestead lessees. Comments were received pursuant to the focus group discussions and were considered in the formulation of the O'ahu Island Plan. A major finding of the survey was a ranking of area preferences that defined demand for residential homesteads by regional area. The index of preference rankings, by region, is shown below:



Mitsunaga and Associates, Inc. was contracted to provide development cost estimates for needed infrastructure improvements.

#### **Participation Process**

A key component of the O'ahu Island Plan was to establish relationships and coordinate activities related to the development and use of land on O'ahu, particularly with the City and County of Honolulu. This was first initiated through a series of meetings between the Oahu Island Plan team and City and County of Honolulu staff. Three (3) meetings were conducted on March 29, April 7, and May 5, 2011. The meetings resulted in a clearer understanding of the issues for both agencies such as land use planning, infrastructure maintenance, subdivision standards, building codes etc. and has prepared both parties for further discussions.

Informational presentations on the progress of the O'ahu Island Plan were made at five (5) Hawaiian Homes Commission meetings between February and August of 2013. Staff fielded questions and gathered comments from Commissioners and beneficiaries. Two informational newsletters were also produced and mailed out to all O'ahu applicants and lessees in April and July of 2013.

Beneficiary outreach kicked into high gear in 2013 with two (2) rounds of community meetings, geared to beneficiaries but open to the general public. The meetings were conducted to provide information regarding proposed land use opportunities and to receive input relating to the development and use of Hawaiian home lands.

The first round of three (3) island wide community open houses was held in April and May 2013 with an average attendance of 79 people. The open house format emphasized interactive stations on five major topics, and combined education and outreach with gathering of beneficiary mana'o. A second round of three (3) island wide Beneficiary Consultation meetings was held in July of 2013 with an average attendance of about 28 people, and an average of 75 comments per meeting. All comments from all events were tabulated and presented in a Beneficiary Consultation report to the Hawaiian Homes Commission at the October 28, 2013 meeting.

Finally, the Draft O'ahu Island Plan was submitted to the Hawaiian Homes Commission and the beneficiaries via posting on the DHHL website on October 29, 2013. Comments on the Draft Plan

were requested to be submitted by November 18, 2013. Several comments were received and have been presented in Exhibit F.

#### Summary of Findings and Proposed Land Use Recommendations (See Exhibit D)

#### **WAI'ANAE MOKU**

(Wai'anae, Nānākuli, Mā'ili and Lualualei)  
- total of 4,783 acres

#### **Wai'anae Planning Area**

The Wai'anae ahupua'a (tract) lands comprise over 360 acres, with a mix of residential, agricultural and community uses. Lualualei and Mā'ili lands total 640 acres (excluding the lands under federal control), for a total of over 1,000 acres designated in the moku. The lands located within Wai'anae and Lualualei range in elevation from 10 feet to 1,040 feet above sea level. In Mā'ili, the coastal area of Lualualei, DHHL's lands are relatively flat, rising in elevation from 10 feet to approximately 20 feet above sea level.

DHHL landholdings within the Wai'anae moku are located in close proximity to the towns of Wai'anae and Mā'ili. A total of 632 homestead lots have been awarded, 42 of which are for Subsistence Agriculture. Much of the lands within this area are located along Pu'upāhe'ehe'e. The Pu'upāhe'ehe'e lands are subject to rockfall hazards and are too steep in most areas to build homesteads economically.

The Mā'ili parcel is relatively flat with the exception of a steep embankment along the north-eastern perimeter. A portion of the Mā'ili lands are located within a floodway and/or are within the Tsunami Evacuation zone. There are approximately 29.6 acres in the Wai'anae planning area that are identified by the U.S. Fish and Wildlife service as being wetlands.

Approximately 177 acres have been identified as unconstrained in the Wai'anae Planning Area. New homesteads are proposed as infill and new subdivisions in and adjacent to existing Wai'anae homesteads, and in three locations within Lualualei Valley. DHHL's non-residential lands located on the Wai'anae side of Pu'upāhe'ehe'e are close to the existing Wai'anae wastewater treatment system. There are opportunities for additional agricultural (5 lots) and residential (115 lots) infill homesteading in Wai'anae.

The undeveloped parcel in Mā'ili is less than a quarter mile from Farrington Highway along existing roadways with transmission lines in place. Its close proximity to existing utilities makes the Mā'ili parcel a good candidate for residential homestead development. DHHL has found that its beneficiaries benefit from the co-location of educational services with homestead communities, therefore Kamehameha Schools has entered into a long-term license agreement on approximately 40 acres of DHHL landholdings in Mā'ili where it proposes to develop its Ka Pua program. This provides a unique opportunity for DHHL's remaining vacant lands to be developed in such a manner as to take advantage of the educational programming and facilities proposed by Kamehameha Schools.

Approximately 1,520 acres within Lualualei, while technically still within the inventory, have not been assigned a land use designation due to their status as lands to be exchanged subject to negotiation per the Hawaiian Home Lands Recovery Act (HHLRA). Once negotiations are finalized and the Trust made whole, which will include full compensation for the value of the land wrongfully taken, including lost income from past use, the titles to those lands will be transferred to the federal government.

Recommended land uses include the following:

Wai'anae Land Use Designations  
Residential = 130 acres  
Subsistence Agriculture = 50 acres  
Community Use = 10 acres  
Special District = 95 acres  
Conservation = 75 acres

Lualualei and Mā'ili Land Use Designations  
Residential = 125 acres  
Subsistence Agriculture = 140 acres  
Industrial = 3 acres  
General Agriculture = 95 acres  
Community Use = 75 acres  
Special District = 10 acres  
Conservation = 190 acres

#### **Nānākuli Planning Area**

Within the Nānākuli Planning Area, DHHL has approximately 2,257 acres in two non-contiguous areas: 2,204 acres in Nānākuli

Valley, and 53 acres in Princess Kahanu Estates. DHHL landholdings encompass nearly all of Nānākuli Valley, from the ridgeline to the beaches makai of Farrington Highway. The lands extend from sea level to approximately 1,600 feet above sea level. There are 1,322 residential homestead lots within the Nānākuli Planning Area.

Approximately 1,647 acres of DHHL landholdings are in short and long term dispositions. A majority of these encumbered lands (1,564 acres) are constrained by two short-term month-to-month leases. The City and County's Board of Water Supply (BWS) has storage and transmission facilities in Nānākuli Valley. Long-term improvements to both transmission and storage may be necessary to meet the needs of the Wai'anae Coast.

Development in areas with steep slopes in excess of 25 percent may result in increased infrastructure costs and require that additional precautions be taken to protect any future development from hazards associated with potential rockfalls. In addition, areas within forest reserves and flood plains, or those that have critical habitat designations, wetlands or cultural resources, have constraints to development. Approximately 400 acres in Nānākuli Valley have been found to be unconstrained and suitable for homestead development.

Nānākuli Land Use Designations  
Residential = 745 acres  
Commercial = 10 acres  
General Agriculture = 705 acres  
Community Use = 55 acres  
Conservation = 825 acres

#### **'EWA MOKU**

(Hono'uli'ili, which includes Kapolei, East Kapolei, and Kalaeloa; and Waiawa)— total of 1,095 acres

DHHL's Hono'uli'ili landholdings are located in the rapidly growing "second city" of Kapolei and within Kalaeloa, the former Barber's Point military installation undergoing redevelopment.

#### **Kapolei and East Kapolei Planning Area**

Kapolei and East Kapolei have been DHHL's focus for the development of new residential homesteads on O'ahu for the last 13 years. Since 2000, DHHL has completed the development of two new homestead communities, Malu'ohai and Kaupe'a, is constructing new homes in a third community, Kānehili, and is

installing infrastructure in a fourth, yet un-named community currently referred to as East Kapolei II. A total of 866 residential homesteads have been constructed and awarded in Hono'uli'uli since 2000, with 14 beneficiaries awaiting occupancy of Kanehili and 306 "Undivided Interest" Leases awarded in East Kapolei II.

Development constraints in the area include expansive soils, plantation-era historic properties, cultural remnants such as old trail alignments, a brownfield, and an endangered plant, the ko'olua'ula or Abutilon menziesii. The presence of good soils in a few areas offers the potential for community agricultural activities within future homesteads, and proximity to infrastructure, future rail transit, employment, education and recreation makes this area ideal for homestead development. Over 1,000 additional homesteads are planned for East Kapolei II.

Kapolei and East Kapolei Land Use Designations  
Residential = 345 acres  
Commercial = 80 acres  
Industrial = 550 acres  
Community Use = 35 acres

#### **Kalaeloa**

Currently, 110 acres of land at Kalaeloa are being used for renewable energy generation. The Industrial land use designation is being proposed for all Kalaeloa lands (550 acres), which were part of the Hawaiian Home Lands Recovery Act settlement based on a valuation as potential areas for development of industrial uses. However, there are historic preservation and other covenants and conditions affecting portions of the properties. No ground disturbance or other alterations or construction will occur without consultation with the State Historic Preservation Officer (SHPO) during the development planning process. Further archaeological and geological survey work may be needed in consultation with beneficiaries, cultural experts and practitioners, and other consultants. See Exhibit G.

Kalaeloa Land Use Designation  
Industrial = 550 acres

#### **Waiawa**

All 75 acres at Waiawa are proposed for industrial land use, although there are some slope constraints that limit usage of the 15 acre mauka parcel located on the perimeter of Manana

military housing. Up to nine 7,500 square foot industrial lots could be subdivided there if water and sewer services could be brought to the parcel. Construction of the Koa Ridge project will bring infrastructure much closer to the area.

The 60 acre makai parcel is currently being licensed to the City and County for use as the baseyard for the Honolulu Area Rapid Transit project (HART), and will eventually be exchanged for comparably valued lands.

Waiawa Land Use Designation  
Industrial = 70 acres

#### **KONA MOKU**

(Honolulu, Moanalua, Kapālama, and Waikiki)  
-- total of 197 acres

#### **Moanalua and Kapālama**

Within the Kona Moku, the Moanalua (Shafter Flats) and Kapālama lands are both currently used for revenue generation for the Trust. Moanalua has twenty parcels on fifteen acres that are all generating market rent. Sixteen leases expire in 2025, so there may be an opportunity for redevelopment in the future, if issues with flooding and drainage can be resolved, as all parcels are located within the floodplain.

There are approximately five acres in Kapālama that are currently in industrial and commercial use, with the earliest expiration of lease or license in 2029. However, significant redevelopment is planned in a radius around the proposed HART station at Dillingham Boulevard and Kokea Street, as part of the City and County's Transit Oriented Development (TOD) effort. While outside the timeframe of this Plan, property values will be increasing in the area due to HART and TOD, and opportunities for redevelopment in the long term should be investigated.

Moanalua and Kapālama Land Use Designations  
Industrial = 17 acres  
Commercial = 3 acres

#### **Papakōlea, Kewalo, and Kalawāhine**

The Papakōlea, Kewalo, and Kalawāhine communities are existing homesteads on approximately 177 acres in the foothills of the Ko'olau Mountains and extend from 115 feet to 745 feet above sea level. There are 407 residential leases, and approximately six

acres are in community use. While the area is in a prime location in Honolulu's Primary Urban Core, close to jobs, schools, shopping and culture, there are some challenges due to aging infrastructure, steep and/or unstable slopes, and drainage and flooding issues. Kanāha Stream runs between the Kalawāhine and Papakōlea homesteads and drainage will be a challenge for any new development. Sixty-five (65) acres of steep slopes and stream setbacks have been designated as Conservation.

An aging sewer system in Papakōlea and Kewalo (sections are 70+ years old) is a major issue for these homesteads. The collection system does not meet current standards and pipe failures occur frequently. Any new development will require significant improvements to the existing sewer system.

The Papakōlea Community Center is located on Tantalus Drive and is operated by the Papakōlea Community Development Corporation (PCDC). The Center provides recreational and educational facilities and programs for the surrounding homestead communities, and maximizes the utility of its central location. Other existing community uses include the homestead entrance sign and a streamside park.

Half of the lands are in existing uses, and approximately ten (10) acres of the remainder have been identified as unconstrained and potentially suitable for development of 23 lots, given the higher per unit site improvement and infrastructure costs. There is a high preference for homesteads in this area, but obtaining access and mitigating slope and drainage issues will be critical.

There are 15 acres of Special District lands along the eastern flank of Pū o Waina (Punchbowl). The crater is significant in pre-and post-contact history, and due to its significance and the potential for cultural resources and historic properties on the site, additional planning considerations should be given to development in the area. In-depth master planning must be completed before development can occur on the site. Proposed uses include kupuna housing and a cultural and educational center.

Papakōlea, Kewalo, and Kalawāhine Land Use Designations  
Residential = 95 acres  
Community Use = 2 acres  
Special District = 15 acres  
Conservation = 65 acres

#### **Waikiki**

The site of the former Bowl-o-Drome is a two acre parcel in the Mō'ili'i area, is about ten (10) feet above sea level, and includes a former bowling alley and parking lot. The Hawaiian Homes Commission Act (HHCA), as amended, authorizes the development of multifamily housing and mixed use development. By adopting policies and rules DHHL can maximize the redevelopment opportunities of the Mō'ili'i parcel to meet both the housing and revenue generation needs of the department. While centrally located near employment centers and the UH Mānoa campus, aging infrastructure in Mō'ili'i is a constraint for redevelopment on this site until wastewater system improvements are completed. Other issues include removal of hazardous building materials, and the historic value of the building itself.

Waikiki Land Use Designation  
Commercial = 2 acres

#### **KO'OLAUPOKO MOKU**

(Waimānalo, He'eia, and Waiāhole)  
- total of 2,079 acres

#### **Waimānalo**

Over 90% of the lands in the moku are located in Waimānalo (1,914 acres). Waimānalo is considered desirable due to its location and climate. A total of 799 Residential Homesteads and 2 Subsistence Agriculture leases have been awarded within the Waimānalo and Kumuhau homestead communities. An additional 45 undivided interest leases have been awarded in anticipation of the completion of the Kaka'ina homestead community.

Like many other areas of Hawaiian Home Lands on O'ahu, most of the lands in Waimānalo are constrained by existing uses or physical conditions. Approximately 75% of DHHL landholdings within Waimānalo are located along steep pali. These lands are subject to rock falls and may pose hazards to down slope DHHL and non-DHHL properties. There are several small level areas adjacent to the existing Residential Homestead that may have potential for homesteading if land acquisitions already in progress are finalized. Any development of the more level areas should include evaluation of the drainage and geology.

Not including the pali lands, most of DHHL's Waimānalo landholdings receive an average of 33 to 48 inches of rain annually. The lands located between the existing homesteads and

the Ko'olau Mountains, the lands west of the former coral quarry, the lands along the stream on the eastern perimeter of Kumuhau, as well as the small parcel southwest of Kumuhau meet the ALISH rating criteria of "Other Important Agricultural Lands". The eastern perimeter of Kumuhau also received a soil productivity rating of "Good" by the LSB. These areas have the potential for agricultural productivity. One hundred (100) acres has been designated for General Agriculture.

Community uses include the beach parks, the Community Center which includes a halau, offices, commercial kitchen and a soon-to-be-completed Technology Center, children's center, church and preschool.

Within the former quarry, 35 acres have been designated for industrial use, which could be developed into a light industrial/business park.

The Conservation designation has been applied to 1,430 acres, primarily steep pali lands, streams and drainage channels that cannot be developed for homesteading or revenue generating uses.

Waimānalo Land Use Designations  
Residential = 210 acres  
Subsistence Agriculture = 15 acres  
Community Use = 120 acres  
General Agriculture = 100 acres  
Industrial = 35 acres  
Conservation = 1,430 acres

#### **Ha'ikū**

There are approximately 145 acres within three separate areas in the 'ili of Ha'ikū within He'eia Ahupua'a. Two small parcels are located on the ridge tops, and 140 acres are located on the valley floor between 280 and 680 feet above sea level. These lands are surrounded by conservation and residential uses. Ha'ikū was operated by the military as an OMEGA Navigation System Station. The lands are currently not being used for revenue generation or homesteading. There are two long term licenses on 26 acres for educational and public purposes.

Because of high rainfall (88 to 135 inches annually), multiple streams running through the valley, and historic evidence of cultivation in the valley by native Hawaiians, restoration of traditional agriculture and agro-forestry may be successful. Pre-contact, the area was occupied by Hawaiian healers. In the

early 1940's, Hawaiian families still living in the valley were relocated when the military began its occupation.

Although much has been disturbed, several heiau restoration projects are underway and there may still be more sites within the valley. In addition to pre-contact era sites, the military's use of the valley (and ridgelines) is also a part of the historic fabric of World War II. The remnant stairway, on adjacent State land, known today as the "Stairway to Heaven," was part of the massive infrastructure system supporting the radio navigation system decommissioned in 1997. The stairway leads to one of DHHL's two ridge top parcels.

Based on the unique history of the area and interest in evaluating the agricultural and cultural resources of the valley, nearly 90 percent of the valley will be designated as Special District. The remainder has been designated for Community Use (Ke Kula 'o Samuel M. Kamakau) and Conservation (two parcels located along the ridgelines). Given DHHL's limited land on Oahu for agricultural uses, the potential for future agriculture in Ha'ikū should be explored under a variety of land dispositions based upon further study and analysis.

Ha'ikū Land Use Designations  
Community Use = 10 acres  
Special District = 130 acres  
Conservation = 5 acres

#### **Waiāhole**

There are approximately 20 acres scattered throughout Waiāhole Ahupua'a, a rural valley located along the northern portion of Ko'olaupoko Moku. All but one parcel can be accessed via Waiāhole Valley Road. The lands extend from approximately 10 feet above sea level to an elevation of 270 feet.

DHHL has awarded 17 Agriculture Homesteads in Waiāhole. All but two of the parcels in Waiāhole meet the criteria to be considered "Important Agricultural Lands" based on the ALISH map. In addition, the parcels receive an average of 48 to 66 inches per year. The combination of quality soil and higher rainfall makes the area ideal for agricultural pursuits. Lands within the Waiāhole Ahupua'a therefore have been designated for Subsistence Agriculture Homestead use and are anticipated to yield approximately 7 homesteads. One approximately five acre parcel has been designated General Agriculture due to rugged terrain and steep slope.

**PRIORITIES & RECOMMENDATIONS**

Homestead development is the highest priority of the OIP. The DHHL General Plan has identified a statewide homestead development goal of 500 homesteads awards per year. Based on the percentage of applicants that are on the O'ahu island applicant list, this translates to an O'ahu goal of 170 awards per year, or 3,400 homesteads over the next 20 years. If the development goal of 170 awards per year can be achieved, then approximately 25% of O'ahu applicants can be served during the next 20 years.

However, based on the development trends over the last five years, DHHL has not reached the development goal identified in its General Plan. DHHL's current absorption rate is approximately 70 awards per year. At the current absorption rate, approximately 10% of the O'ahu applicants will be served during the next 20 years. The actual number of homesteads awarded will be dependent upon the financial capacity of DHHL and the applicants, as well as the housing and financial products available.

Approximately 730 acres or 10% of DHHL's landholdings on O'ahu were found to be suitable for homestead development. The plan proposes the development of approximately 3,620 Homesteads - - 3,380 Residential Homesteads and 160 Subsistence Agricultural Homesteads. Development priority has been placed on proposed homesteads in areas where offsite infrastructure 1) is already in place; 2) is under development; or 3) requires limited resources to connect to existing infrastructure.

Other priorities are revenue generation to support homestead development, and acquisition of more lands suitable for homestead development. As resources become scarce in the future, strategies for sustainability for the Trust will continue to grow in importance.

**Summary of Land Use Designations, by Planning Area**  
(See Exhibit E for totals by LUD)

Location	Land Use Designations (acres > 5 rounded to 5 acre increments - may not match totals)
Wai'anae (360 acres)	Residential = 130 acres Subsistence Agriculture = 50 acres Community Use = 10 acres Special District = 95 acres Conservation = 75 acres

Location	Land Use Designations (acres > 5 rounded to 5 acre increments - may not match totals)
Lualualei and Mā'ili (640 acres)	Residential = 125 acres Subsistence Agriculture = 140 acres Industrial = 3 acres General Agriculture = 95 acres Community Use = 75 acres Special District = 10 acres Conservation = 190 acres
Nānākuli (2,340 acres)	Residential = 745 acres Commercial = 10 acres General Agriculture = 705 acres Community Use = 55 acres Conservation = 825 acres
Kapolei and East Kapolei (1,010 acres)	Residential = 345 acres Commercial = 80 acres Industrial = 550 acres Community Use = 35 acres
Waiawa (75 acres)	Industrial = 75 acres
Moanalua (15 acres)	Industrial = 15 acres
Kapālama (5 acres)	Commercial = 3 acres Industrial = 2 acres
Papakōlea, Kewalo, and Kalawāhine (180 acres)	Residential = 95 acres Community Use = 2 acres Special District = 15 acres Conservation = 65 acres
Mō'ili'ili (2 acres)	Commercial = 2 acres
Waimānalo (1,910 acres)	Residential = 210 acres Subsistence Agriculture = 15 acres Industrial = 35 acres General Agriculture = 100 acres Community Use = 120 acres Conservation = 1,430 acres
Ha'ikū (145 acres)	Community Use = 10 acres Special District = 130 acres Conservation = 5 acres
Waiāhole (20 acres)	Subsistence Agriculture = 15 acres General Agriculture = 5 acres

**Land Use Designation Descriptions**

(See Exhibit B)

**Residential:** Residential lot subdivisions built to County standards in areas close to existing infrastructure for those on the residential waiting list. Higher densities allowed on O'ahu.

**Subsistence Agriculture:** Small lot agriculture within close proximity to existing infrastructure, for those on the agriculture waiting list. Lifestyle areas intended to allow for home consumption of agricultural products.

**Supplemental Agriculture:** Large lot agriculture. Intended to provide opportunities for agricultural production for supplemental income and home use. Agriculture waiting list. Supplemental ag lots not available on O'ahu.

**Pastoral:** Large lot agriculture specifically for pastoral uses. Ranch plan and fencing required. Pastoral waiting list. No Pastoral homesteads or Pastoral waiting list on O'ahu.

**General Agriculture:** Intensive or extensive farming or ranching allowed. Uses subject to HRS Chapter 205. May serve as an interim use until opportunities for higher and better uses become available.

**Special District:** Areas requiring special attention because of unusual opportunities and/or constraints. For example: areas in prime locations with mixed-use potential; or areas with environmental constraints (airport noise, tsunami zones, endangered species, gorse infestation); or areas that are isolated and difficult to improve but with unusual land use and resource potentials. Specific types of uses and the means for developing and managing areas/facilities to be determined when preparing special area Development Plans, Homestead Community Plans, or individual Project Plans.

**Community Use:** Common areas for community uses and public facilities. Includes space for parks and recreation, cultural activities, community based economic development, utilities, and other public facilities and amenities. Specific types of uses, and the means for developing and managing areas/facilities to be determined when preparing Development Plans, Homestead Community Plans, or individual Project Plans.

**Conservation:** Areas to be protected and preserved due to special and sensitive characteristics or conditions: e.g.,

watersheds, natural area preserves and critical habitat areas for endangered species, wilderness, scenic, or historic and cultural areas. Uses allowed and regulated similar to that under the State Land Use Conservation District.

**Commercial:** Areas for retail, business and other commercial activities; similar to uses allowed under county land use ordinances.

**Industrial:** Areas for processing, construction, manufacturing, transportation, wholesaling, warehousing, and other industrial activities; similar to uses allowed under county land use ordinances.

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EXHIBIT A

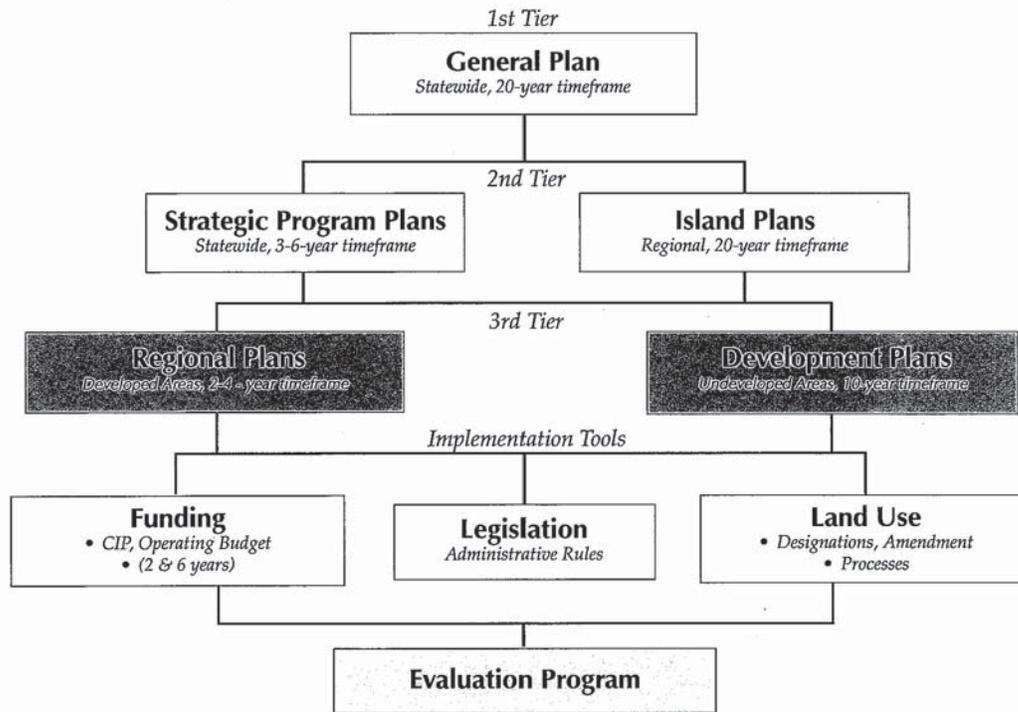


Figure ES.1 - DHHL Planning System

Land Use Designation	Setting, Intent, Purpose†	Lot Size	Minimum Infrastructure
<b>HOMESTEADING USES</b>			
Residential	Residential lot subdivisions built to County standards in areas close to existing infrastructure. Residential waiting list. <i>Higher densities allowed on O'ahu.</i>	1 acre or less	Water (potable), all utilities, road access (paved), County standards
Subsistence Agriculture	Small lot agriculture. Close proximity to existing infrastructure. Lifestyle areas intended to allow for home consumption of agricultural products.	5 acres or less ( <i>min. 10,000 sq.ft.</i> )	Water (catchment, potable or surface); road access (unpaved)
Supplemental Agriculture	Large lot agriculture. Intended to provide opportunities for agricultural production for supplemental income and home use. Agriculture waiting list. <i>Supplemental ag lots not available on O'ahu.</i>	40 acres or less	Water (catchment or surface); road access (unpaved) <i>Not Available on O'ahu</i>
Pastoral	Large lot agriculture specifically for pastoral uses. Ranch plan and fencing required. Pastoral waiting list. <i>No Pastoral homesteads or Pastoral waiting list on O'ahu.</i>	1,000 acres or less	Water (for livestock) and road access (unpaved) <i>Not Available on O'ahu</i>
<b>NON-HOMESTEADING USES</b>			
General Agriculture	Intensive or extensive farming or ranching allowed. Uses subject to HRS Chapter 205. May serve as an interim use until opportunities for higher and better uses become available.	To be determined	N/A
Special District	Areas requiring special attention because of unusual opportunities and/or constraints, e.g. natural hazard areas, open spaces, cultural resources, raw lands far from infrastructure, mixed use areas, and greenways.	To be determined	To be determined
Community Use	Common areas for community uses and public facilities. Includes space for parks and recreation, cultural activities, community based economic development, utilities, and other public facilities and amenities.	To be determined	County Standards
Conservation	Environmentally sensitive areas. Lands with watersheds, endangered species, critical habitats, sensitive historic and cultural sites, other environmental factors. Very limited uses.	To be determined	N/A
Commercial	Lands suitable for retail, business, and commercial activities.	To be determined	County Standards
Industrial	Lands suitable for processing, construction, manufacturing, transportation, wholesale, warehousing, and other industrial activities.	To be determined	County Standards

† Land Use Designations are utilized statewide. County refers to the City and County of Honolulu

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EXHIBIT B

Moku	Type of Unit Located Within Existing Homesteads	Region*	Homestead in Region (Associated Regional Plan where developed)	Other Areas†	Acres*
Wai'anae	<u>Construction</u> Owner builder Self-help Turn-key  <u>Product</u> Single family	Wai'anae	Kaupuni Wai'anae Wai'anae Kai Lualualei <i>(Wai'anae and Lualualei Regional Plan-2010)</i>	Mā'ili	2,472
		Nānākuli	Nānākuli Princess Kahanu Estates <i>(The Regional Plan for the Traditional Native Trust Lands of the Ahupua'a of Nānākuli-2009)</i>	N/A	2,311
'Ewa	<u>Construction</u> Owner builder Self-help Turn-key  <u>Product</u> Single family Option-to-Purchase	Honouliuli	N/A	Kalaeloa	555
			Malu'ohai Kaue'a Kānehili East Kapolei II <i>(Kapolei Regional Plan-2010)</i>		487
		Waiawa	N/A	Waiawa	76
Kona	<u>Construction</u> Owner builder Self-help Turn-key  <u>Product</u> Single family Multi-family (duplex)	Honolulu	Papakōlea Kewalo Kalawāhine <i>(Papakōlea Regional Plan-2009)</i>	NA	177
		Moanalua Kapālama Mō'ili'ili	N/A	Shafter Flats Kapālama Mō'ili'ili	20
Ko'olaupoko	<u>Construction</u> Owner builder Self-help Turn-key  <u>Product</u> Single family Kūpuna	Waimānalo	Waimānalo Kumuhau Kaka'ina <i>(Waimānalo Regional Plan-2011)</i>		1,914
		He'eia	N/A	Ha'ikū	147
		Waiāhole	Waiāhole	N/A	18
Ko'olauloa		Ko'olauloa	N/A	N/A	0
Waialua		Waialua	N/A	N/A	0
<b>Total Acres</b>					<b>8,154<sup>‡</sup></b>

† Lands located within the region but not adjacent to or associated with a homestead community  
\*With the exception of Wai'anae and Nānākuli, the region refers to the ahupua'a where DHHL's lands are located. Both the regions of Wai'anae and Nānākuli include lands located within the adjacent Lualualei Ahupua'a  
\* The acres shown represent all acres held by DHHL in the region, both those utilized for homesteading or by the homestead communities identified above as well as lands not used for homesteading purposes.  
‡Due to rounding, acreage will not add up to the total provided as 8,154.

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EXHIBIT C

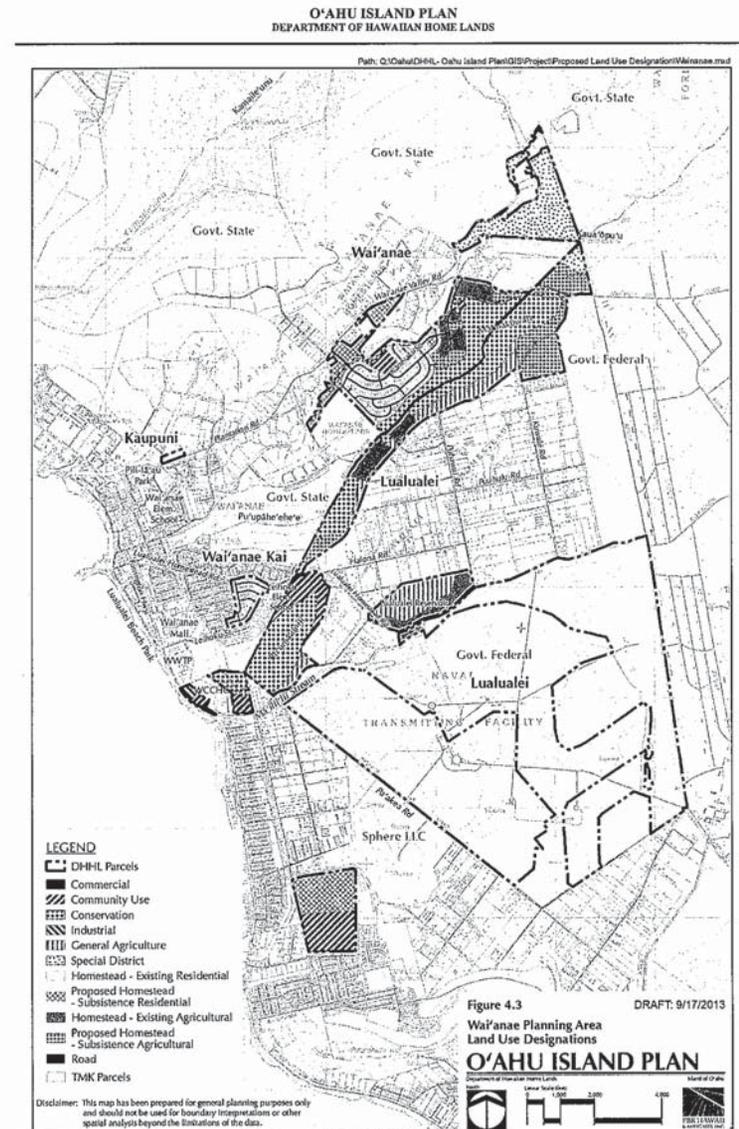
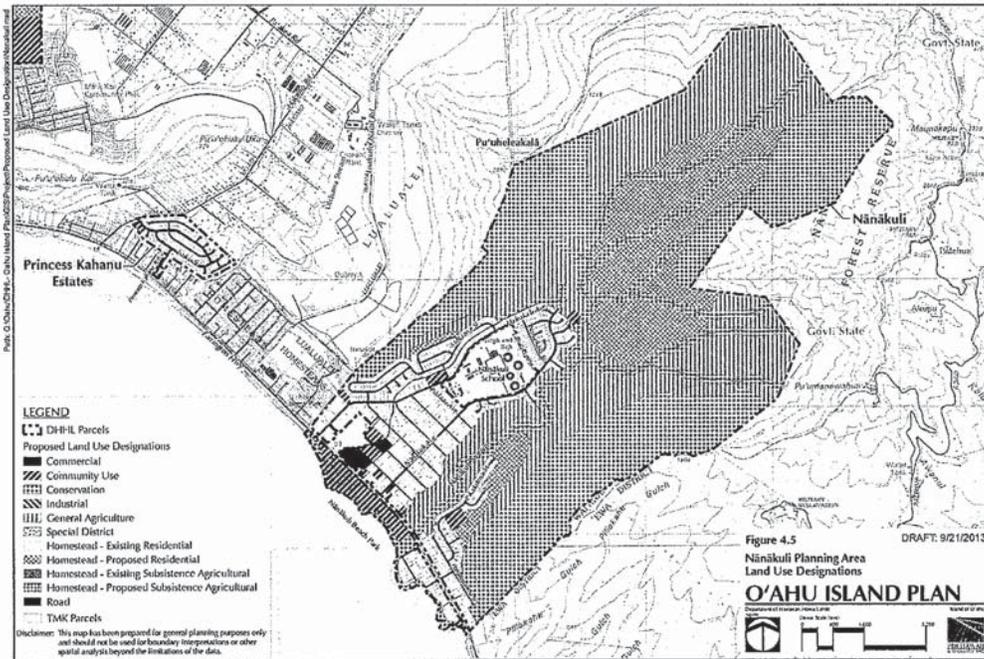


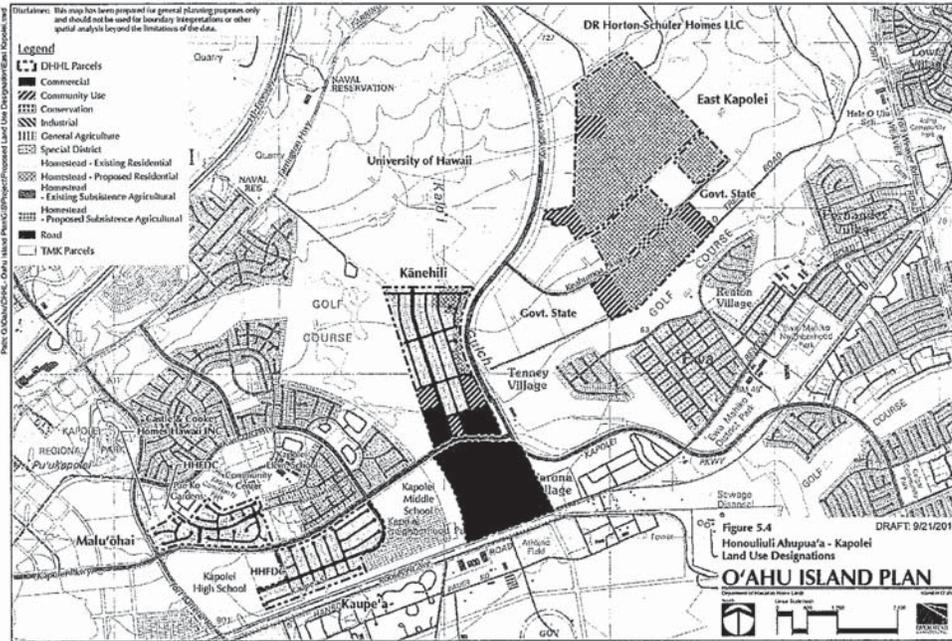
Figure 4-3 Wai'anae Planning Area Land Use Designations

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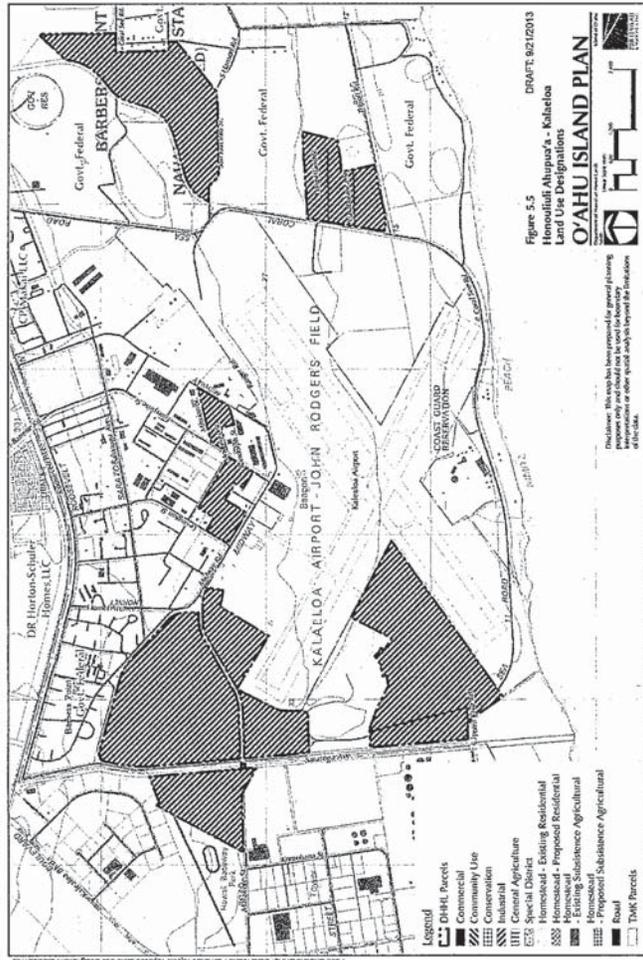
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Figure 4-5 Nānākūli Planning Area Land Use Designations



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Figure 5-4 Honouliuli Ahupua'a - Kapolei Land Use Designations



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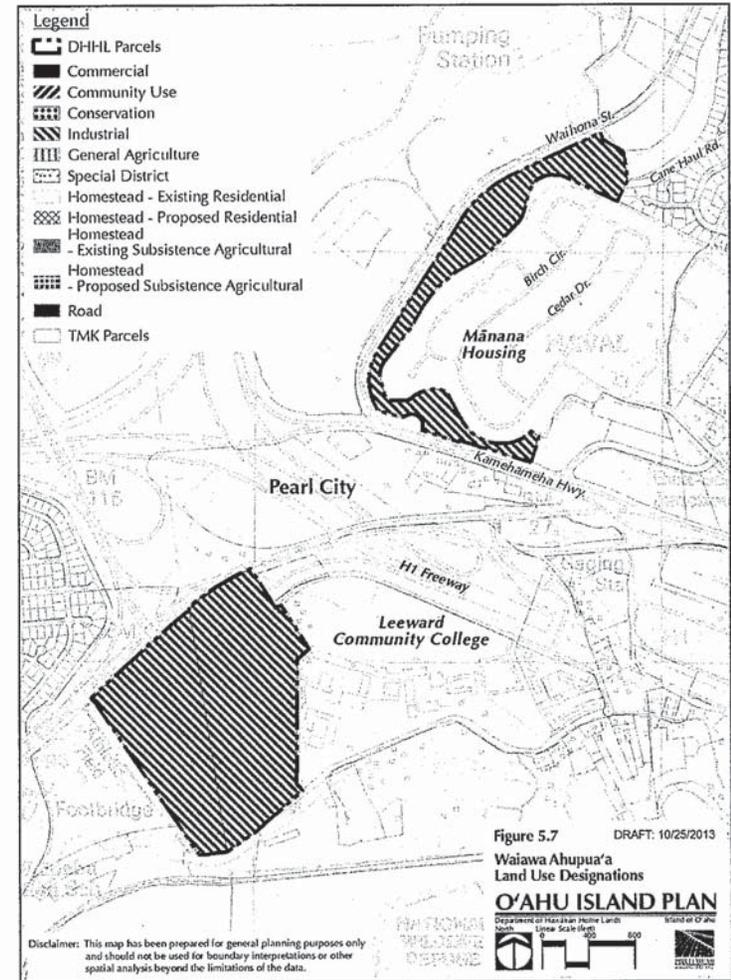


Figure 5-7 Waiawa Ahupua'a Land Use Designations

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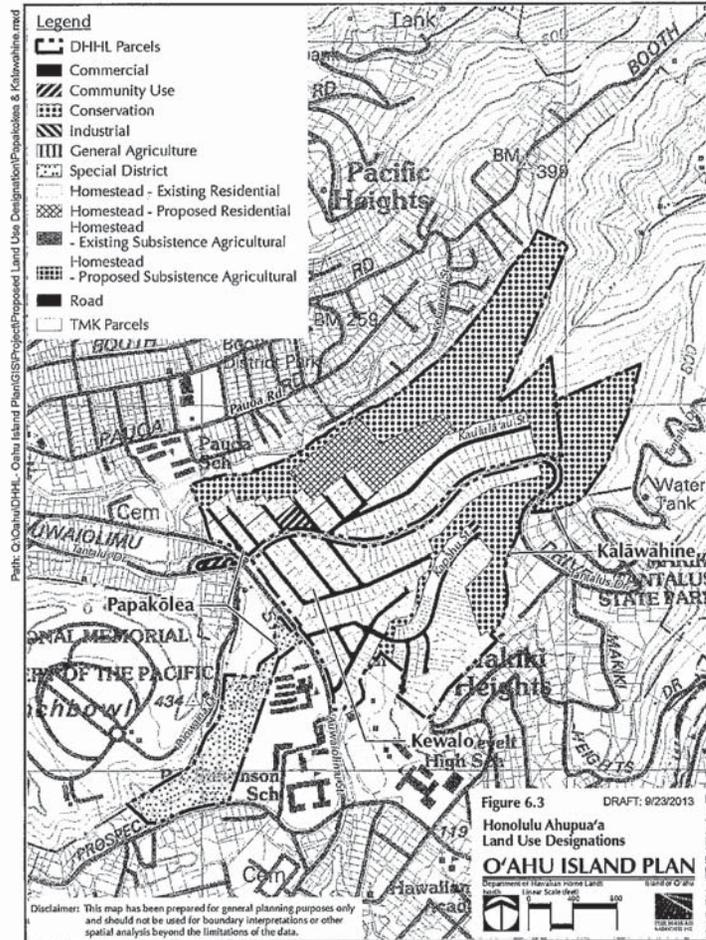


Figure 6-3 Honolulu Ahupua'a Land Use Designations

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Figure 6-5 Moanalua Ahupua'a Land Use Designations

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O'AHU ISLAND PLAN  
DEPARTMENT OF HAWAIIAN HOME LANDS

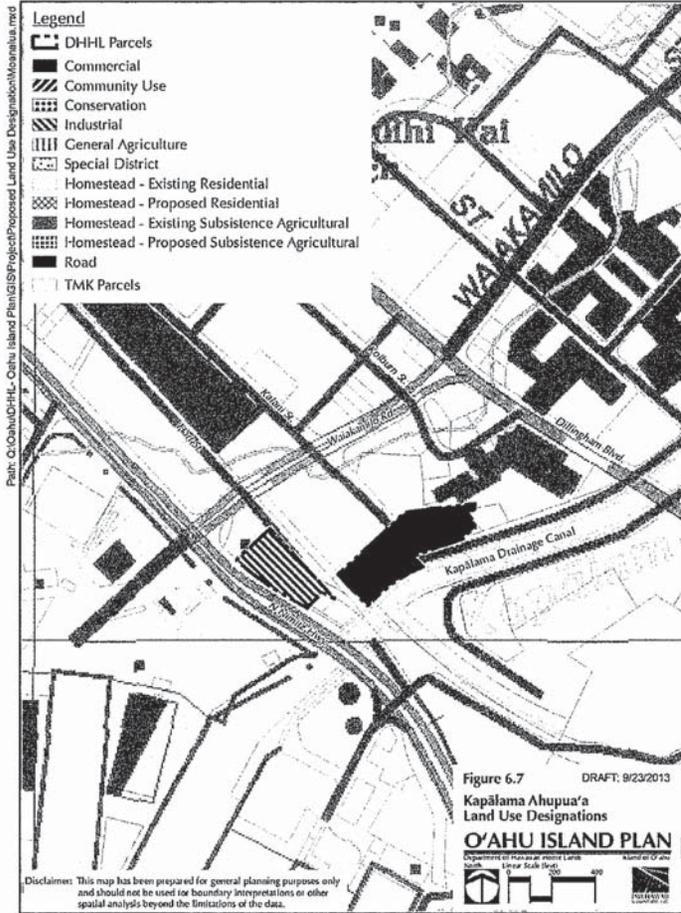


Figure 6-7 Kapālama Ahupua'a Land Use Designations

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O'AHU ISLAND PLAN  
DEPARTMENT OF HAWAIIAN HOME LANDS

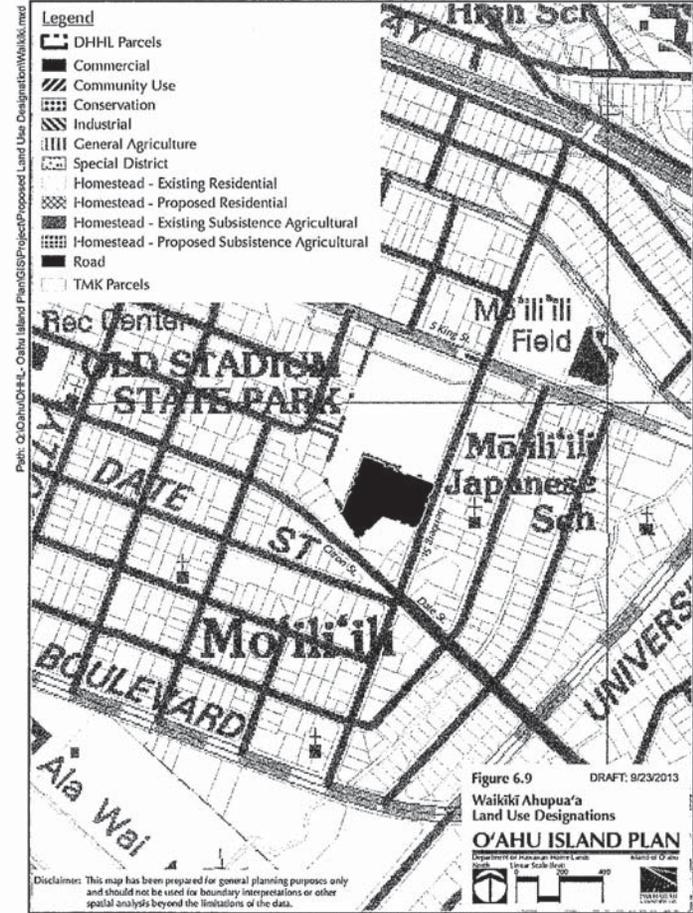
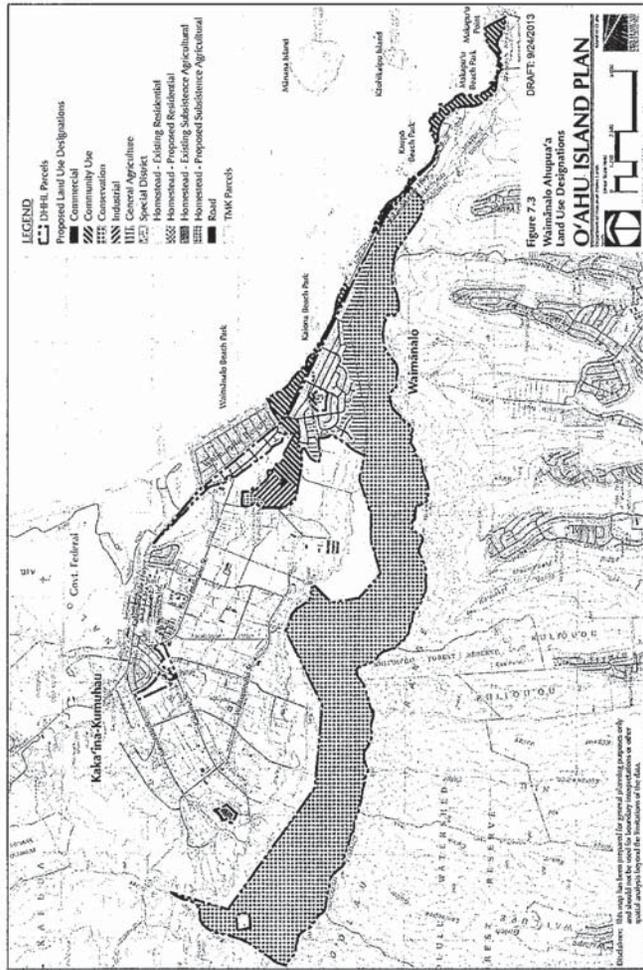


Figure 6-9 Waikiki Ahupua'a Land Use Designations

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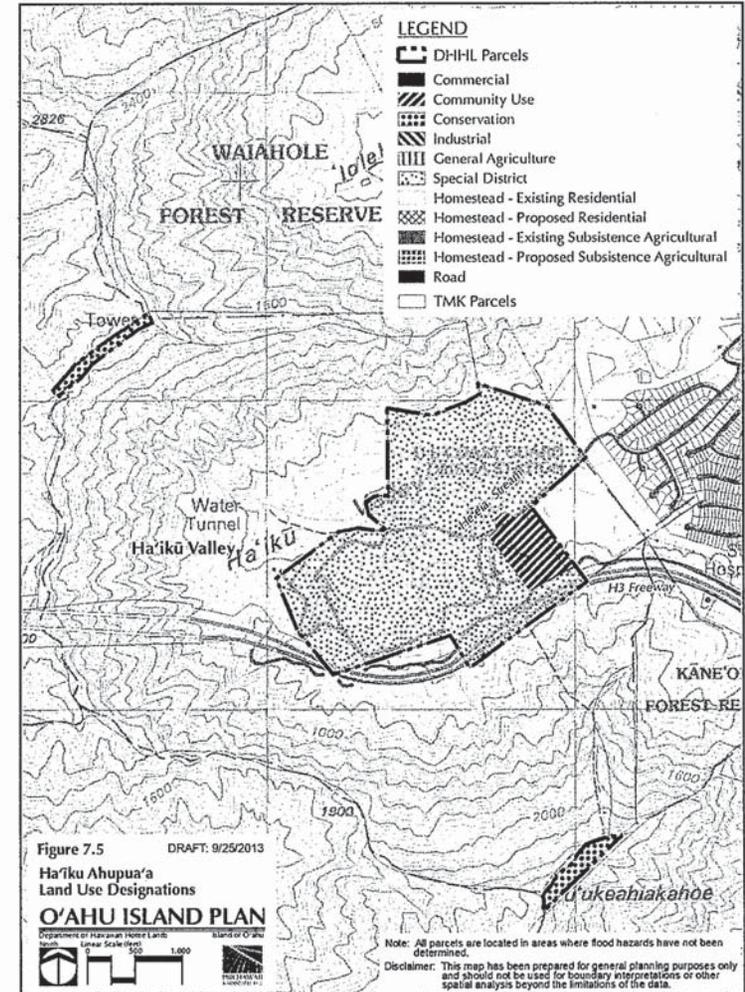
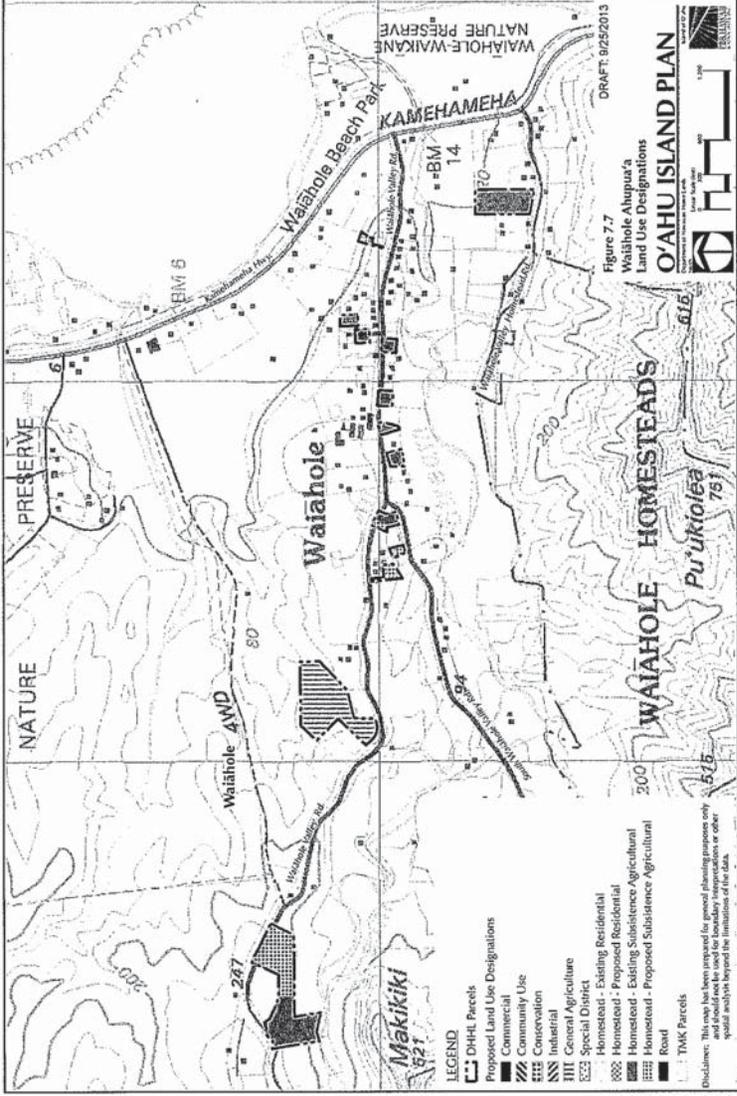


Figure 7-5 He'eia Ahupua'a Land Use Designations

7-15

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O'AHU ISLAND PLAN  
DEPARTMENT OF HAWAIIAN HOME LANDS



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Figure 7-7 Waiahole Ahupua'a Land Use Designations

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O'AHU ISLAND PLAN- DRAFT  
DEPARTMENT OF HAWAIIAN HOME LANDS

Table ES-2: Land Use Acres<sup>oo</sup> Proposed By Area

Area	Homestead Land Use Designations										Total By Land Use		
	Wai'anae	Lualualei & Mō'ī'ī <sup>oo</sup>	Nānāka'ali	Kapolei & East Kapolei	Wālawe	Moanalua	Kapālama	Papa'ōkolea, Kewalo, & Kalaewāhine	Mō'ī'ī'ī	Waimānalo		Hā'iku	Waiahole
<b>Residential Total Acres</b> (# of New Homesteads Proposed)	130 (115)	125 (210)	745 (1,835)	345 (1,190)	0	0	0	95 (20)	0	210 (0)	0	0	1,650
<b>Subsistence Agricultural Total Acres</b> (# of New Homesteads Proposed)	50 (5)	140 (130)	0	0	0	0	0	0	0	15 (15)	0	15 (5)	220
<b>Supplemental Agricultural Acres</b>	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Pastoral Acres</b>	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Revenue Generation Land Use Designations</b>													
<b>Commercial Acres</b>	0	0	10	80	0	0	3	0	2	0	0	0	95
<b>Industrial Acres</b>	0	3	0	550	75	15	2	0	0	35	0	0	680
<b>General Agriculture Acres</b>	0	95	705	0	0	0	0	0	0	100	0	5	905
<b>Other Land Use Designations</b>													
<b>Community Use Acres</b>	10	75	55	35	0	0	0	2	0	120	10	0	310
<b>Special District Acres</b>	95	10	0	0	0	0	0	15	0	0	130	0	250
<b>Conservation Acres</b>	75	190	825	0	0	0	0	65	0	1,430	5	0	2,605
<b>Total By Area</b>	<b>360</b>	<b>640</b>	<b>2,340</b>	<b>1,010</b>	<b>75</b>	<b>15</b>	<b>5</b>	<b>180</b>	<b>2</b>	<b>1,910</b>	<b>145</b>	<b>20</b>	

<sup>oo</sup> \* No land use designations have been made for the Lualualei lands utilized by the military, therefore approximately 1,520 are not included on this table.  
<sup>oo</sup> Land uses acreages greater than 5 acres have been rounded in 5-acre increments and do not match total acres on O'ahu.

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EXHIBIT E



Attached Comments and Testimony From KCH about DHHL Kalaeloa Development Plan

John Bond

to: Nancy.McPherson, bob.c.freitasjr, dhhl.planning

11/18/2013 02:49 PM

Hide Details

From: John Bond <ewabond@gmail.com>

To: Nancy.McPherson@hawaii.gov, bob.c.freitasjr@hawaii.gov, dhhl.planning@hawaii.gov,

6 Attachments



KCH Cover Letter - July 20, 2013.pdf



Kanehili Cultural Hui Index.pdf



Ewa Historic Districts.pdf



Railyard\_Intersection.jpg



Ewa Big Picture History.pdf



EWA PLANTATION 1.jpg

Attached Comments and Testimony From KCH about DHHL Kalaeloa Development Plan

Aloha,

I have copies of our Kanehili Cultural Hui comments and testimony that were sent to the FTA and HART. This addresses much of our same concerns about the DHHL parcels in the area incorrectly called Kalaeloa.

This area is WW-II battlefield, Ancient Hawaiian burial area, Leina a ka Uhane-Spirit Leap, and location of 1825 Malden Trails which are actually around 1000 years old and likely built by Tahitians. This area cultural history has been told in the chants of Hi'ikaka- Pele's sister.

John Bond  
Kanehili Cultural Hui

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PAGE 1



Waimanalo Parcels

Luwella Lepnardi to: nancy.m.mcpherson@hawaii.gov

Cc: Luwella Leonard

11/17/2013 01:47 PM

From: Luwella Lepnardi <luwella007@icloud.com>

To: "nancy.m.mcpherson@hawaii.gov" <nancy.m.mcpherson@hawaii.gov>,

Cc: Luwella Leonard <kanakaoomaunawili@gmail.com>

Concerning 1,456 acres, it is pertinent that these acres remain in the DHHL inventory because its location is important to the survival of the native beneficiaries on the island of Oahu.

Luwella Leonard  
Beneficiary

Sent from my iPhone

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PAGE 2



comments / Draft O'ahu Island Plan  
SLAMMERF16  
to:  
nancy.m.mcpherson  
11/18/2013 09:54 AM  
Hide Details  
From: SLAMMERF16@aol.com  
To: nancy.m.mcpherson@hawaii.gov,

1 Attachment



DHH-Lands Draft 2013 Ewa Plains Programs.pdf

(PDF of this document attached to this email)

November 18, 2013

Aloha Nancy McPherson!

Thank you for allowing comments on the Department of Hawaiian Home Land's Draft Oahu Island Plan.

After reviewing your plan to industrialize nearly all of your properties within Kalaeloa, we ask that you reconsider a portion of your plan in order meet the needs of the families within the growing Ewa Communities and the visitors frequenting our Leeward Resorts (Ko'Oolina and future Haseko Resorts).

We are concerned with protecting and preserving the Hawaiian Habitation Complexes, WWII Historic Buildings, and Aircraft Revetments spread over the land. However, because of our organization's WWII era focus, we will specifically address [Parcel 13058-C](#).

1. We ask you to follow the Covenants as outlined on the Quitclaim Deed for [Parcel 13058-C](#). (Doc 3782592). We are particularly interested in ensuring the Historic Preservation Covenant (page 9 within the document) is followed.

*HISTORIC PRESERVATION COVENANT. GRANTEE hereby covenants on behalf of itself, its successors or assigns and every successor in interest to the PROPERTY hereby conveyed, to protect and maintain the historic properties, specifically the archeological sites listed in the attached Exhibit "B" and depicted on the map attached as Exhibit "B-1", located on the PROPERTY, and the buildings, structures, and improvements listed in Section "C" below, in a manner that preserves the attributes that contribute to the eligibility of said historic properties for the National Register of Historic Places. Such attributes include information potential, construction type, interior and exterior features, design, setting, materials, workmanship, feeling, association, and views from, to, and across the PROPERTY...*

*(C) The following building located on Parcel 13058-C have been identified as historic structures: Building 87 (portable Air Raid Shelter, constructed in 1944, distinctive construction type); Buildings 1248-1286, 1288-1290, and 1301 (aircraft revetments constructed in 1942, half-dome reinforced concrete structures associated with change in aircraft policies at NAS Barbers Point after December 7, 1941); Buildings 1506 and 1523 (Quonset huts, constructed in 1944, distinctive construction type); and Building 1525 (ARMCO hut/magazine, constructed in 1944, distinctive construction type). The following conditions shall apply.*

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2. We hope you will revisit your goal for [Parcel 13058-C](#). The land is located adjacent to Historic Barbers Point Stables. Barbers Point Stables offers the contemplative quiet of a WWII Historic District mixed with the excitement and energy of a Horse Stable and is one of the finest examples of "adaptive Reuse" within the Hawaiian Islands. The Barbers Point Riding Club is currently revitalizing the property and by FY 2015 expects the facility to be the finest Equestrian Facility in Hawaii.

3. We understand the Hawaii Hoteliers have asked the State and the Governor for more "tourist" options for visitors. We suggest a portion of [Parcel 13058-C](#) be partnered into a program with the "WWII Valor in the Pacific" National Monument Program as the parcel is part of the Historic WWII Revetment District. Jeep Tours, Horse Drawn Carriage Tours, overhead Air Plane Tours, and a plethora of other tours are among the many realistic ideas and options for the Historic WWII District and Recreation Area.

We see this as an incredible opportunity to create a win-win for Hawaii's visitors, our businesses, our history, and most importantly for our families. Please let me know if I can provide any additional information or feedback.

Mahalo!  
Valerie Van der Veer  
Ewa Plains Programs, Program Director

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EXHIBIT F  
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**QUITCLAIM DEED**

**Lots 3802-A, 13068 and 13058-C  
Former Naval Air Station Barbers Point  
Kalaeloa, Oahu, Hawaii  
GSA Control No. 9-N-HI-472D**

QUITCLAIM DEED - Page 2 of 20  
Lots 3802-A, 13068 and 13058-C  
Former Naval Air Station Barbers Point  
Kalaeloa, Oahu, Hawaii  
GSA Control No. 9-N-HI-472D

THIS INDENTURE, made this 2nd day of July, 2008, by and between the UNITED STATES OF AMERICA, acting by and through the Administrator of General Services (hereinafter referred to as "GRANTOR"); under and pursuant to the powers and authority contained in the provisions of the Hawaiian Home Lands Recovery Act, P.L. 104-42 (1995), and the DEPARTMENT OF HAWAIIAN HOME LANDS OF THE STATE OF HAWAII (hereinafter referred to as "GRANTEE"), 91-5420 Kapolei Parkway, Kapolei, Hawaii 96707.

WITNESSETH, that the said GRANTOR, for valuable consideration, the receipt of which is hereby acknowledged, by these presents does remise, release and quitclaim unto said GRANTEE, its successors and assigns all of its right, title, and interest in that certain real property, and improvements located thereon, situated at Barbers Point, Kalaeloa, City and County of Honolulu, Island of Oahu, State of Hawaii, described as Lots 3802-A, 13068 and 13058-C, as more particularly described on the attached Exhibit "A" ("the PROPERTY").

**THE CONVEYANCE IS SUBJECT TO THE FOLLOWING:**

ALL covenants, reservations, easements, restrictions, and rights, recorded or unrecorded, for public roads, highways, streets, railroads, power lines, telephone lines and equipment, pipelines, drainage, sewer and water mains and lines, public utilities, and other rights-of-way, including but not limited to the specific easements, reservations, rights and covenants described herein, and to any facts which a physical inspection or accurate survey of the property may disclose.

EXCEPTING AND RESERVING, HOWEVER, unto GRANTOR and its successors and assigns, all of the following utility facilities, easements, rights-of-way and other rights and entitlements:

(A) Those certain water transmission and control facilities located within the PROPERTY, that are utilized to provide water service for lots other than the PROPERTY, the location of said water facilities being within:

(1) Easements 7468, 7469, 7471 and 7473, affecting Lot 13058-C, as shown on Map 1071, as set forth in Land Court Order No. 142,226, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application 1069, as to a portion of the property covered by Certificate of Title No. 529664, issued to the GRANTOR; and

(2) Easement 7311, affecting said Lot 13068, as shown on Map 1062, as set forth in Land Court Order No. 141,594, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application 1069, as to a portion of the PROPERTY covered by Certificate of Title No. 529664, issued to GRANTOR.

Together with perpetual easements and rights-of-way over, across, under, and through said Easements for the operation, maintenance, repair, replacement, and removal of all water facilities herein reserved (hereinafter referred to collectively as the "Existing Water Facilities"); and further reserving to GRANTOR the right to transfer such easements to any governmental agency, or to any public, quasi-public or private utility service company, upon notice to, but without the requirement for joinder or consent of GRANTEE or any person holding under or through GRANTEE, subject to the following terms and conditions:

(a) In the event the easement areas shall be abandoned or shall remain unused for the construction, excavation, repair, maintenance, alteration, operation and use of the Existing Water Transmission Facilities for a continuous period of one (1) year, the easement rights shall terminate, and the easement holder shall remove any existing water meters, fire hydrants, and all other above-ground structures and appurtenances that were installed within the easement area, and restore the easement area as nearly as is reasonably possible to the condition existing immediately prior to the time of installation or construction of its improvements, provided however, nothing herein contained shall require the easement holder to remove any underground pipeline and appurtenances located within the easement area.

(b) If the fee owner of the easement area determines that the continued exercise of the easement rights granted in the easement document constitutes an undue interference with a subdivision or development of the land over which the granted easement crosses, the fee owner of the easement area shall have the right to terminate the easement granted in the easement document to the extent necessary to eliminate such interference; provided however, that it shall grant the easement holder a substitute easement within the reasonable vicinity to permit the easement holder to effect the relocation of any facility or portion thereof, which substitute easement shall be subject to the same terms and conditions in the easement document, and provided further, that the easement holder agrees to the new location. All costs associated with such relocation, as determined by the easement holder, shall be borne by the fee owner of the easement area.

Attached Exhibit A-1 is provided to depict the location of existing water facilities within Parcel 13058-C. Those certain water facilities identified as "TRANSFERRED" on Exhibit "A-1" are being abandoned in place by the GRANTOR and the GRANTEE shall hereinafter own said water facilities.

(B) Those certain wastewater transmission and control facilities located within the PROPERTY, that are utilized to provide wastewater service for lots other than the PROPERTY, the location of said wastewater facilities being within:

(1) Easements "7081" and "7083", affecting Lot 13058-C, as shown on Map 1025, as set forth in Land Court Order No. 139015, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application 1069, as to a portion of the property covered by Certificate of Title No. 529664, issued to the GRANTOR; and

(2) Easement "6990", affecting said Lot 13068, as shown on Map 1009, as set forth in Land Court Order No. 138404, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application 1069, as to a portion of the PROPERTY covered by Certificate of Title No. 529664, issued to GRANTOR.

Together with perpetual easements and rights-of-way over, across, under, and through said Easements "7081", "7083", and "6990" for the operation, maintenance, repair, replacement, and removal of all wastewater facilities herein reserved (hereinafter referred to collectively as the "Existing Wastewater Facilities"); and further reserving to GRANTOR the right to transfer such easements to any governmental agency, or to any public, quasi-public or private utility service company, upon notice to, but without the requirement for joinder or consent of GRANTEE or any person holding under or through GRANTEE, subject to the following terms and conditions:

(i) Such transfer documents for the conveyance of Existing Wastewater Facilities shall include the following terms and conditions:

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(a) In the event the easement holder shall at any time completely remove its sewer pipeline or pipelines or related appurtenances from any parcel or parcels of land comprising the easement area and shall, for a period of two (2) or more consecutive years, fail to reinstall any sewer pipeline or appurtenances over, across, under and through such parcel or parcels, then the rights granted in the easement document and the obligations therein imposed shall terminate as to such parcel or parcels of land without any actions on the part of the easement holder or the fee owner of the easement area, save and except that nothing contained in the easement document shall be deemed to be an abandonment of the rights and obligations insofar as they affect other parcels of land within the easement area which have not been abandoned; provided however, that upon such abandonment, nothing contained in the easement document shall require the fee owner of the easement area to remove there from any structure or equipment constructed or placed within the easement area or to do any work therein.

(b) If the fee owner of the easement area determines that the continued exercise of the easement rights constitutes an undue interference with a subdivision or development of the land over which the granted easement crosses, the fee owner of the easement area shall have the right to terminate the easement granted in the easement document to the extent necessary to eliminate such interference; provided however, that it shall grant the easement holder a substitute easement within the reasonable vicinity to permit the easement holder to effect the relocation of any facility or portion thereof, which substitute easement shall be subject to the same terms and conditions in the easement document, and provided further, that the easement holder agrees to the new location. All costs associated with such relocation, as determined by the easement holder, shall be borne by the fee owner of the easement area. Relocation costs to be borne by the fee owner include, but are not limited to, engineering studies, design, construction, inspection, administration and management of the project and contracts, costs of cleanup and plugging of abandoned utilities, costs associated with preserving line capacity and service to utility customers, and costs to mitigate negative impacts to the utility and its customers. Plans for relocation shall be submitted to the owner of the utility for review and approval. The utility owner's approval shall be obtained prior to the start of relocation work, or termination of existing easements.

(C) Those certain electrical transformers (excluding transformer pads and fencing), poles, wire lines, guy wires, anchors and/or underground wire lines, ducts, manholes, and such other appliances and equipment located within the PROPERTY, providing service to GRANTEE, which extend from the boundaries of the PROPERTY up to the appropriate electrical metering point of each building located on the PROPERTY, as said "metering point" is defined in the Hawaiian Electric Company, Inc. ("HECO") "Electric Service Installation Manual" effective on the date of this conveyance and regardless of whether or not those meters have actually been installed; together with perpetual easements and right-of-way over, across, under, and through the PROPERTY for the operation, maintenance, repair, replacement, and/or removal of such electric utility facilities located on the PROPERTY. GRANTOR reserves the right to unilaterally cancel said perpetual easements.

(a) In the event that the easement area shall be abandoned or shall remain unused for the purpose granted for a continuous period of one (1) year, the fee owner of the easement area shall have the right to terminate said easement and require the easement holder to remove its appliances, equipment, and improvements and restore the land as nearly as is reasonably possible to the condition existing immediately prior to the time of installation or construction of its improvements.

(b) If the fee owner of the easement area determines that the continued exercise of the easement rights constitutes an undue interference with a subdivision or development of the land over which the granted easement crosses, the fee owner of the easement

area shall have the right to terminate the easement granted in the easement document to the extent necessary to eliminate such interference; provided however, that it shall grant the easement holder a substitute easement within the reasonable vicinity to permit the easement holder to effect the relocation of any facility or portion thereof, which substitute easement shall be subject to the same terms and conditions in the easement document, and provided further, that the easement holder agrees to the new location. All costs associated with such relocation, as determined by the easement holder, shall be borne by the fee owner of the easement area. Relocation costs to be borne by the fee owner include, but are not limited to, engineering studies, design, construction, inspection, administration and management of the project and contracts, costs of cleanup and plugging of abandoned utilities, costs associated with preserving line capacity and service to utility customers, and costs to mitigate negative impacts to the utility and its customers. Plans for relocation shall be submitted to the owner of the utility for review and approval. The utility owner's approval shall be obtained prior to the start of relocation work, or termination of existing easements.

(D) Those certain electrical transformers (excluding transformer pads and fencing), poles, wire lines, guy wires, anchors and/or underground wire lines, ducts, manholes, and such other appliances and equipment located within the PROPERTY that are utilized to provide electrical service for lots other than the PROPERTY, (hereinafter referred to collectively as "Existing Electrical Utility Facilities"), the locations of which are approximately shown on HECO Drawing Nos. C4630 and C4635, dated July 7, 1999, entitled "Barbers Point NAS Electrical Easements, Quads 1 through 11, 46KV, 12KV & 4KV Lines", and HECO Drawing No. C4636 (Rev. 1), dated February 13, 2001, entitled "Barbers Point NAS Electrical Easements Quad 10, 46KV, 12KV & 4KV Lines", both on file at HECO's office at 900 Richards Street, Honolulu, Hawaii 96813, or at such address or addresses as may be designated by time to time by HECO or its successors, and identified as "Easements for Existing Electrical Facilities" on said HECO drawings; together with perpetual easements and rights-of-way over, across, under and through the PROPERTY, for the operation, maintenance, repair, replacement, and/or removal of said Existing Electrical Utility Facilities located on the PROPERTY; and GRANTOR further hereby reserves for itself or any person or entity designated by GRANTOR, including HECO, the right to survey the PROPERTY areas beneath said Existing Electrical Utility Facilities as may be considered by GRANTOR to be necessary for the transmission and distribution of electricity for light, power and/or communications and control circuits for the use of occupants of the PROPERTY or other lots. GRANTOR's right to survey said PROPERTY areas includes the right to create metes and bounds maps and/or descriptions of specifically delineated easement areas and the right to designate said easements on Land Court Map(s) over, across, under and through the PROPERTY for electric utility purposes, upon notice to, but without the requirement for joinder or consent of GRANTEE or any person holding under or through GRANTEE. GRANTOR further reserves the right to cancel the perpetual easements and right-of-way granted hereunder in this paragraph and to grant new specifically delineated easements to HECO or any other entity, upon notice to but without the requirement for joinder or consent of GRANTEE.

In addition, if the Land Court or another court of competent jurisdiction, notwithstanding the rights above, still requires GRANTEE to execute a document in order for GRANTOR to file Land Court petitions to designate easements, to file such grant of easements or to otherwise effectuate said grant, then by acquiring any interest in the PROPERTY, GRANTEE and each person holding under or through GRANTEE agrees to cooperate, join in and/or consent to the GRANTOR's exercise of its rights hereunder if so requested by GRANTOR, which cooperation, joinder(s) or consent(s) shall not be unreasonably withheld, conditioned, or delayed. Such persons further agree that if the requested cooperation, joinder or consent is not forthcoming within a reasonable period of time, not to exceed forty-five (45) days, GRANTEE and such persons holding under or through

GRANTEE shall be deemed to have irrevocably waived any right to consent to and/or join in the matter for which the consent or joinder was sought.

(1) GRANTOR shall include the following terms and conditions in documents for the transfer of its rights in said perpetual easements and rights-of-way and said new specifically delineated easements:

(a) In the event that the easement area shall be abandoned or shall remain unused for the purpose granted for a continuous period of one (1) year, the fee owner of the easement area shall have the right to terminate said easement and require the easement holder to remove its appliances, equipment, and improvements and restore the land as nearly as is reasonably possible to the condition existing immediately prior to the time of installation or construction of its improvements.

(b) If the fee owner of the easement area determines that the continued exercise of the easement rights granted constitutes an undue interference with a subdivision or development of the land over which the granted easement crosses, the fee owner of the easement area shall have the right to terminate the easement granted in the easement document to the extent necessary to eliminate such interference; provided however, that it shall grant the easement holder a substitute easement within the reasonable vicinity to permit the easement holder to effect the relocation of any facility or portion thereof, which substitute easement shall be subject to the same terms and conditions in the easement document, and provided further, that the easement holder agrees to the new location. All costs associated with such relocation, as determined by the easement holder, shall be borne by the fee owner of the easement area.

- (E) Those certain telecommunication facilities located within the PROPERTY, the location of said telecommunication facilities being approximately shown on NCTAMS PAC BCO BPT-001 Drawing entitled "Communications Infrastructure", dated June 11, 1999, which is on file at the Naval Computer and Telecommunications Area Master Station, Pacific, Base Communications Office, P.O. Box 450, Pearl Harbor, Hawaii 96860-5450, or at such address or addresses as may be designated by time to time by the Department of the Navy or its successors, (hereinafter collectively referred to as the "Existing Telecommunications Facilities"); together with perpetual easements and rights-of-way over, across, under and through the PROPERTY for the operation, maintenance, repair, replacement, and/or removal of the Existing Telecommunications Facilities located on the PROPERTY; and GRANTOR further hereby reserves for itself or any person or entity designated by GRANTOR, the right to survey the PROPERTY areas beneath said Existing Telecommunications Facilities as may be considered by GRANTOR to be necessary for the provision of communication service to occupants of the PROPERTY or other lots. GRANTOR's right to survey said PROPERTY areas includes the right to create metes and bounds maps and/or descriptions of specifically delineated easement areas and the right to designate said easements on Land Court Map(s) over, across, under and through the PROPERTY for electric utility purposes, upon notice to, but without the requirement for joinder or consent of GRANTEE or any person holding under or through GRANTEE. GRANTOR further reserves the right to cancel the perpetual easements and right-of-way granted hereunder in this paragraph and to grant new specifically delineated easements to any other entity, upon notice to but without the requirement for joinder or consent of GRANTEE.

In addition, if the Land Court or another court of competent jurisdiction, notwithstanding the rights above, still requires GRANTEE to execute a document in order for GRANTOR to file Land Court petitions to designate easements, to file such grant of easements or to otherwise effectuate said grant, then by acquiring any interest in the PROPERTY, GRANTEE and each person holding under or through GRANTEE agrees to cooperate, join in and/or consent to the GRANTOR's exercise of its rights hereunder if so requested

by GRANTOR, which cooperation, joinder(s) or consent(s) shall not be unreasonably withheld, conditioned, or delayed. Such persons further agree that if the requested cooperation, joinder or consent is not forthcoming within a reasonable period of time, not to exceed forty-five (45) days, GRANTEE and such persons holding under or through GRANTEE shall be deemed to have irrevocably waived any right to consent to and/or join in the matter for which the consent or joinder was sought.

(1) GRANTOR shall include the following terms and conditions in documents for the transfer of its rights in said perpetual easements and rights-of-way and said new specifically delineated easements:

(a) In the event that the easement area shall be abandoned or shall remain unused for the purpose granted for a continuous period of one (1) year, the fee owner of the easement area shall have the right to terminate said easement and require the easement holder to remove its appliances, equipment, and improvements and restore the land as nearly as is reasonably possible to the condition existing immediately prior to the time of installation or construction of its improvements.

(b) If the fee owner of the easement area determines that the continued exercise of the easement rights granted constitutes an undue interference with a subdivision or development of the land over which the granted easement crosses, the fee owner of the easement area shall have the right to terminate the easement granted in the easement document to the extent necessary to eliminate such interference; provided however, that it shall grant the easement holder a substitute easement within the reasonable vicinity to permit the easement holder to effect the relocation of any facility or portion thereof, which substitute easement shall be subject to the same terms and conditions in the easement document, and provided further, that the easement holder agrees to the new location. All costs associated with such relocation, as determined by the easement holder, shall be borne by the fee owner of the easement area.

- (F) Those certain underground communication cable facilities that are located within the PROPERTY, together with perpetual easements and rights-of-way over, across, under and through Easement "6772", affecting Lot 13058-C, as shown on said Map 962, for the operation, maintenance, repair, replacement and removal of said communication cable facilities. The placement of any structure (other than roads, walks, or curbs) and trees is prohibited within Easement "6772" unless the plans and specifications are first approved in writing by the Department of the Navy. Prior to any excavation within the easement area, the communication cable facilities shall be located and excavation within the immediate vicinity of the communication cable facilities shall be done by hand.

(a) In the event that the easement area shall be abandoned or shall remain unused for the purpose granted for a continuous period of one (1) year, the fee owner of the easement area shall have the right to terminate said easement and require the easement holder to remove its appliances, equipment, and improvements and restore the land as nearly as is reasonably possible to the condition existing immediately prior to the time of installation or construction of its improvements.

(b) If the fee owner of the easement area determines that the continued exercise of the easement rights constitutes an undue interference with a subdivision or development of the land over which the granted easement crosses, the fee owner of the easement area shall have the right to terminate the easement granted in the easement document to the extent necessary to eliminate such interference; provided however, that it shall grant the easement holder a substitute easement within the reasonable vicinity to permit the easement holder to effect the relocation of any facility or portion thereof, which substitute easement shall be subject to the same terms and conditions in the easement document, and provided further, that the easement holder agrees to the new location. All

costs associated with such relocation, as determined by the easement holder, shall be borne by the fee owner of the easement area. Relocation costs to be borne by the fee owner include, but are not limited to, engineering studies, design, construction, inspection, administration and management of the project and contracts, costs of cleanup and plugging of abandoned utilities, costs associated with preserving line capacity and service to utility customers, and costs to mitigate negative impacts to the utility and its customers. Plans for relocation shall be submitted to the owner of the utility for review and approval. The utility owner's approval shall be obtained prior to the start of relocation work, or termination of existing easements.

**FURTHER EXPRESSLY RESERVING AND EXCEPTING, HOWEVER,** all right, title, and interest in and to the following items, including without limitation, the exclusive right to transfer, sell, convey, grant, modify, cancel or terminate the same. Notwithstanding anything herein to the contrary, the following items are expressly excluded from any conveyance effected under this instrument, and the GRANTEE shall have no right to own, use or enjoy any of the following items:

- (A) Easement "3697", affecting Lot 2488-A-2, as shown on Map 632 of Land Court Application No. 1069, and as set forth by Land Court Order No. 110870, filed March 9, 1993, designated for the purpose of a runway safety clear zone, and granted to the United States of America, acting through the Department of the Navy, as set forth in that certain Grant dated April 30, 1993, filed as Land Court Document No. 2020854, and noted on Certificate of Title No. 504038.
- (B) Easement "1360", affecting Lots 425-C-1, 2488-A, 2489-A, 2529, and 3168, as shown on Map 373 of Land Court Application No. 1069, and as set forth by Land Court Order No. 72368, filed January 11, 1985, designated for the purpose of a flight clearance glide plane, and as set forth in that certain Declaration of Taking, dated August 23, 1979, filed as Land Court Document No. 1270954, and noted on Certificate of Title No. 504038.
- (C) Easement "540", affecting Lots 1136-D-1 and Lot 1909, and Easement "541", affecting Lots 1136-D-1, 247, 1170, 1172, and Lot 1909, as shown on Map 185 of Land Court Application No. 1069, and as set forth by Land Court Order No. 27855, filed December 6, 1967, designated for the purpose of aircraft flight clearance purposes, and granted to the United States of America, as set forth in that certain Grant dated May 7, 1968, filed as Land Court Document No. 449065, and noted on Certificate of Title No. 85671.
- (D) Easement "2263", affecting Lots 1909-B and 3805-A, as shown on Map 487 of Land Court Application No. 1069, and as set forth by Land Court Order No. 95131, filed September 18, 1989, and granted to the United States of America, as set forth in that certain Grant dated June 8, 1989, filed as Land Court Document No. 1685726, and noted on Certificate of Title No. 85671.
- (E) Easement "2277", affecting Lots 220-A, 221, and 298, as shown on Map 496 of Land Court Application No. 1069, and as set forth by Land Court Order No. 95854, filed November 14, 1989, and granted to the United States of America, as set forth in that certain Grant dated June 8, 1989, filed as Land Court Document No. 1685727, and noted on Certificate of Title No. 15790.
- (F) Easement "2280", affecting Lot 298, as shown on Map 496, and Easement "2281", affecting Lots 178, 316, 317, 318, and 319, as shown on Map 496, of Land Court Application No. 1069, and as set forth by Land Court Order No. 95854, filed November 14, 1989, and granted to the United States of America, as set forth in that certain Grant dated June 8, 1989, filed as Land Court Document No. 1685728, and noted on Certificate of Title No. 15790.
- (G) Easement "2279", affecting Lot 298, as shown on Map 496 of Land Court Application No. 1069, and as set forth by Land Court Order No. 95854, filed November 14, 1989, and granted

to the United States of America, as set forth in that certain Grant dated June 8, 1989, filed as Land Court Document No. 1685737, and noted on Certificate of Title No. 15790.

- (H) Easement "2262", affecting Lots 237-A and 2695, as shown on Map 496 of Land Court Application No. 1069, and as set forth by Land Court Order No. 95159, filed September 18, 1989, and granted to the United States of America, as set forth in that certain Grant dated June 8, 1989, filed as Land Court Document No. 1685738, and noted on Certificate of Title No. 15790.
  - (I) Easement "2278", affecting Lot 298, as shown on Map 496 of Land Court Application No. 1069, and as set forth by Land Court Order No. 95854, filed November 14, 1989, and granted to the United States of America, as set forth in that certain Grant dated June 8, 1989, filed as Land Court Document No. 1685739, and noted on Certificate of Title No. 15790.
  - (J) Easement "6779", affecting Lots 13068 and 13084, as shown on Map 967, as set forth in Land Court Order No. 135090, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application 1069, being a portion of Transfer Certificate of Title No. 529664, issued to the GRANTOR, adjacent to the end of Runway 11 at the Airport.
  - (K) Perpetual Flight Clearance Easement, in, over, and above Lot 204-A-2-A-2, as shown on Map 217 of Land Court Application 1069, as set forth by Land Court Order No. 35554, filed July 19, 1972, and Lot 208, as shown on Map 34 of Land Court Application 1069, as set forth by Land Court Order No. 5852, filed July 3, 1944, reserved to the United States of America in that certain Quitclaim Deed dated August 1, 1974, filed as Land Court Document No. 693093, and noted on Certificate of Title No. 170393.
  - (L) Right of access, including but not limited to, the right to transport, haul and tow aircraft over and along the existing road in Lot 208, as shown on Map 34 of Land Court Application No. 1069, as set forth by Land Court Order No. 5852, filed July 3, 1944, together with the right to control public and private vehicular traffic on said road during these aircraft transport operations, reserved to the United States of America in that certain Quitclaim Deed dated August 1, 1974, filed as Land Court Document No. 693093, and noted on Certificate of Title No. 170393.
  - (M) Right of access, including but not limited to, the right to transport, haul and tow aircraft over and along Easement "1095", affecting Lot 204-A-2-A-2, as shown on Map 295 of Land Court Application No. 1069, as set forth by Land Court Order No. 51328, filed September 22, 1978, and noted on Certificate of Title No. 170393, together with the right to control public and private vehicular traffic on said easement during these aircraft transport operations, granted to the United States of America in that certain Grant and Relinquishment of Easements dated April 20, 1979, filed as Land Court Document No. 946598, and noted on Certificate of Title No. 170393.
- SUBJECT, HOWEVER,** to the following:
- (A) Easements "1356", "1358", and "1359", as shown on said Map 373, affecting said Lot 3802-A, as set forth in Land Court Order No. 72368, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 1069, being a portion of the property covered by Certificate of Title No. 266962, granted to the Trustees Under the Will and of the Estate of James Campbell, Deceased, by Grant of Easements dated August 23, 1985, Land Court Document No. 1320616 for storm drain purposes.

- (B) Grant of Easement dated November 29, 1966 to the Hawaiian Electric Company, Inc. and Hawaiian Telephone Company for utility purposes, filed in the Office of the Assistant Registrar of the Land Court as Document No. 410125; subject to Assignment of Security filed in Document Nos. 410128 and 410129, affecting said Lot 3802-A.
- (C) Declaration of Taking filed in Land Court as Document No. 1270954, affecting said Lot 3802-A.
- (D) Reservation as contained in Declaration of Taking filed as Land Court Document No. 87883, affecting said Lot 13058-C.
- (E) All licenses and easements, whether recorded or unrecorded, across over, along or under the PROPERTY.

#### COVENANTS

**FAA COVENANT.** GRANTEE hereby covenants and agrees that any construction or alteration is prohibited unless a determination of no hazard to air navigation is issued by the Federal Aviation Administration in accordance with Title 14, Code of Federal Regulations, Part 77, entitled "Objects Affecting Navigable Airspace," or otherwise under the authority of the Federal Aviation Act of 1958, as amended.

**HISTORIC PRESERVATION COVENANT.** GRANTEE hereby covenants on behalf of itself, its successors or assigns and every successor in interest to the PROPERTY hereby conveyed, to protect and maintain the historic properties, specifically the archeological sites listed in the attached Exhibit "B" and depicted in the map attached as Exhibit "B-1", located on the PROPERTY, and the buildings, structures, and improvements listed in Section "C" below, in a manner that preserves the attributes that contribute to the eligibility of said historic properties for the National Register of Historic Places. Such attributes include information potential, construction type, interior and exterior features, design, setting, materials, workmanship, feeling, association, and views from, to, and across the PROPERTY. GRANTEE, its successors or assigns further agrees to the following:

- (A) Disturbance of the ground surface shall be undertaken or permitted to be undertaken on and in the immediate vicinity of the sites listed in Exhibit "B" which would affect the physical integrity of the archeological sites **only after consultation with** the Hawaii State Historic Preservation Officer ("SHPO") as provided by Hawaii Revised Statutes Chapter 6E (§6E-8). Actions that would affect views that contribute to the historical character of the site, including adding new structure site elements such as towers, fences, and obtrusive signs would also be considered to materially affect the PROPERTY. Plans that are submitted in accordance with this provision shall be prepared to conform with the *Secretary of the Interior's Standards and Guidelines for Archeological documentation* (48 FR 44734-37) and such standards and guidelines as the Hawaii SHPO may recommend, including but not limited to, standards and guidelines for research design, field work, analysis, preparation and dissemination of reports, disposition of artifacts and other materials, consultation with native Hawaiian organizations, and re-interment of human remains. Should the SHPO recommend that the GRANTEE or its successors or assigns conduct archeological data recovery operations or other activities designed to minimize or mitigate the adverse effect of the proposed activity on the sites, the GRANTEE or its successors or assigns may, at its own expense, conduct such activities.

- (B) GRANTEE, its successors or assigns shall make every reasonable effort to prohibit any person from vandalizing or otherwise disturbing the archeological sites listed in Exhibit "B" and shall promptly report any such disturbance to the Hawaii SHPO.
- (C) The following buildings located on Parcel 13058-C have been identified as historic structures: Building 87 (portable Air Raid Shelter, constructed in 1944, distinctive construction type); Buildings 1248-1286, 1288-1290, and 1301 (aircraft revetments, constructed in 1942, half-dome reinforced concrete structures associated with change in aircraft parking policies at NAS Barbers Point after December 7, 1941); Buildings 1506 and 1523 (quonset huts, constructed in 1944, distinctive construction type); and Building 1525 (ARMCO hut/magazine, constructed in 1944, distinctive construction type). The following conditions shall apply:
  - (1) Construction, alteration, rehabilitation, remodeling, demolition, disturbance of the ground surface, or other action shall be undertaken or permitted to be undertaken on Parcel 13058-C that would materially affect the integrity or the appearance of the attributes of the Buildings described above **only after consultation with** the Hawaii SHPO. Plans that are submitted in accordance Hawaii Revised Statutes Chapter 6E (§6E-8) shall be prepared to conform with the *Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings (1992)*, a copy of which can be obtained from the Hawaii SHPO.
  - (2) The Hawaii SHPO shall provide comments on proposed actions or comments with suggested modification within thirty (30) days of receipt of the action proposed by the GRANTEE or its successors or assigns. If no written response is received from the Hawaii SHPO after thirty (30) days, the GRANTEE or its successors or assigns can proceed with the proposed action.
  - (3) The GRANTEE or its successors or assigns shall allow the Hawaii SHPO at all reasonable times and upon reasonable notice to the GRANTEE or its successors or assigns, to inspect the said historic Buildings in order to ascertain whether the GRANTEE or its successors or assigns is complying with these conditions.
  - (4) The GRANTEE or its successors or assigns shall provide the Hawaii SHPO with a written summary of actions taken to implement these provisions within one (1) year after the date of this quitclaim deed.
- (D) Failure of the United States of America to exercise any right of remedy granted under this historic preservation covenant shall not have the effect of waiving or limiting the exercise by the United States of America of any other right or remedy or the invocation of such right or remedy at any other time.
- (E) In the event of a violation of this covenant, and in addition to any remedy now or hereafter provided by law, the United States of America or the Hawaii SHPO may, following reasonable notice to the GRANTEE or its successors or assigns, institute any action to enjoin said violation or to require the restoration of the historic properties.
- (F) This covenant is binding on the GRANTEE its successors or assigns, in perpetuity. The restriction, stipulations, conditions, and covenants contained herein shall be inserted by GRANTEE or its successors or assigns, verbatim or by express reference in any deed or other legal instrument by which it conveys a fee simple title or any lesser estate in said historic properties or any part thereof.

**HAZARDOUS SUBSTANCE ACTIVITY COVENANT.**

(A) **NOTICE.** Pursuant to 40 CFR 373.2 and Section 120(h)(3)(A)(i) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (CERCLA)(42 U.S.C. §9620(h)(3)(A)(i)), and based upon a complete search of agency files, the United States gives notice that the attached Exhibit "C" provides an index of environmental conditions and investigative and cleanup actions taken with respect to the PROPERTY and that the attached Exhibit "D" contains a table with (to the extent such information is available): (1) the type and quantity of hazardous substances that were known to have been released or disposed of or stored for one year or more on the PROPERTY; (2) the time such storage, release or disposal took place; and (3) a description of the remedial action taken, if any.

(B) **CERCLA COVENANT.** In accordance with CERCLA Section 120(h)(A)(ii), GRANTOR hereby warrants to the GRANTEE that all remedial action necessary to protect human health and the environment with respect to any hazardous substance remaining on the Property has been taken prior to the date of this conveyance. GRANTOR warrants that it shall conduct any additional remedial actions found to be necessary after the date of this conveyance regarding hazardous substances remaining on the Property as of the date of this conveyance.

This covenant shall not apply:

- (1) in any case in which GRANTEE, its successor(s) or assign(s), or any successor in interest to the Property or part thereof is a Potentially Responsible Party (PRP) with respect to the Property immediately prior to the date of this conveyance; OR
- (2) to the extent that such additional response action or part thereof found to be necessary is the result of an act or failure to act of the GRANTEE, its successor(s) or assign(s), or any party in possession after the date of this conveyance that either:
  - (i) results in a release or threatened release of a hazardous substance that was not located on the Property on the date of this conveyance; OR
  - (ii) causes or exacerbates the release or threatened release of a hazardous substance located on the Property as of the date of this conveyance.

(C) **ACCESS.** GRANTOR reserves a right of access to all portions of the Property for environmental investigation, remediation or other corrective action. This reservation includes the right of access to and use of available utilities at reasonable cost to GRANTOR. These rights shall be exercisable in any case in which a remedial action, response action or corrective action is found to be necessary after the date of this conveyance, or in which access is necessary to carry out a remedial action, response action, or corrective action on adjoining property. Pursuant to this reservation, the United States of America, and its respective officers, agents, employees, contractors and subcontractors shall have the right (upon reasonable advance written notice to the record title owner) to enter upon the Property and conduct investigations and surveys, to include drilling, test-pitting, borings, data and records compilation and other activities related to environmental investigation, and to carry out remedial or removal actions as required or necessary, including but not limited to the installation and operation of monitoring wells, pumping wells, and treatment facilities. Any such entry, including such activities, responses or remedial actions, shall be coordinated with record title owner and shall be performed in a manner that minimizes interruption with activities of authorized occupants.

**NOTICE OF THE PRESENCE OF ASBESTOS.** (a) GRANTEE, its successors and assigns, are warned that the PROPERTY contains asbestos-containing materials that are believed to be non-friable; (b) GRANTEE, its successors and assigns, shall be deemed to have relied solely on their own judgment in assessing the overall condition of all or any portion of the PROPERTY, including any asbestos hazards or concerns; (c) No warranties, either expressed or implied, are given with regard to the condition of the

PROPERTY including, without limitation, whether the PROPERTY does or does not contain asbestos or is or is not safe for a particular use. The failure of GRANTEE, its successors and assigns, to inspect or to be fully informed as to the condition of all or any portion of the PROPERTY shall not constitute grounds for any claim or demand against GRANTOR; (d) The legal description of the PROPERTY set forth, and any other information provided herein with respect to said PROPERTY was based on the best information available to GSA's Property Disposal Division and is believed to be correct, but any error or omission, including, but not limited to, the agency having custody over the PROPERTY and/or any other Federal agency, shall not constitute grounds or reason for any claim by GRANTEE, its successors and assigns against GRANTOR, including, without limitation, any claim for allowance, refund, or deduction from the purchase price; (e) GRANTOR assumes no liability for damages for personal injury, illness, disability or death to GRANTEE or to GRANTEE's successors, assigns, employees, invitees, or any other person, including members of the general public, arising from or incident to the purchase, transportation, removal, handling, use, disposition, or other activity causing or leading to contact of any kind whatsoever with asbestos on the PROPERTY, whether GRANTEE, its successors or assigns has properly warned or failed to properly warn the individual(s) injured; (f) GRANTEE further agrees by acceptance of this instrument of conveyance for itself, its successors and assigns, and each successor in interest to the PROPERTY, or any portion thereof, that in its use and occupancy of the PROPERTY, it will comply with all Federal, State, and local laws relating to asbestos.

**NOTICE OF THE PRESENCE OF LEAD-BASED PAINT.** (a) GRANTEE hereby acknowledges the required disclosure in accordance with the Residential Lead-Based Paint Hazard Reduction Act of 1992, 42 U.S.C. 4852d (Title X), of the presence of any known lead-based paint and/or lead-based paint hazards in buildings constructed prior to 1978 on the PROPERTY; (b) GRANTEE covenants and agrees that in any improvements on the PROPERTY defined as target housing by Title X and constructed prior to 1978, lead-based paint hazards will be disclosed to potential occupants in accordance with Title X before any use of such improvements as a residential dwelling. Moreover, GRANTEE covenants and agrees, for itself and its assigns, that in any improvements on the PROPERTY, lead-based paint hazards will be abated in accordance with Title X before use and occupancy of such improvements as residential dwellings; (c) GRANTEE covenants and agrees that in its use and occupancy of the PROPERTY it will comply with Title X and all applicable Federal, State and local laws relating to lead-based paint; and that GRANTOR assumes no liability for damages for personal injury, illness, disability or death to the GRANTEE, its successors or assigns, or any other person, including members of the general public, arising from or incident to the purchase, transportation, removal, handling, use, disposition, or other activity causing or leading to contact of any kind whatsoever with lead-based paint on the PROPERTY described in the deed, whether GRANTEE, its successors or assigns has properly warned or failed to properly warn the individual(s) injured. GRANTEE further agrees to indemnify, defend and hold harmless the GRANTOR from any and all loss, judgment, claims, demands, expenses or damages, of whatever nature which might arise or be made against the United States of America, due to, or relating to the presence of lead-based paint hazards on the PROPERTY; (d) GRANTEE covenants and agrees that it will comply with all Federal, State, local, and any other applicable law(s) regarding the lead-based paint hazards with respect to the PROPERTY.

**NOTICE OF THE PRESENCE OF PESTICIDES.** GRANTEE is notified that the PROPERTY may contain the presence of pesticides that have been applied in the management of the PROPERTY. The United States knows of no use of any registered pesticide in a manner inconsistent with its labeling, and believes that all applications were made in accordance with the Federal Insecticide, Fungicide and Rodenticide Act (FIFRA -- 7 U.S.C. Sec. 136, et seq.), its implementing regulations, and according to the labeling provided with such substances. Furthermore, that in accordance with the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA -- 42 U.S.C. Sec. 9601, et seq.), the use of such substances is not a "release" (as defined in CERCLA, 42 U.S.C. Sec. 9601 (22)), but instead the use of a consumer product in consumer use (42 U.S.C. Sec. 9601(9)), and the application of a pesticide product registered under FIFRA for which recovery for response costs is not allowed (42 U.S.C. Sec. 9607(i)).



QUITCLAIM DEED - Page 15 of 20  
Lots 3802-A, 13068 and 13058-C  
Former Naval Air Station Barbers Point  
Kalaheo, Oahu, Hawaii  
GSA Control No. 9-N-HI-472D

**ACCEPTANCE of QUITCLAIM DEED**

**Lots 3802-A, 13068 and 13058-C  
Former Naval Air Station Barbers Point  
Kalaheo, Oahu, Hawaii  
GSA Control No. 9-N-HI-472D**

GRANTEE, through its authorized representative, hereby accepts title to the conveyed PROPERTY and accepts and agrees to all of the terms, conditions, and restrictions contained in the QUITCLAIM DEED set forth above. Executed on behalf of the GRANTEE this 16<sup>th</sup> day of August, 2008, at Honolulu County.

STATE OF HAWAII  
Acting by and through the  
DEPARTMENT OF HAWAIIAN HOME LANDS

By: [Signature]  
Title: Chairman, Hawaiian Homes Commission

**ATTEST**  
By: [Signature]  
Title: Land Management Division  
Administrator

**APPROVED AS TO FORM**  
[Signature]  
DEPUTY ATTORNEY GENERAL  
Dated: 7/8/2008

STATE OF HAWAII )  
 ) ss:  
CITY AND COUNTY OF HONOLULU )

On this 7th day of August, 2008, before me appeared MICAH A. KANE, to me personally known, who, being by me duly sworn, did say that he is the Chairman of the Hawaiian Homes Commission and the person who executed the foregoing instrument and acknowledged to me that he executed the same freely and voluntarily for the use and purposes therein set forth.



[Signature]  
Notary Public, State of Hawaii  
**ABIGAIL L. TUBERA**  
Print Name of Notary Public  
My commission expires: 11/21/08

Doc. Date: 7/2/08 # Pages: 23  
Notary Name: Abigail L. Tubera First Circuit  
Doc. Description: Quitclaim Deed  
lots 3802-A, 13068 and 13058-C  
former Naval Air Station Barbers Pt., Kalaheo  
[Signature] 7/2/08  
Notary Signature Date

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

- A. That certain real property lying and being in the State of Hawaii, formerly known as the Naval Air Station, Barbers Point, consisting of:
- (1) Lot 3802-A, consisting of 43.021 acres, more or less, as shown on Map 974, as set forth in Land Court Order No. 135472, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application 1069, being a portion of the property covered by Certificate of Title No. 266962 issued to the GRANTOR;
  - (2) Lot 13068, consisting of 136.938 acres, more or less, as shown on Map 957, as set forth in Land Court Order No. 134783, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application 1069, being a portion of the property covered by Certificate of Title No. 529664 issued to the GRANTOR; and
  - (3) Lot 13058-C, consisting of 97.538 acres, more or less, as shown on Map 962, as set forth in Land Court Order No. 135066, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application 1069, being a portion of the property covered by Certificate of Title No. 529664 issued to the GRANTOR.

The above-mentioned lots are hereinafter referred to as the "PROPERTY" for the uses stated in the quitclaim deed to which this Exhibit "A" is attached.

TOGETHER WITH rights of access to said Lot 13058-C over Easement "6771", affecting Lot 13058-D, as shown on said Map 962.

- B. Those certain facilities and rights consisting of all improvements located on the Land, except for the improvements that are specifically excepted and reserved in the quitclaim deed to which this Exhibit "A" is attached.
- C. Those certain water facilities, approximately shown on the attached Exhibit "A-1" and identified as "TRANSFERRED", located within a lot adjacent to Parcel 13058-C, identified as Lot 13058-B, as shown on Map 1049, as set forth in Land Court Order No. 140019, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application 1069, being a portion of the property covered by Certificate of Title No. 529664, issued to the GRANTOR; TOGETHER WITH rights in, over, under, and across said Lot to operate, maintain, repair, replace, and remove said water facilities.
- D. All personal property located on the Land.

EXHIBIT A-1

WATER LINES TO BE TRANSFERRED WITH LOT 13058-C

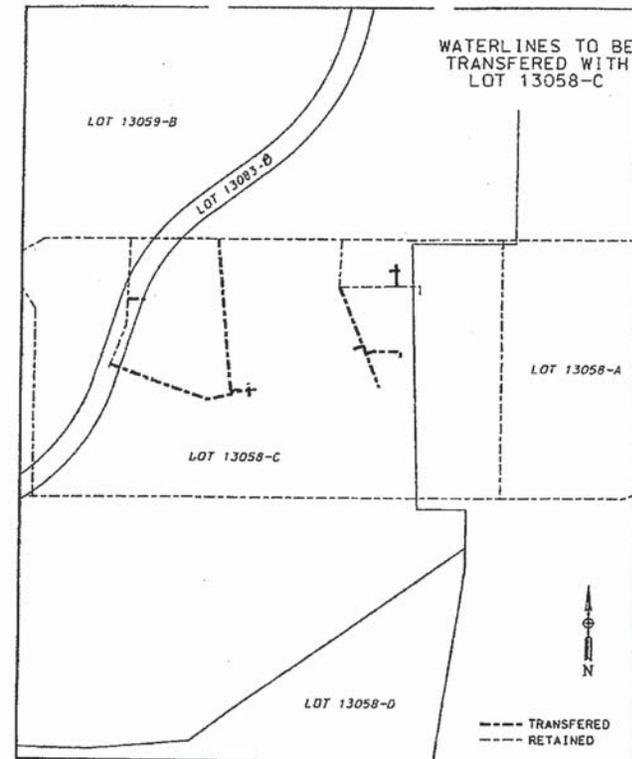


Exhibit "A-1"

EXHIBIT B

LISTING OF HISTORIC PROPERTY

LISTING OF HISTORIC PROPERTIES

Lot 3802-A

Site/Building No.	# of Features	Description	National Register Eligibility Criteria	Report Reference
NL-25	1+	Early to Mid 20 <sup>th</sup> Century Homestead Remains	Not Evaluated	1
1725	17	Hawaiian Habitation Complex; one feature contains human remains	D	2

1 Tuggle, H. David and M.J. Tomochari-Tuggle  
 1997 A Cultural Resource Inventory of Naval Air Station Barbers Point, Oahu: Part I, Phase I Survey and Inventory Summary. Prepared by International Archaeological Research Institute, Inc., Honolulu.

2 Beardsky, Felicia  
 2001 Phase II Intensive Survey and Testing, Naval Air Station Barbers Point. Prepared by Paul H. Rowensahl, Ph.D., Inc., Hilo.

Lot 13068

Site/Building No.	# of Features	Description	National Register Eligibility Criteria	Report Reference
1717	6	Hawaiian Habitation Complex	D	2
1718	5	Hawaiian Habitation Complex	D	2
1719	3	Hawaiian Habitation Complex	D	2
1720	2	Hawaiian Habitation Complex	D	2
1721	8	Hawaiian Habitation Complex	D	2
1722	12	Hawaiian Habitation Complex	D	2
1723	8	Hawaiian Habitation Complex; one feature contains human remains	C, D	3
1724	9+	Hawaiian Habitation Complex; two features contain human remains	C, D	3
1726	5+	Hawaiian Habitation Complex; one feature contains human remains	D	3
1727	2	Modified Sinkholes	D	4
4550-67	62	Hawaiian Agricultural Complex	D	4
4701	1+	Early 20 <sup>th</sup> Century Storage	D	3
4702	152	Hawaiian Agricultural Complex	D	3
5093	6+	WWII-era Features; portable grillbox, roads, pads	D	1, 3
5129	29	Hawaiian Habitation Complex	D	1, 2, 3

2 Beardsky, Felicia  
 2001 Phase II Intensive Survey and Testing, Naval Air Station Barbers Point. Prepared by Paul H. Rowensahl, Ph.D., Inc., Hilo.

EXHIBIT B-1

ARCHEOLOGICAL SITE MAP

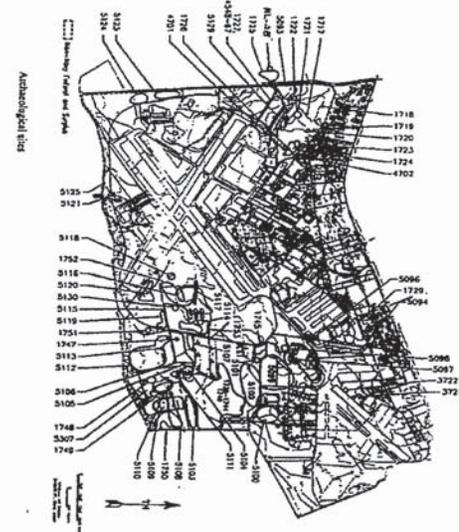


EXHIBIT C

LISTING OF ENVIRONMENTAL DOCUMENTS

1. "Environmental baseline Survey (EBS) Report, Naval Air Station Barbers Point, Oahu, Hawaii." Ogden Environmental and Energy Services Co., Inc. (Ogden). June 1994
2. "Base Realignment and Closure (BRAC) Cleanup Plan (BCP) (Draft) for Naval Air Station Barbers Point, Oahu, Hawaii." Navy. January 1998.
3. "Asbestos Inspection Report (Final) for Naval Air Station Barbers Point, Oahu, Hawaii." Ogden. February 1998.
4. "Lead-Based Paint Inspection Report (Final) for Naval Air Station Barbers Point, Oahu, Hawaii." Ogden. August 1998.
5. "Asbestos Reinspection Report (Final) for Naval Air Station Barbers Point, Oahu, Hawaii." Ogden. February 1999.
6. "Historical Radiological Assessment and Survey Plan, Final Status Survey, Naval Air Station Barbers Point, Oahu, Hawaii." Naval Sea Systems Command Detachment Radiological Affairs Support Office. March 1999.
7. "Record of Decision for No Action and Restricted Land Use Sites, Naval Air Station Barbers Point, Oahu, Hawaii." Navy. April 1999.
8. "Remedial Investigation Report for BRAC-Related Activities, Regional Groundwater System, Naval Air Station Barbers Point, Oahu, Hawaii." Ogden. April 1999.
9. "Remedial Investigation Report for BRAC-Related Activities, Coral Pit 3, Naval Air Station Barbers Point, Oahu, Hawaii." Ogden. April 1999.
10. "Remedial Investigation Report for BRAC-Related Activities, Runway 11 Clear Zone, Naval Air Station Barbers Point, Oahu, Hawaii." Ogden. April 1999.
11. "Dry Well Network Investigation Report for BRAC-Related Activities, Naval Air Station Barbers Point, Oahu, Hawaii." Ogden. April 1999.
12. "Survey and Sampling of Miscellaneous units Report, Naval Air Station Barbers Point, Oahu, Hawaii." Earth Tech and Tetra Tech EM Inc. July 1999.
13. "Finding of Suitability to Transfer, Property to be Transferred to the Department of the Interior for Conveyance to the Department of Hawaiian Home Lands, Naval Air Station Barbers Point, Oahu, Hawaii." Earth Tech and Tetra Tech. August 1999.
14. "Record of Decision Amendment for Coral Pit 3 and the NEX Service Station- Building 129 AST, former Naval Air Station Barbers Point, Oahu, Hawaii." Navy. August 1999.
15. "Final Record of Closure, Closure of Airfield Hydrant Fueling System, Naval Air Station Barbers Point, Oahu, Hawaii." IT Corporation. May 2000.
16. "Finding of Suitability to Transfer Addendum, Lots 3802-A, 13058-C, and 13068 (Property to be Transferred to the Department of Hawaiian Home Lands), former Naval Air Station Barbers Point, Oahu, Hawaii." Earth Tech and Tetra Tech EM Inc. October 2007.

EXHIBIT D

HAZARDOUS SUBSTANCES NOTIFICATION

Hazardous Substances Notification

Building No.	Building Description	Material Name	Physical State	Material Quantity	Container	Secondary Containment	Action Taken
196	Hangar	High explosive propellant	Solid	Unknown	Metal drum	On concrete floor in locked storage	Removed prior to lease
194	Hangar	Shield metals	Gas	Unknown	Unknown	On concrete floor in locked storage	Removed prior to lease
194	Hangar	Peroxide (peroxide, peroxide)	Solid	Unknown	Unknown	On concrete floor in locked storage	Removed prior to lease
196	General Maintenance	Hydraulic fluid engine fuel	Liquid	Approx. 15 gallons	ACM light drum	On concrete floor in locked storage	Removed prior to lease
244	102-27 Warehouse	JP-8	Liquid	200 gal	Fuel filling apparatus	None	Removed prior to lease
245	102-27 Warehouse	Acrylonitrile	Gas	1 cylinder	Gas cylinder	None	Removed prior to lease
246	102-27 Warehouse	Aluminum	Solid	Approx. quantity unknown	3" x 3-1/2" x 2" metal covered in torn plastic	None	Removed prior to lease
123	Warehouse	Lubricating oil	Liquid	50 gallons	50 gallon drum	In bag on concrete pad	Removed prior to lease

Source: Environmental Baseline Survey (EBS) Report, Naval Air Station, Oahu, Hawaii. Ogden, June 1994



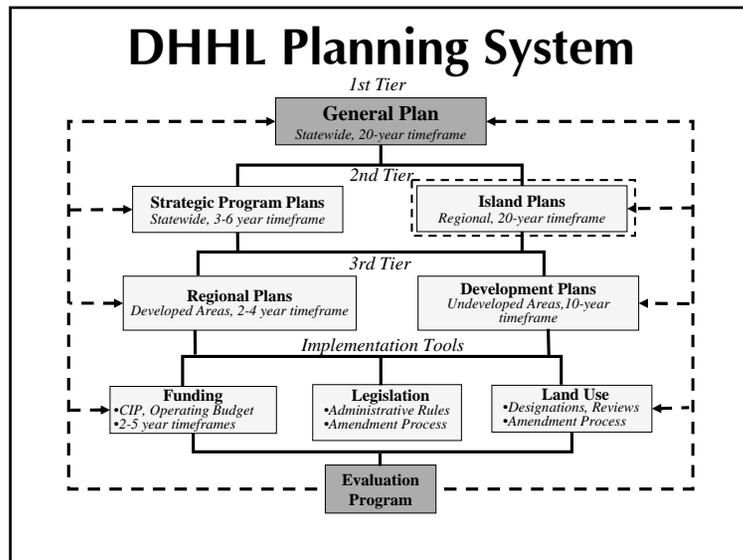
**HAWAIIAN HOME LANDS**  
HAWAIIAN HOMES COMMISSION  
DEPARTMENT OF HAWAIIAN HOME LANDS

**Item No. A-2**  
**O'ahu Island Plan –**  
**Workshop on Final Draft**  
**Hawaiian Homes Commission Meeting**  
**January 13, 2014**  
**Kapolei, O'ahu**

## O'ahu Island Plan Purpose

- Studies **overall growth and development potential** of Hawaiian home lands on O'ahu from an island and **regional perspective**
- Provides **baseline physical and demographic information**
- Looks at **major infrastructure needs and opportunities**
- Establishes **land use designations for both homestead and non-homestead uses** in order to encourage orderly social, physical, and economic development
- **Estimates the costs** for both on-site and off-site infrastructure
- **Identifies priority areas** for homestead development.

- Information provided by the O'ahu Island Plan will enable the DHHL to **better coordinate its developments** with other State and County, as well as private sector, plans and activities.
- Benefits include opportunities to better coordinate **major off-site infrastructure needs** such as
  - roads and highways,
  - sewage treatment and
  - water development and use.
- The plan defines the DHHL's **"foreseeable water needs"** for use by the Commission on Water Resource Management and the City and County of Honolulu, pursuant to the **State Water Code**.



## DHHL Planning System

**General Plan**

*Statewide Perspective*



- Establishes goals/objectives
  - What should be accomplished
  - How to accomplish within timeframe
- Defines Land Use Designations to be applied via Island Plans
- Long-term perspective
  - 20-year plan
  - Updated every 10 years
  - Internal review every 5 years

## DHHL Planning System

**Strategic Program Plans**

*Statewide Perspective*

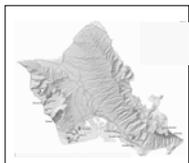


- Translate General Plan policies and priorities into specific action plans for each program area
- Program areas:
  - Community Development
  - Economic Development
  - Resource Management
  - Water Resources
  - Energy
  - Land Use
  - Agriculture
  - Pastoral Use
  - Housing
- Statewide focus
- 3-6 year timeframe

## DHHL Planning System

**Island Plans**

*Island-wide Perspective*

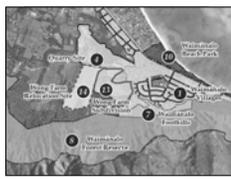


- Establish land use goals and objectives of the General Plan specific to each island
- Identify Island-wide Needs, Opportunities and Priorities
- Assign land use designations for land holdings on each island
- 20-year planning horizon, updated every 10 years

## DHHL Planning System

**Regional Plans**

*Homestead Area Perspective*



- For established and new homestead communities
- Identify needs and desires of specific homestead communities
- Participation via homestead association, stakeholder, & community meetings
- Priority projects may include CIP, zoning changes, land, programs

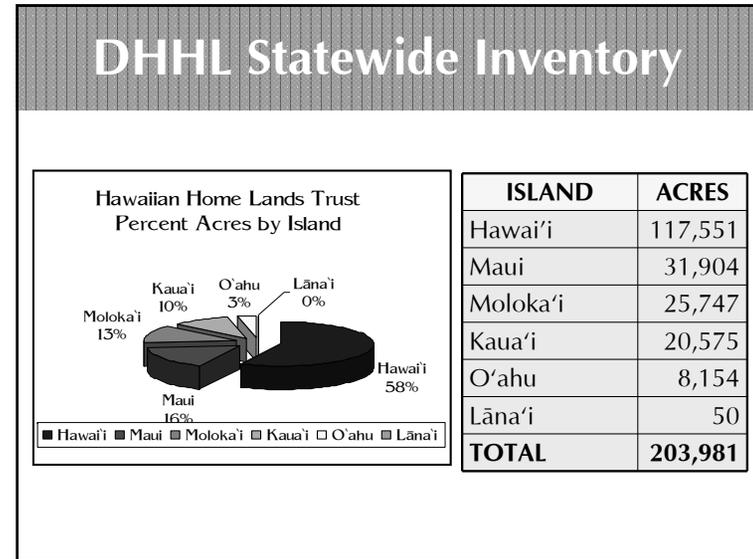
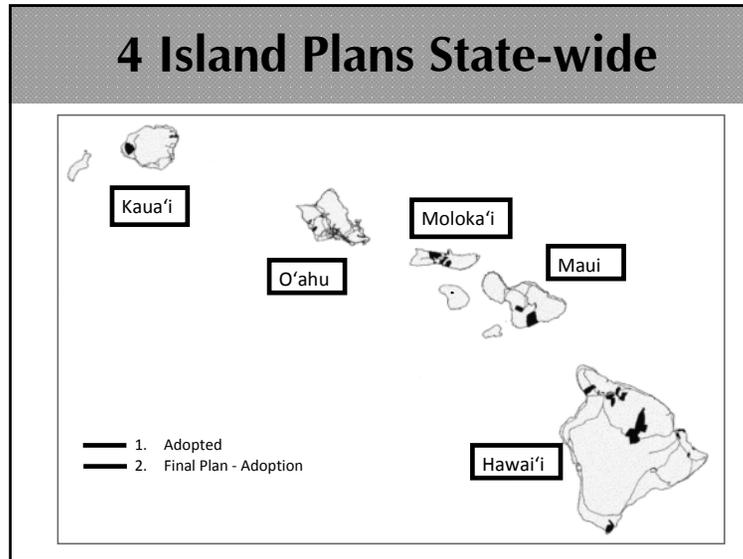
## DHHL Planning System

**Development Plans**

*Tract-Specific Perspective*



- Coordinate development and use of vacant lands within each tract (ahupua'a)
- Detail land use, design, and on-site infrastructure requirements
- Follow priority areas of each island plan
- 10 year timeframe



### O'ahu Island Plan General Information

- **Trust Lands on O'ahu:**
  - 8,154 Acres (as of June 2013)
- **O'ahu Beneficiaries**
  - 4,288 Lessees (as of February 2013)
    - 4,227 Residential Awards
    - 61 Agricultural Awards
  - 12,956 Applicants (as of February 2013)
    - 9,639 Residential Applicants
    - 3,317 Agricultural Applicants

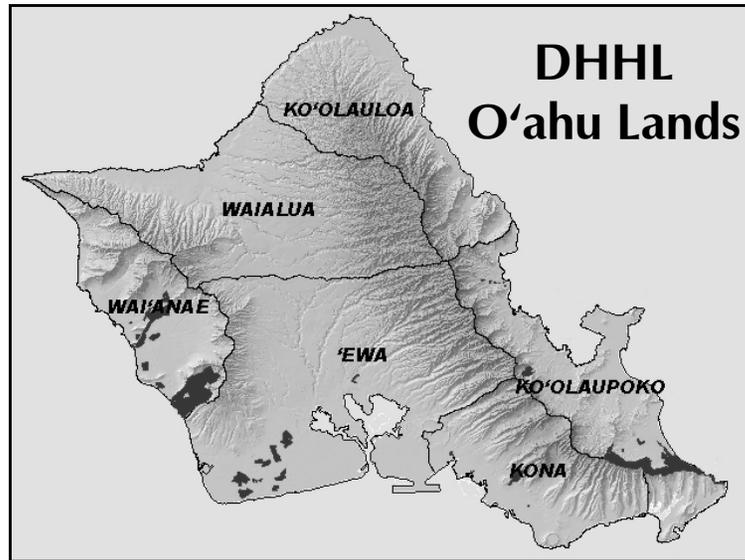
### O'ahu Island Plan O'ahu's Historical Land Shortage

From early on in the administration of the HHCA, it was recognized that demand for homesteads on O'ahu far outstripped the amount of land available, therefore

- all lots would be for residential homesteading in order to increase density, and
- a pastoral waiting list was never created for O'ahu.

• In the 1959 annual report of the Hawaiian Homes Commission, the extreme shortage of land on O'ahu was formally acknowledged:

*Land* (Page 8): "In the last two decades, the greatest demand for land by qualified Hawaiians under the Hawaiian Homes Commission Act has been on the island of Oahu. Ironically, since the inception of the rehabilitation program, we have had the least acreage on Oahu and as a result have been unable to meet the demand of an ever increasing waiting list of applicants, many of whom have been waiting since 1947 for a homestead. With our settlement areas on Molokai, Hawaii and Kauai the problem is not nearly as pressing and has become less pressing in the past two years because many of the applicants for homesteads on these islands have migrated to Oahu for better employment opportunities." (PO's emphasis)

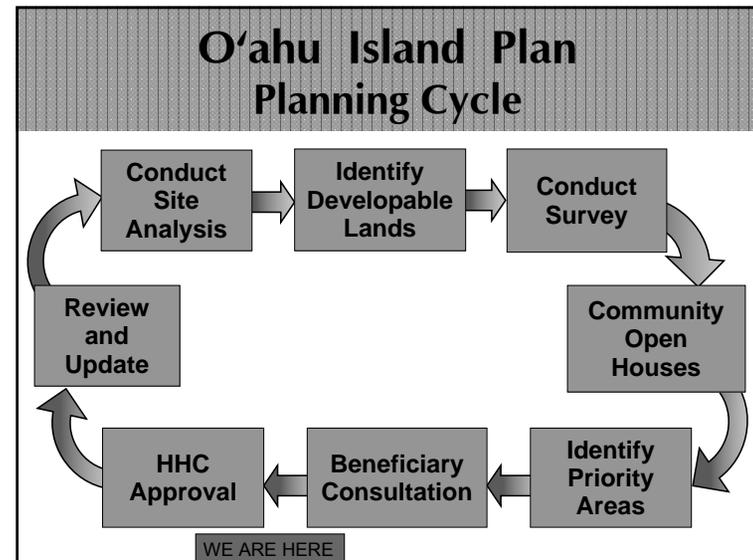


**O'ahu Island Plan  
Table 1-1 DHHL Land Holdings on O'ahu**

Moku	Type of Unit Located Within Existing Homesteads	Region*	Homestead in Region (Associated Regional Plan where developed)	Other Areas†	Acres*
Wa'anae	Construction Owner builder Self-help Turn-key  Product Single family	Wa'anae	Kaupuni Wa'anae Wa'anae Kai Luulualei <i>(Wa'anae and Luulualei Regional Plan-2010)</i>	Mā'ili	2,472
		Nānākuli	Nānākuli Princess Kahanu Estates <i>(The Regional Plan for the Traditional Native Trust Lands of the Ahupua'a of Nānākuli-2009)</i>	N/A	2,311
'Ewa	Construction Owner builder Self-help Turn-key  Product Single family Option-to-Purchase	Honouliuli	N/A	Kalaeloa	555
			Malu'ohai Kaupē'a Kānehili East Kapolei II <i>(Kapolei Regional Plan-2010)</i>		487
		Waiawa	N/A	Waiawa	76

**O'ahu Island Plan  
Table 1-1 DHHL Land Holdings on O'ahu**

Moku	Type of Unit Located Within Existing Homesteads	Region*	Homestead in Region (Associated Regional Plan where developed)	Other Areas†	Acres*
Kona	Construction Owner builder Self-help Turn-key  Product Single family Multi-family (duplex)	Honolulu	Papakōlea Kewalo Kalāwahine <i>(Papakōlea Regional Plan-2009)</i>	NA	177
		Moanalua Kapālama Mō'ili'iili	N/A	Shafter Flats Kapālama Mō'ili'iili	20
Ko'olaupoko	Construction Owner builder Self-help Turn-key  Product Single family Kūpuna	Waimānalo	Waimānalo Kumuhau Kaka'ina <i>(Waimānalo Regional Plan-2011)</i>		1,914
		He'eia Waiāhole	N/A Waiāhole	Ha'ikū N/A	147 18
Ko'olauloa		Ko'olauloa	N/A	N/A	0
Waialua		Waialua	N/A	N/A	0
<b>Total Acres</b>					<b>8,154*</b>



### O'ahu Island Plan 2013 Timeline

ACTIVITY	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
1. HHC Workshop #1 (O'ahu), then (b)monthly updates	20th	19th	22nd			22nd	19th		28th		
2. Applicant Survey (March mail-out)		12th			Report Pau						
3. Community Open Houses held on 4/20, 4/27 & 5/4											
4. Agency & In-house Consultations											
5. Prepare Draft Land Use Recommend's											
7. Beneficiary Consultation Meetings held July 16, 17 & 18											
8. Beneficiary Consultation 30-Day Comment Period						Start 19th	End 19th				
9. Proposed LUD's - HHC (Maui)							19th				
10. Beneficiary Consultation Report (Maui); Draft OIP to HHC end of Oct. for Comments (due 11/18)									28-31	18th	
11. Final OIP - HHC Adoption (Kapolei, O'ahu) (DEFERRED)											16th

- ### O'ahu Island Plan Goals
- Guide development of existing DHHL Trust lands via land use designations
  - Incorporate existing Regional Plan community priorities
  - Evaluate need for additional lands
  - Evaluate ways to increase densities
  - Develop protocols for working with the City & County of Honolulu

- ### O'ahu Island Plan Relationship with Existing Regional Plans
- Regional Plans were formulated prior to assignment of Land Use designations
  - Community priorities & Priority Projects were respected and incorporated where feasible
  - Land use compatibility and infrastructure capacity were analyzed and updated
  - Questions and concerns re: land use, infrastructure and other topics were discussed with beneficiaries during consultation in July (see responses to comments in Appendix C)

- ### O'ahu Island Plan Opportunities for Community Mana'o
- |   |   |
|---|---|
| Applicant Preference Survey   | Responses accepted March 12 to May 10 (See Appendix A)  |
| Open Houses   | Daytime events held on April 20, 27, & May 4 (See Appendix B)   |
| Beneficiary Consultations   | Evening events held on July 16 <sup>th</sup> (Waipahu HS), July 17 <sup>th</sup> (Farrington HS) and July 18 <sup>th</sup> (Kalaheo HS) (See Appendix C)  |
| Hawaiian Homes Commission and Community Meetings (Workshops & Updates, including a Beneficiary Consultation Report) | Feb. 20, 2013 (Kapolei), Mar. 19, 2013 (Kapolei), Apr. 22, 2013 (Kapolei & Waimanalo), Jul. 22, 2013 (Kaua'i), Aug. 19, 2013 (Maui), Oct. 28, 2013 (Maui) |
| Hawaiian Homes Commission Meeting (Adoption of Final Plan)  | Dec. 17, 2013 (Kapolei) ( <i>Deferred</i> )   |



## O'ahu Island Plan Nānākuli Land Use Designations

- 320 developable acres
  - 1,835 proposed residential homesteads
- 390 acres in existing residential homesteads
- 710 acres in General Agriculture
- 50 acres in Community Use
- 825 acres in Conservation
- 10 acres in Commercial

**PLANNING CONSIDERATIONS**  
**Opportunities:** Large undeveloped parcels, location near/within existing homesteads  
**Constraints:** Steep slopes, flooding, cultural resources, sensitive lands, aging homes

## O'ahu Island Plan Kapolei Land Use Designations

- 200 acres are developable
  - 1,190 proposed residential homesteads
- 150 acres in existing residential homesteads
- 35 acres in Community Use
- 80 acres in Commercial
- *Infrastructure being installed now*

**PLANNING CONSIDERATIONS**      **Opportunities:** Flat parcels in growing region, good ag soils, R-1 water  
**Constraints:** Endangered species, soil structure, AECUZ, contamination

## O'ahu Island Plan Kalaheo Land Use Designations

- 550 acres in Industrial

**PLANNING CONSIDERATIONS**  
 • *Infrastructure inadequate*  
 • *Further studies & planning required prior to developing due to presence of multiple historic resources and unique geological & biological features*

## O'ahu Island Plan Waiawa, Moanalua, & Kapālama LUD's

**Waiawa**

- 70 acres in Industrial

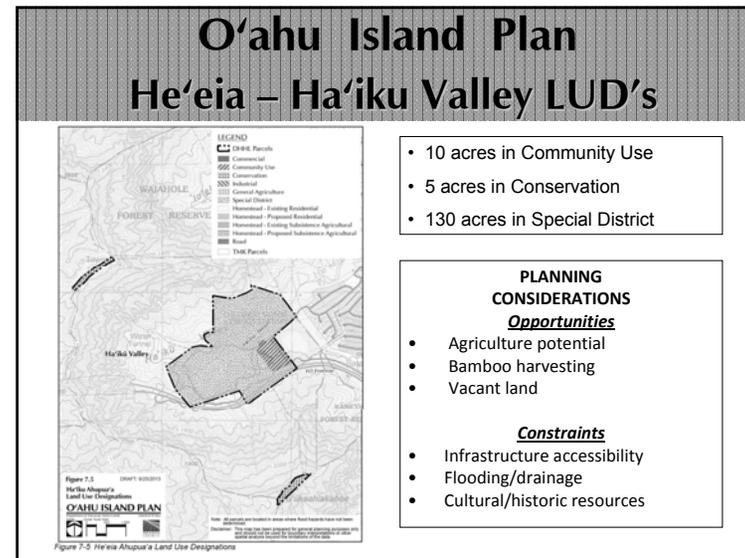
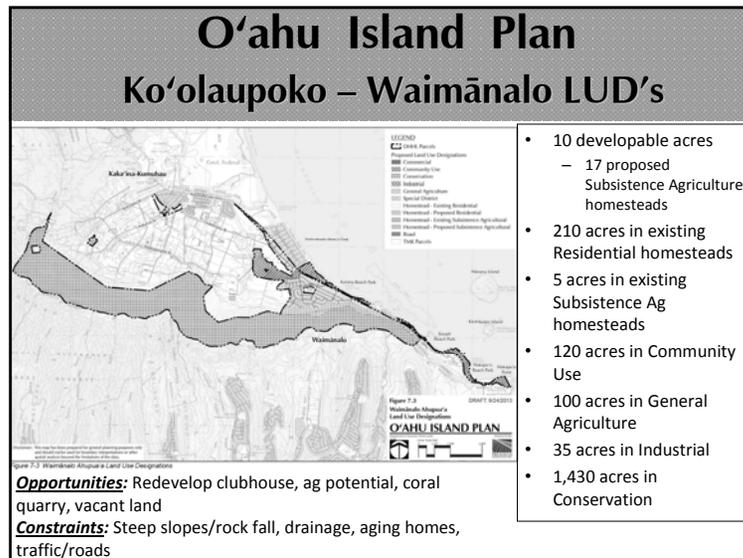
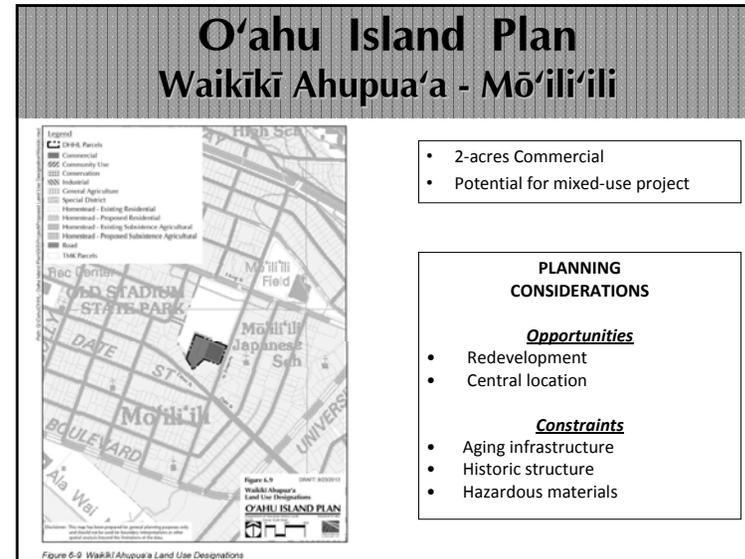
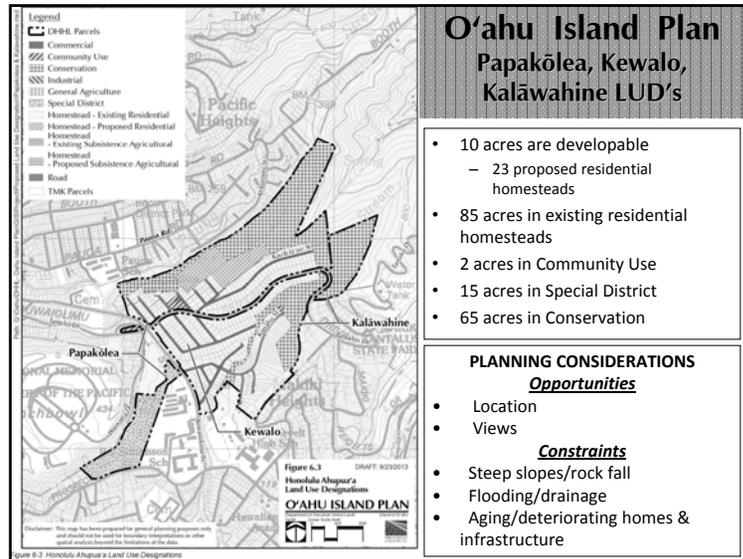
**Moanalua**

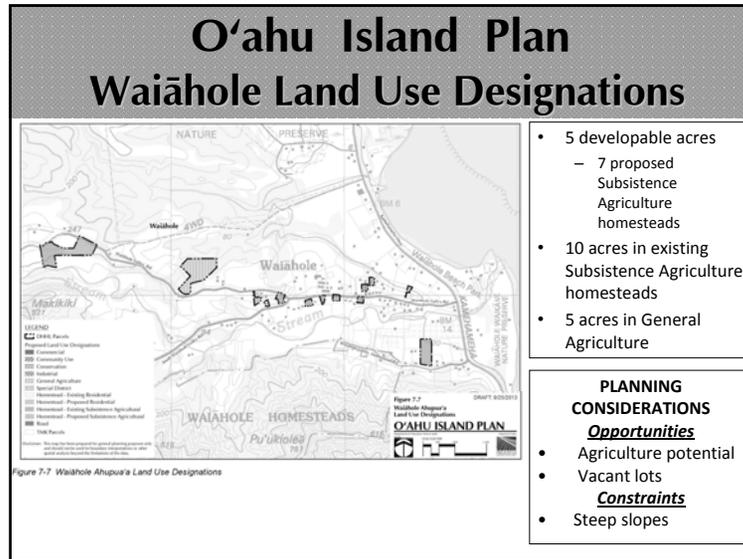
- 15 acres in Industrial

**Kapālama**

- 3 acres in Commercial
- 2 acres in Industrial

**PLANNING CONSIDERATIONS:** steep slopes, flooding/drainage, HC&C's Kapālama TOD (Transit Oriented Development)





### O'ahu Island Plan Priorities & Recommendations

- Remaining O'ahu Inventory for Homesteading: 830 acres
- Over the Next 20 Years: 3,370 units
  - **Years 1 to 10: Kapolei** 1,190 units
  - **Years 11 to 20: Wai'anae Coast** 655 units
    - Mā'ili 270 units
    - Luualalei 130 units
    - Nānākuli Expansion/In-Fill 140 units
    - Wai'anae Expansion/In-Fill 115 units
  - **Years 11 to 20: Waimānalo** 15 units
  - **Years 15 to 20+: Nānākuli mauka** 1,690 units
- **Acquire Homestead-Ready Lands** (Raw and Improved)
- **Acquire Land in Areas Preferred** for Homesteading:
  - Kapolei, Central, Windward, and Honolulu
- **Explore Alternative Housing Options** to Increase Density
  - Duplex, Multi-Plex, Apartment
  - 'Ohana Units, Rentals
- **Explore Alternative Ag Options** to Increase Opportunities to Farm

### O'ahu Island Plan Additional Community Outreach

- At the Dec. 17 HHC Meeting, beneficiaries **requested deferral of approval of the Final Draft** of the O'ahu Island Plan, expressing a need for **more information and time** to review and comment, and desiring **clear responses to their concerns** expressed during previous consultations and open houses.
- In response, the Planning Office will conduct **four additional Community Outreach Meetings** for beneficiaries **February 10-13** (Leeward, Kapolei, Waimanalo and Town) to respond to comments and collect additional input.
- **Notification postcards will be mailed out** to all applicants and lessees by January 22<sup>nd</sup> and information about the meetings will be posted on the DHHL website. **Homestead leaders will be directly notified.**
- All comments collected during previous consultations will be **responded to during these workshops**, with specific information on how they are addressed in the O'ahu Island Plan or have otherwise been incorporated.
- **Results will be analyzed** by the Planning Office and the Chair, and the Plan **brought back to the HHC for approval in March** in Kapolei.

**HAWAIIAN HOME LANDS**  
HAWAIIAN HOMES COMMISSION  
DEPARTMENT OF HAWAIIAN HOME LANDS

## Questions & Comments

~ Mahalo!



# Appendix E

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## Cost Estimates

-Summary

-Mō'ili'ili

-Papakōlea

Ulei Loop

Pili'ōkahe

Upper Nānākuli Valley



## Summary of Mo'ili'ili, Papakolea and Nanakuli Ulei Loop

### DHHL Order of Magnitude Cost Estimates

September 25, 2013

Costs reported in Stadium Bowl-O-Drome, and Moreira Dairy development plans were escalated 2% per year. In addition for the Moreira Dairy site, cost to construct detention/water quality basins were added. The requirement for storm water detention and water quality controls were implemented after the cost estimates for the above projects were done. Stadium site does not require detention/water quality controls since the lot is less than five acres and is paved.

Nanakuli Ulei Loop site, assumed 25 lots with lot grading, cut off ditch along base of hill, cost for sewer and water connections and facilities charge, and detention basin were included in the estimate without benefit of topographic survey or topography. Ulei Loop fronting the lots is fully developed with curb gutter and sidewalk, drainage system, water system, and electrical/telephone/CATV systems. City sewer system was assumed.

#### 2013 Infrastructure Cost

#### 2013 Infrastructure Cost Revised

Stadium Bowl-O-Drome (Mo'ili'ili)	
I =	2%
n =	13 years
2013 Total Cost	\$4,110,000

Moreira Dairy (Papakolea)	
number of lots =	23
I =	2 %
n =	20 years
2013 Total Cost	\$3,133,125
Cost per lot =	\$136,223

Nanakuli Ulei Loop		<i>revision in italics</i>
number of lots	25	<i>17</i>
2013 Total Cost	\$2,570,886	<i>\$2,328,926</i>
Cost per lot	\$102,835	<i>\$136,996</i>

Mo'ili'ili  
(Stadium Bowl-o-Drome)

Department of Hawaiian Homelands

Updated order of magnitude infrastructure cost estimates  
November 8, 2013

Source: Residential Development Feasibility Study  
Stadium Bowl-O-Drome Site  
Townscape, Inc.  
May 1, 2000

Sewer Capacity: page 3-6

Potential constraint on new development in the Moiliili area is the limited capacity of the existing pump station in Waikiki and sewer lines from McCully, Moiliili, Lower Manoa and Kapahulu areas. However, there is no moratorium on new sewer hook-ups in the Moiliili area.

It is recommended that an application for sewer connection be submitted to the City Department of Planning and Permitting in order to identify potential sewer system deficiencies.

Water Capacity, page 3-6

The existing potable water source, storage and transmission facilities for the Moiliili area are adequate for current level of use.

Drainage Capacity, page 3-7

Because of the existing level of development in the area and the Bowl-O-Drome's existing impervious surfaces (building and paved areas), significant impacts on the drainage system are not anticipated with redevelopment of the property as multi-family housing.

Infrastructure Order of Magnitude Cost Estimate  
2000 Cost

Development Type	Parking (asphalt at grade)	Site Improvements (walls, signs, lights)	Site Utilities (sewer, water, com, elect.)	Landscaping	Total
Commercial	\$106,000				\$106,000
Residential	\$94,000				\$94,000
Comm/Res		\$40,000	\$2,058,000		\$2,098,000
Commercial				\$34,048	\$34,048
Residential				\$72,352	\$72,352
Total	\$200,000	\$40,000	\$2,058,000	\$106,400	\$2,404,400

Mo'ili'ili  
(Stadium Bowl-o-Drome)

2013 Cost

n = 13 years  
l = 2%

Infrastructure Work Items	2000 Costs	Escalation Rate 2000 to 2013	Subtotal 2013 Costs	20% Contingency	2013 Costs
Commercial Parking (asphalt at grade)	\$106,000	1.2936	\$137,122	\$27,424	\$164,546
Residential Parking (asphalt at grade)	\$94,000	1.2936	\$121,598	\$24,320	\$145,918
Comm/Res Site Improve (walls,signs,lights)	\$40,000	1.2936	\$51,744	\$10,349	\$62,093
Comm/Res Site Util (sewer,water,com,elect)	\$2,058,000	1.2936	\$2,662,229	\$532,446	\$3,194,675
Commercial Landscaping	\$34,048	1.2936	\$44,044	\$8,809	\$52,853
Residential Landscaping	\$72,352	1.2936	\$93,595	\$18,719	\$112,313
			Subtotal		\$3,732,398
			10% Engineering		\$373,240
			Total		\$4,105,638
			Rounded Total		\$4,110,000

Papakolea  
(Moreira Dairy)

Department of Hawaiian Homelands

Update Order of Magnitude Cost Estimates  
November 8, 2013

Source: Site Assessment and Feasibility Report  
Kalawahine (TMK 2-4-34:08) and  
Moreira Dairy Farm (TMK 2-2-53:07)  
and  
Waimanalo (TMK 4-1-03:15 & 78)  
Oahu, Hawaii  
Group 70 International  
February 12, 1993

Papakolea-Moreira Dairy Farm

Topography, page 27

Most of the site includes steep rocky terrain. Gradual sloping areas are contained along the ridge. Site elevations range from 200 to 625 feet. Slope averages from approximately 15% to 20% along the top of the ridge with typical slope of 60% across the hillside. The balance of the site consists of steep mountainous terrain.

Soils, page 28

Buildings on steep slopes are susceptible to sliding when the soil is saturated. Foundations and retaining wall are also susceptible to cracking

Access, page 29

Accessibility to the project site is limited to one entry point at the end of Moreira Street. At the intersection of Tantalus Drive, Moreira Street is a 40 foot right of way which narrows to 20 feet

Public road constructed to City and County Standards would not be feasible. A private roadway is proposed. Existing conditions present problems to widen Moreira Street to 36 foot right of way.

Storm Drainage System

Storm drain system installed in the proposed roadway to serve the proposed development and discharge into Pauoa Stream. The City and County would require a detailed drainage study to confirm potential problems in area.

Water System

The project is within Category 2 where limited amount of water is available. The area has limited storage capacity. A detailed water master plan would be required by the Board of Water Supply before the adequacy of existing water system can be confirmed.

Papakolea  
(Moreira Dairy)

Sewer System

Existing 8" sewer main within Moreira Street be extended with the new roadway. Sewer Adequacy Application and details of the development would be required by the Division of Waste Water Management to confirm if existing sewer systems are adequate to serve the new development.

Proposed Development

A total of 23 single family lots can be accommodated within the developable portion of the site without resorting to excessive grading and without requiring major retaining walls. Average lot size would be approximately 10,000 square feet. Lots along both sides of a private 36 foot wide roadway.

1993 Infrastructure Development Cost

Grading and Roadway Construction	\$630,000
Storm Drainage System	\$390,000
Sanitary Sewer System	\$180,000
Wastewater Faculty Charge	\$30,000
Water System	\$150,000
Water Facility Charges	\$90,000
Electrical and Telephone System	\$100,000
Subtotal	\$1,570,000
Contingency 20%	\$314,000
Engineering & Surveying 10%	\$188,400
<b>Total</b>	<b>\$2,072,400</b>
<b>Cost per lot</b>	<b>\$90,104</b>

2013 Cost

number of lots = 23  
n = 20 years  
l = 2%

Work Items	1993 Cost	Escalation Rate 1993 to 2013	2013 Subtotal	20% Contingency	2013 Cost
Grading and Roadway Construction	\$630,000	1.4859	\$936,117	\$187,223	\$1,123,340
Storm Drainage System	\$390,000	1.4859	\$579,501	\$115,900	\$695,401
Storm Water Detention/Water Quality Basin					\$53,746
Sanitary Sewer System	\$180,000	1.4859	\$267,462	\$53,492	\$320,954
Wastewater Faculty Charge	\$30,000	1.4859	\$44,577	\$8,915	\$53,492
Water System	\$150,000	1.4859	\$222,885	\$44,577	\$267,462
Water Facility Charges	\$90,000	1.4859	\$133,731	\$26,746	\$160,477
Electrical and Telephone System	\$100,000	1.4859	\$148,590	\$29,718	\$178,308
Engineering & Surveying 10%	\$157,000	1.4859	\$233,286	\$46,657	\$279,944

Subtotal 2013 Estimated Cost \$3,133,125

**Total \$3,133,125**  
**Cost per lot \$136,223**

Papakolea  
(Moreira Dairy)

Additional Cost for Detention/Water Quality Basins

Average lot size including roadway	6000 square feet	0.14 acres
Impervious area		
House including carport	2000 square feet	
Roadway (50 frontage)	<u>600</u>	
	2600 square feet	0.06 acres

Runoff per lot

Q = CIA	
C =	0.65 for undeveloped area
C =	0.9 for impervious area
C =	0.76 for lot & roads
i =	4.5 inches for 1-hour rainfall
Tc =	10 minutes
Correction Factor =	2.4
I <sub>50</sub> =	10.8 inches per hour
A =	0.14 acres
Q =	0.47 cfs per improved lot
Q =	0.40 cfs per undeveloped lot

Flow and cost per drainage outlet:

Excavation cost = \$58 per cubic yard

Drainage Area No.	Number of Lots	Q for undeveloped lots (cfs)	Total runoff in cf w/10min Tc for undeveloped lots	Q for developed lots (cfs)	Total runoff in cf w/10 min Tc for developed lots	Required Storage in cubic yards
1	23	9	5560	11	6487	927

Assume detention/water quality basin under road

Pipe Size	Full Area (cf)	Req'd Length (feet)	Cost/foot	Cost
36	7.07	3539	\$250	\$884,711
48	12.57	1990	\$300	\$597,127
60	19.63	1275	\$350	\$446,096

Assume excavated detention basin

Required storage =	927 cubic yards
Excavation cost =	<u>\$58</u> per cubic yard
	\$53,746

Nanakuli Ulei Loop

Department of Hawaiian Home Lands  
 Order of magnitude cost estimates  
 8-Nov-13  
*11/15/2013, revisions in red/italics*

4.25 acres along Ulei Loop  
 Nanakuli, Oahu

Source:

Subdivision Layout:

Development Area (acre: No. Lots)  
 Residential 4.25  
*4.39*

Assume:

25 lots                      50 foot frontage                      150 foot depth                      7500 square feet  
*17 lots                      75 foot frontage                      150 foot depth                      11250 square feet*

Development Cost

Development Component

Roadway System (none lots front existing Ulei Loop)

Clearing & grubbing		4.25 acre @	\$3,500 per acre =	\$14,875
Lot Grading	25	17361 cubic yards	\$60 per CY =	\$1,041,667
Water connection to main	25	\$3,000 per connection		\$75,000
Water System Facilities Charge	25	20 fu	\$185.33 per fu	\$92,665
Drainage System				\$448,434
Sewage Facilities Charge	25	\$3,000 per lot		\$75,000
Sewer connection to main	25	\$3,000 per connection		\$75,000
Electrical/Telephone Hookup	25	\$5,000 per lot		\$125,000
				Subtotal
				\$1,947,641
				20% contingency
				\$389,528
				Subtotal
				\$2,337,169
				10% Engineering
				\$233,717
				<b>Total</b>
				<b>\$2,570,886</b>
				<b>Cost per lot</b>
				<b>\$102,835</b>

Nanakuli Ulei Loop

*Development Component*

*Roadway System (none lots front existing Ulei Loop)*

<i>Clearing &amp; grubbing</i>		<i>4.25 acre @</i>	<i>\$3,500 per acre =</i>	<i>\$14,875</i>
<i>Lot Grading</i>	<i>17</i>	<i>17708 cubic yards</i>	<i>\$60 per CY =</i>	<i>\$1,062,500</i>
<i>Water connection to main</i>	<i>17</i>	<i>\$3,000 per connection</i>		<i>\$51,000</i>
<i>Water System Facilities Charge</i>	<i>17</i>	<i>20 fu</i>	<i>\$185.33 per fu</i>	<i>\$63,012</i>
<i>Drainage System</i>				<i>\$385,950</i>
<i>Sewage Facilities Charge</i>	<i>17</i>	<i>\$3,000 per lot</i>		<i>\$51,000</i>
<i>Sewer connection to main</i>	<i>17</i>	<i>\$3,000 per connection</i>		<i>\$51,000</i>
<i>Electrical/Telephone Hookup</i>	<i>17</i>	<i>\$5,000 per lot</i>		<i>\$85,000</i>
				<hr/>
				<i>Subtotal</i>
				<i>\$1,764,338</i>
				<i>20% contingency</i>
				<i>\$352,868</i>
				<hr/>
				<i>Subtotal</i>
				<i>\$2,117,205</i>
				<i>10% Engineering</i>
				<i>\$211,721</i>
				<hr/>
				<i>Total</i>
				<i>\$2,328,926</i>
				<i>Cost per lot</i>
				<i>\$136,996</i>

Lot grading: 5 feet grading in back to 0 feet grading in front  
 grading volume per lot: 694 cubic yard/lot  
 Total grading volume: 17361 cubic yards  
 Clearing & grubbing: 4.25 acres

*Lot grading 5 feet grading in back to 0 feet grading in front*  
*grading volume per lot 1042 cubic yards/lot*  
*total grading volume 17708 cubic yards*

Cut off ditch: 1500 linear feet  
 pipe connection cut off ditch to drainage system in road: 2 each @ 200 linear feet

Nanakuli Ulei Loop

Additional Cost for Detention/Water Quality Basins

Average lot size including roadway	7500 square feet	0.17 acres	11250 square feet	0.26 acres
Impervious area				
House including carport	2000 square feet		2000 square feet	
Roadway existing	0		0	
	<u>2000 square feet</u>	0.05 acres	<u>2000 square feet</u>	0.05 acres

Runoff per lot

Q = CIA		<i>Runoff per lot</i>	
Q = CIA		Q = CIA	
C = 0.65 for undeveloped area		C = 0.65 for undeveloped area	
C = 0.9 for impervious area		C = 0.9 for impervious area	
C = 0.72 for lot & roads		C = 0.69 for lot & roads	
i = 2 inches for 1-hour rainfall		i = 2 inches for 1-hour rainfall	
Tc = 10 minutes		Tc = 10 minutes	
Correction Factor = 2.4		Correction Factor = 2.4	
I <sub>50</sub> = 4.8 inches per hour		I <sub>50</sub> = 4.8 inches per hour	
A = 0.17 acres		A = 0.26 acres	
Q = 0.59 cfs per improved lot		Q = 0.86 cfs per improved lot	
Q = 0.54 cfs per undeveloped lot		Q = 0.81 cfs per undeveloped lot	

Flow and cost per drainage outlet:

Excavation cost = \$58 per cubic yard

Drainage Area No.	Number of Lots	Q for undeveloped lots (cfs)	Total runoff in cf w/10min Tc for undeveloped lots	Q for developed lots (cfs)	Total runoff in cf w/10 min Tc for developed lots	Required Storage in cubic yards
1	25	13	8058	15	8884	826
<i>1</i>	<i>17</i>	<i>17</i>	10200	15	8781	1419

Nanakuli Ulei Loop

*Assume excavated detention basin*

*Required storage =*

*Excavation cost =*

*1419 cubic yards*

*\$50 per cubic yard*

*\$70,950*

*Riser for detention basin*

*Pipe to drainage system 2 @*

*Connection to drainage system 2 @*

*Cut off ditch*

*1500 linear feet @*

*\$5,000*

*\$3,000*

*\$2,000*

*\$200*

*\$6,000*

*\$4,000*

*\$300,000*

*Total drainage*

*\$385,950*

Assume excavated detention basin

Required storage =

Excavation cost =

826 cubic yards

\$58 per cubic yard

\$47,934

Riser for detention basin

Pipe to drainage system 2 @

Connection to drainage system 2 @

Cut off ditch

1500 linear feet @

\$8,500

\$5,000

\$3,500

\$250

\$10,000

\$7,000

\$375,000

Total drainage

\$448,434

Piliokahe

DHHL COST ESTIMATE

11/08/13 rev November 18, 2013

Old Cemetery Area  
Number of Lots

178 lots  
43 acres

126 units

**COST SUMMARY**

Work Item		Cost	
Clearing and Grubbing		\$150,500	\$150,500
Earthwork		\$933,700	\$933,700
Major Road		\$1,928,238	\$1,928,238
Collector Road		\$2,825,712	\$2,825,712
Drainage System		\$5,063,920	\$5,063,920
Sewer System		\$3,057,800	\$2,901,800
Water System		\$3,027,175	\$2,833,600
Electrical/Telephone/CATV	126 lot @ per lc	\$5,000	\$630,000
Electrical/Telephone/CATV	178 lot @ per lc	\$5,000.00	\$890,000
	Subtotal	\$17,877,044	\$17,267,470
	20% Contingency	\$3,575,409	\$3,453,494
	Subtotal	\$21,452,453	\$20,720,963
	Engineering 10% of construction cost	\$2,145,245	\$2,072,096
	<b>Total</b>	<b>\$23,597,698</b>	<b>\$22,793,060</b>
	Cost per lot	\$132,571	\$180,897.30

**ROAD**

Item	Quantity	unit	Cost/Unit	Cost
Major Road 56' ROW, 36' AC pavement, 2-curb & gutter, 2-3' sidewalks				
2" AC Pavement	4	SY	\$40.00	\$160
6" Base Course	0.67	CY	\$75.00	\$50
Curb & Gutter on each side of road	2	Linear Foot	\$45.00	\$90
3' Wide Concrete Sidewalk on each side of road	6	Square Feet	\$25.00	\$150
			Total-per linear foot	\$450
Collector Road 44' ROW, 24' AC Pavement, 2-curb & gutter, 2-3' sidewalk				
2" AC Pavement	2.67	SY	\$40.00	\$107
6" Base Course	0.44	CY	\$75.00	\$33
Curb & Gutter on each side of road	2	Linear Foot	\$45.00	\$90
3' Wide Concrete Sidewalk on each side of road	6	Square Feet	\$25.00	\$150
			Total-per linear foot	\$380

**CLEARING AND GRUBBING**

43 acres \$3,500 per acre \$150,500

**EARTHWORK**

	cubic yards	unit cost	Earthwork cost
Excavation	13900	\$58	\$806,200
Embankment (borrow 15,600 embankment - 13,900 excavation)	1700	\$75	\$127,500
		subtotal	\$933,700

ROAD	Road Length	Road Unit Cost	Road Cost	Major Road	Collector Rd
Road A Intersection w/Farrington Hwy		\$600,000	\$600,000		
Major Road A	350	\$450	\$157,588		
Major Road B	2600	\$450	\$1,170,650		
Collector Road C	1300	\$380	\$493,740		
Collector Road D	1380	\$380	\$524,124		
Collector Road E	300	\$380	\$113,940		
Collector Road F	1400	\$380	\$531,720		
Collector Road G	1080	\$380	\$410,184		
Collector Road H	1980	\$380	\$752,004		
<b>TOTAL ROAD</b>	10390		\$4,753,950	\$1,928,238	\$2,825,712

Piliokaha

**WATER SYSTEM**

	Road Length feet	8" Waterline feet	6" waterline feet	FH each	Waterline Unit Cost	Waterline Cost	FH unit cost	FH cost
Major Road A	350	350		0	\$210	\$73,500	\$7,600	\$0
Major Road B	2600	2600		8	\$210	\$546,000	\$7,600	\$60,800
Collector Road C	1300	1300		4	\$210	\$273,000	\$7,600	\$30,400
Collector Road D	1380	1380		4	\$210	\$289,800	\$7,600	\$30,400
Collector Road E	300		300	1	\$210	\$63,000	\$7,600	\$7,600
Collector Road F	1400	1400		5	\$210	\$294,000	\$7,600	\$38,000
Collector Road G	1080	1080		3	\$210	\$226,800	\$7,600	\$22,800
Collector Road H	1980	1850		3	\$210	\$388,500	\$7,600	\$22,800
	10390					Subtotal Water Cost \$2,154,600		\$212,800
		126 lots @		20 fu per lot		\$185 per fu		\$466,200
Water Facilities Charge		178 lots @		20 fu per lot		\$185 per fu		\$659,775
						<b>TOTAL WATER COST</b>		\$3,027,175
						<b>TOTAL WATER COST</b>		<b>\$2,833,600</b>

**SEWER SYSTEM**

	8" Sewerline feet	3" Sewerline feet	SMH each	Sewerline Unit Cost	Sewerline Cost	SMH Unit Cost	SMH Cost
Major Road A		350	1	\$220	\$77,000	\$7,000	\$7,000
Major Road B		2600	9	\$220	\$572,000	\$7,000	\$63,000
Collector Road C		1300	4	\$220	\$286,000	\$7,000	\$28,000
Collector Road D		1380	4	\$220	\$303,600	\$7,000	\$28,000
Collector Road E		300	1	\$220	\$66,000	\$7,000	\$7,000
Collector Road F		1400	4	\$220	\$308,000	\$7,000	\$28,000
Collector Road G		1080	5	\$220	\$237,600	\$7,000	\$35,000
Collector Road H		1980	6	\$220	\$435,600	\$7,000	\$42,000
subtotal		10390	0	34	\$2,285,800		\$238,000
					Subtotal Sewer Cost		\$2,523,800
Sewer Connection Charge		126	178 Lots	\$3,000 per lot		\$534,000	\$378,000
						<b>TOTAL SEWER COST</b>	\$3,057,800
						<b>TOTAL SEWER COST</b>	<b>\$2,901,800</b>

**DRAINAGE SYSTEM**

Drainline B/C	catch basin	12 each	\$8,500 per CB	\$102,000
	manhole	8 each	\$7,000 per MH	\$56,000
	18" drain line	1900 Linear Feet	\$250 per LF	\$475,000
	24" drain line	900 Linear Feet	\$275 per LF	\$247,500
	36" drain line	200 Linear Feet	\$375 per LF	\$75,000
	Outlet Struct	1 Linear Feet	\$8,500 each	\$8,500
	Lined Chnl Rd C	1700 Linear Feet	\$250 per LF	\$425,000
	Lined Chnl Rd B/C	2900 Linear Feet	\$100 per LF	\$290,000
			Subtotal	\$1,679,000
Drainline B/D	catch basin	12 each	\$8,500 per CB	\$102,000
	manhole	3 each	\$7,000 per MH	\$21,000
	18" drain line	250 Linear Feet	\$250 per LF	\$62,500
	24" drain line	1600 Linear Feet	\$275 per LF	\$440,000
	30" drain line	200 Linear Feet	\$300 per LF	\$60,000
	Outlet Struct	1 Linear Feet	\$8,500 each	\$8,500
	Lined Chnl	3600 Linear Feet	\$250 per LF	\$900,000
			Subtotal	\$1,594,000
Drainline F	catch basin	6 each	\$8,500 per CB	\$51,000
	manhole	3 each	\$7,000 per MH	\$21,000
	18" drain line	1250 Linear Feet	\$275 per LF	\$343,750
	Lined Chnl	700 Linear Feet	\$250 per LF	\$175,000
	outlet structure	1 each	\$8,500 each	\$8,500
			Subtotal	\$599,250
Drainline G	catch basin	7 each	\$8,500 per CB	\$59,500
	manhole	5 each	\$7,000 per MH	\$35,000
	18" drain line	1200 Linear Feet	\$250 per LF	\$300,000
	outlet structure	1 each	\$8,500 each	\$8,500
			Subtotal	\$403,000
Drainline H	catch basin	9 each	\$8,500 per CB	\$76,500
	manhole	3 each	\$7,000 per MH	\$21,000
	24" drain line	300 Linear Feet	\$275 per LF	\$82,500
	30" drain line	600 Linear Feet	\$300 per LF	\$180,000
	36" drain line	1050 Linear Feet	\$375 per LF	\$393,750
	outlet structure	1 each	\$8,500 each	\$8,500
		Subtotal	\$762,250	
		Subtotal	\$5,037,500	
Detention Basin	Required storage	240 cubic yards @	\$58 per cubic yard	\$13,920
	Connection to drainage system	1 each	\$5,000 each	\$5,000
	Riser in detention basin	1 each	\$7,500 each	\$7,500
			Subtotal	\$26,420
<b>TOTAL DRAINAGE SYSTEM</b>				<b>\$5,063,920</b>

Upper Nanakuli Valley

DHHL COST ESTIMATE  
November 8, 2013

Nanakuli Large & Small Lots  
Number of Lots

Large Valley	572 lots
Small Valley	238 lots
<b>Total</b>	<b>810 lots</b>

**COST SUMMARY LARGE VALLEY**

Work Item	Cost
Clearing and Grubbing	\$595,000
Earthwork	\$3,173,400
Erosion Control	
Major Road	\$4,160,310
Collector Road	\$9,905,184
Drainage System	\$10,163,878
Sewer System	\$11,909,200
Water System	\$14,231,775
Electrical/Telephone/CATV	572 lot @ per lot \$5,000.00 \$2,860,000
	<b>Subtotal \$56,998,747</b>
	<b>20% Contingency \$11,399,749</b>
	<b>Subtotal \$68,398,497</b>
	<b>Engineering 10% of construction cost \$6,839,850</b>
	<b>Total \$75,238,346</b>
	<b>Cost per lot \$131,536</b>

**COST SUMMARY SMALL VALLEY**

Work Item	Cost
Clearing and Grubbing	\$833,000
Earthwork	\$2,408,600
Erosion Control	
Major Road	\$3,187,770
Collector Road	\$2,764,944
Drainage System	\$3,885,426
Sewer System	\$4,781,850
Water System	\$4,171,371
Electrical/Telephone/CATV	238 lot @ per lot \$5,000.00 \$1,190,000
	<b>Subtotal \$23,222,961</b>
	<b>20% Contingency \$4,644,592</b>
	<b>Subtotal \$27,867,553</b>
	<b>Engineering 10% of construction cost \$2,786,755</b>
	<b>Total \$30,654,308</b>
	<b>Cost per lot \$128,800</b>

**ROAD**

Major Road 56' ROW, 36' AC pavement, 2-curb & gutter, 2-3' sidewalks

Item	Quantity	unit	Cost/Unit	Cost
2" AC Pavement	4	SF	\$40.00	\$160
6" Base Course	0.67	CY	\$75.00	\$50
Curb & Gutter on each side of road	2	Linear Foot	\$45.00	\$90
3' Wide Concrete Sidewalk on each side of road	6	Square Feet	\$25.00	\$150
		<b>Total</b>		<b>\$450 per linear foot</b>

Collector Road 44' ROW, 24' AC Pavement, 2-curb & gutter, 2-3' sidewalk

Item	Quantity	unit	Cost/Unit	Cost
2" AC Pavement	2.67	SF	\$40.00	\$107
6" Base Course	0.44	CY	\$75.00	\$33
Curb & Gutter on each side of road	2	Linear Foot	\$45.00	\$90
3' Wide Concrete Sidewalk on each side of road	6	Square Feet	\$25.00	\$150
		<b>Total</b>		<b>\$380 per linear foot</b>



Upper Nanakuli Valley

**SEWER SYSTEM**

	8" Sewerline feet	6" Sewerline feet	SMH each	Sewerline Unit Cost	Sewerline Cost	SMH Unit Cost	SMH Cost
Major Road "A"	3600		40	\$220	\$792,000	\$7,000	\$280,000
Collector Road B	920		11	\$220	\$202,400	\$7,000	\$77,000
Collector Road C	820		4	\$220	\$180,400	\$7,000	\$28,000
Collector Road D	1010		4	\$220	\$222,200	\$7,000	\$28,000
Collector Road E	1250		4	\$220	\$275,000	\$7,000	\$28,000
Collector Road F	2370		9	\$220	\$521,400	\$7,000	\$63,000
Collector Road G	1530		5	\$220	\$336,600	\$7,000	\$35,000
Collector Road H	2480		10	\$220	\$545,600	\$7,000	\$70,000
Collector Road I	1770		7	\$220	\$389,400	\$7,000	\$49,000
Collector Road J	2090		6	\$220	\$459,800	\$7,000	\$42,000
Collector Road K	1790		7	\$220	\$393,800	\$7,000	\$49,000
Collector Road L	1450		5	\$220	\$319,000	\$7,000	\$35,000
Collector Road M	820		4	\$220	\$180,400	\$7,000	\$28,000
Collector Road N	1160		6	\$220	\$255,200	\$7,000	\$42,000
Collector Road O	2760		11	\$220	\$607,200	\$7,000	\$77,000
Collector Road P	1290		4	\$220	\$283,800	\$7,000	\$28,000
Sewerline A1		500	1	\$185	\$92,500	\$7,000	\$7,000
Sewerline A2		850	4	\$185	\$157,250	\$7,000	\$28,000
Sewerline A3		350	2	\$185	\$64,750	\$7,000	\$14,000
Sewerline A4		400	3	\$185	\$74,000	\$7,000	\$21,000
Sewerline C1		250	2	\$185	\$46,250	\$7,000	\$14,000
Sewerline D1		650	3	\$185	\$120,250	\$7,000	\$21,000
Sewerline E1		400	2	\$185	\$74,000	\$7,000	\$14,000
Sewerline E2		900	3	\$185	\$166,500	\$7,000	\$21,000
Sewerline E3		400	2	\$185	\$74,000	\$7,000	\$14,000
Sewerline F1		1150	4	\$185	\$212,750	\$7,000	\$28,000
Sewerline F2		350	2	\$185	\$64,750	\$7,000	\$14,000
Sewerline G1		650	3	\$185	\$120,250	\$7,000	\$21,000
Sewerline I1		750	4	\$185	\$138,750	\$7,000	\$28,000
Sewerline I2		550	3	\$185	\$101,750	\$7,000	\$21,000
Sewerline J1	300		1	\$220	\$66,000	\$7,000	\$7,000
Sewerline J2		700	4	\$185	\$129,500	\$7,000	\$28,000
Sewerline J3		400	2	\$185	\$74,000	\$7,000	\$14,000
Sewerline J4		350	3	\$185	\$64,750	\$7,000	\$21,000
Sewerline K1		650	3	\$185	\$120,250	\$7,000	\$21,000
Sewerline K2		400	3	\$185	\$74,000	\$7,000	\$21,000
Sewerline L1	300		1	\$220	\$66,000	\$7,000	\$7,000
Sewerline L2		550	2	\$185	\$101,750	\$7,000	\$14,000
Sewerline M1		300	1	\$185	\$55,500	\$7,000	\$7,000
Sewerline N1		750	3	\$185	\$138,750	\$7,000	\$21,000
Sewerline O1		650	3	\$185	\$120,250	\$7,000	\$21,000
Sewerline O2		500	3	\$185	\$92,500	\$7,000	\$21,000
Sewerline P1		400	3	\$185	\$74,000	\$7,000	\$21,000
Sewerline P2		400	3	\$185	\$74,000	\$7,000	\$21,000
subtotal	27710	14200	210		\$8,723,200		\$1,470,000
					Subtotal Sewer Cost		\$10,193,200

Upper Nanakuli Valley

Sewer Connection Charge	572 Lots	\$3,000 per lot	\$1,716,000
<b>TOTAL SEWER COST</b>			<b>\$11,909,200</b>

<b>DRAINAGE SYSTEM</b>	Unit	Unit Cost	Subtotal
Catch Basins	283 each	\$7,500 per CB	\$2,122,500
18" Drainline	16100 linear feet	\$250 per linear foot	\$4,025,000
24" Drainline	4600 linear feet	\$275 per linear foot	\$1,265,000
30" Drainline	1350 linear feet	\$325 per linear foot	\$438,750
36" Drainline	1450 linear feet	\$375 per linear foot	\$543,750
Outlet Structure	8 each	\$8,500 per structure	\$68,000
Culvert on Road A	200 linear feet	\$500 per linear foot	\$100,000
Cut Off Ditch	1000 linear feet	\$250 per linear foot	\$250,000
Detention Basins	23291 cubic yards	\$58 per cubic yard	\$1,350,878
<b>TOTAL DRAINAGE COST</b>			<b>\$10,163,878</b>

**SMALL VALLEY**

<b>CLEARING AND GRUBBING</b>	238 acres	\$3,500 per acre	\$833,000
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**EARTHWORK**

	cubic yards	unit cost	Earthwork cost
Excavation	31700	\$58	\$1,838,600
Embankment (borrow 39300 embankment - 31700 excavation)	7600	\$75	\$570,000
subtotal			\$2,408,600

**EROSION CONTROL**

**ROAD**

	Road Length (feet)	Road Unit Cost	Road Cost
Major Road	7080	\$450	\$3,187,770
Collector Road	7280	\$380	\$2,764,944
<b>TOTAL ROAD</b>			<b>14360</b>
			\$5,952,714

**WATER SYSTEM**

	inches	Road Length feet	8" Waterline feet	6" waterline feet	FH each	Waterline Unit Cost	Waterline Cost	FH unit cost	FH cost
Major Roac	17.7	7080	7080		16	\$210	\$1,486,800	\$7,600	\$121,600
Collector R	2.2	880		880	3	\$210	\$184,800	\$7,600	\$22,800
Collector R	2.2	880		880	2	\$210	\$184,800	\$7,600	\$15,200
Collector R	2.2	880		880	3	\$210	\$184,800	\$7,600	\$22,800
Collector R	2.2	880		880	2	\$210	\$184,800	\$7,600	\$15,200
Collector R	2.5	1000		1000	2	\$210	\$210,000	\$7,600	\$15,200
Collector R	3.3	1320		1320	4	\$210	\$277,200	\$7,600	\$30,400
Collector R	2.8	1120		1120	3	\$210	\$235,200	\$7,600	\$22,800
Collector R	0.8	320		320	1	\$210	\$67,200	\$7,600	\$7,600
subtotal		14360	7080	7280	36		\$3,015,600		\$273,600
Total road length		49680							

Water Fact	238 lots @	20 fu per lot @	\$185 per fu	\$882,171
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Total Water System

**TOTAL WATER COST** **\$4,171,371**

Upper Nanakuli Valley

**SEWER SYSTEM**

	8" Sewerline (feet)	6" Sewerline (feet)	SMH (each)	Sewerline Unit Cost	Sewerline Cost	SMH Unit Cost	SMH Cost
Major Road Q	6920		29	\$220	\$1,522,400	\$7,000	\$203,000
Collector Road R		750	3	\$185	\$138,750	\$7,000	\$21,000
Collector Road S		650	4	\$185	\$120,250	\$7,000	\$28,000
Collector Road T		670	3	\$185	\$123,950	\$7,000	\$21,000
Collector Road U		680	3	\$185	\$125,800	\$7,000	\$21,000
Collector Road V		750	3	\$185	\$138,750	\$7,000	\$21,000
Collector Road W		800	4	\$185	\$148,000	\$7,000	\$28,000
Collector Road X		800	5	\$185	\$148,000	\$7,000	\$35,000
Collector Road Y		720	1	\$185	\$133,200	\$7,000	\$7,000
Sewerline Q1		600	3	\$185	\$111,000	\$7,000	\$21,000
Sewerline R1		650	3	\$185	\$120,250	\$7,000	\$21,000
Sewerline S1		650	4	\$185	\$120,250	\$7,000	\$28,000
Sewerline T1		650	3	\$185	\$120,250	\$7,000	\$21,000
Sewerline U1		550	3	\$185	\$101,750	\$7,000	\$21,000
Sewerline V1		800	5	\$185	\$148,000	\$7,000	\$35,000
Sewerline V2		150	0	\$185	\$27,750	\$7,000	\$0
Sewerline W1		600	3	\$185	\$111,000	\$7,000	\$21,000
Sewerline W2		300	0	\$185	\$55,500	\$7,000	\$0
subtotal	6920	10770	79		\$3,514,850		\$553,000
					Subtotal Sewer Cost		\$4,067,850
Sewer connection Charge		238 lots		\$3,000 per lot	\$714,000		
					<b>TOTAL SEWER COST</b>		<b>\$4,781,850</b>

**DRAINAGE SYSTEM**

Catch Basins	64 each	\$7,500 per CB	\$480,000
18" Drainline	8100 linear feet	\$250 per linear foot	\$2,025,000
24" Drainline	650 linear feet	\$275 per linear foot	\$178,750
Outlet Structure	4 each	\$8,500 per structure	\$34,000
Cut Off Ditch	2050 linear feet	\$250 per linear foot	\$512,500
Culvert on Road Q	200 linear feet	\$500 per linear foot	\$100,000
Detention Basins	9572 cubic yards	\$58 per cubic yard	\$555,176
		Total Drainage Cost	\$3,885,426

Upper Nanakuli Valley  
Drainage Large Valley

DRAINAGE LARGE VALLEY

runoff per lot	
A =	0.3 acrs per lot
C =	0.6
I =	4.8 inches/hr
Q = CIA	0.86 cfs/lot
Inlet spacing	250 feet for pipes 36" or less in diameter 500 feet for larger pipes and box drains
Inlet Capacity	4 cfs for 4% gutter grade 5 lot for inlet

LARGE VALLEY

	Drainline	Location	No. of Catch Basins	Q	Line Size w/s=5%	Line Length
GREEN	E1	Road E	2	2	18	450
	D1	Road D	2	3	18	450
	C1	Road C	2	4	18	450
	A1	E1-D1	3	16	18	250
	A1	D1-C1	3	28	24	250
	A1	C1-B1	3	40	24	250
	E2	Road E	2	4	18	250
	D2	Road D	2	3	18	250
	B1	TO E2	4	9	18	250
	B1	E2-D2	2	17	18	250
	B1	D2-C	2	24	18	250
	B1	C-mid B!	2	33	24	450
	B1	mid B1-A1	0	40	24	350
	A1	B1-Culvert	2	88	36	500
		Subtotal	31		18"	2850
					24"	1300
					36"	500

Detention Basin 1453 cubic yards

	Drainline	Location	No. of Catch Basins	Q	Line Size w/s=5%	Line Length
BLUE	G1	Road G	4	9	18	400
	G1	Road G	2	13	18	400
	G1	Road G	0	22	18	350
	F1	Road F	4	3	18	550
	F1	Road F	2	13	18	400
	F1	Road F	2	22	18	350
	F1	Road F	0	30	24	500
	A2	Road A	4	9	18	400
	A2	Road A	2	16	18	400
	A2	Road A	2	25	24	200
	A2	Road A	3	28	24	500
	A2	G1-F1	2	64	30	400
	A2	F1-outlet	2	103	36	150
	A2	outlet	0	105	36	400
		Subtotal	29		18"	3250
					24"	1200
					30"	400
					36"	550

Outlet Structure 1 each  
Detention Basin 4487 cubic yards

	Drainline	Location	No. of Catch Basins	Q	Line Size w/s=5%	Line Length
ORANGE	B2	Road B	4	3	18	500
		outlet	0	12	18	150
		Subtotal	4		18"	650

Outlet Structure 1 each  
Detention Basin 1496 cubic yards

	Drainline	Location	No. of Catch Basins	Q	Line Size w/s=5%	Line Length
PINK	B3	Outlet	2	6	18	150

Outlet Structure 1 eac  
Detention Basin 556 cubic yards

	Drainline	Location	No. of Catch Basins	Q	Line Size w/s=5%	Line Length
YELLOW	N1	Road N	4	3	18	300
WEST			2	8	18	350
			2	12	18	200
	Road A		2	25	24	350
			2	28	24	300
			0	37	24	150
		Subtotal	98		18"	850
					24"	800

Upper Nanakuli Valley  
Drainage Large Valley

Outlet Structure 1 each  
Detention Basin 1795 cubic yards

Drainline	Location	No. of Catch Basins	Q	Line Size w/s=5%	Line Length	
K2	Road K	4	2	18	400	
K2	Road K	2	11	18	400	
K2-K1	Road K	2	20	18	400	
K1	Road K-J	0	27	24	250	
J1	Road J	4	3	18	400	
J1	Road J	2	10	18	350	
J1	Road J	2	17	18	400	
J1	J1-H1	0	53	30	400	
I1	Road I	4	8	18	350	
I1	Road I	2	17	18	400	
	I1	Road I	0	26	24	300
	H1	Road H	5	6	18	300
	H1	Road H	2	67	30	300
	H1	outlet	0	98	36	400
Subtotal			175	18"	3400	
				24"	550	
				30"	700	
				36"	400	

Outlet Structure 1 each  
Detention Basin 4829 cubic yards

Drainline	Location	No. of Catch Basins	Q	Line Size w/s=5%	Line Length
M1	Road M	2	3	18	150
M1	Road M	2	6	18	200
M1-L1		2	9	18	350
L1	Road L	4	3	18	400
L1	Road L	2	12	18	250
L1	Road L	2	17	18	250
L1	Road L	0	22	18	250
H1	Road H	4	7	18	400
H1	Road H	3	16	18	300
H1	Road H	2	28	24	450
H1	Road H	2	35	24	300
H1	Road H	1	70	30	250
Subtotal			26	18"	2550
				24"	750
				30"	250

Outlet Structure 1 each  
Detention Basin 3077 cubic yards

Drainline	Location	No. of Catch Basins	Q	Line Size w/s=5%	Line Length
O2	Road O	4	4	18	500
O2	Road O	2	13	18	400
	outlet	0	16	18	300
Subtotal			6	18"	1200

Outlet Structure 1 each  
Detention Basin 1068 cubic yards

Drainline	Location	No. of Catch Basins	Q	Line Size w/s=5%	Line Length
P1	Road P	4	2	18	400
P1	Road P	2	11	18	400
P1	Road P	0	22	18	200
A4	Road A	4	2	18	400
		2	4	18	450
		0	29	24	150
Subtotal			12	18"	1850
				24"	150

Outlet Structure 1 each  
Detention Basin 4530 cubic yards

Total	Catch Basins:	283	18" DL	16100
			24" DL	4600
			30" DL	1350
			36" DL	1450

Outlet Structure 8 each  
Detention Basin 23291 cubic yards

1000 Linear Feet

Cuvert on Major Road A beginning 200 Linear Feet

Upper Nanakuli Valley  
Drainage Small Valley

DRAINAGE SMALL VALLEY

runoff per lot  
A = 0.3 acrs per lot  
C = 0.6  
I = 4.8 inches/hr  
Q = CIA 0.86 cfs/lot

Inlet spacing 250 feet for pipes 36" or less in diameter  
500 feet for larger pipes and box drains  
Inlet Capacity 4 cfs for 4% gutter grade  
5 lot for inlet

	Drainline	Location	No. of Catch		Q	Line Size w/s=5%	Line Length
			Basins				
PINK	U1	Road U	2		3	18	500
	T1	Road T	2		3	18	500
	S1	Road S	2		3	18	500
	R1	Road R	2		3	18	500
	Q1	Road Q	4		12	18	200
	Q1	Road Q	2		22	18	250
	Q1	Road Q	2		34	24	200
	Q1	Road Q	2		50	24	250
	Q1	Road Q	0		54	24	200
		Subtotal		18			18"
						24"	650

Detention Basin 3333 cubic yards

	Drainline	Location	No. of Catch		Q	Line Size w/s=5%	Line Length	
			Basins					
GREEN	Q3	Road Q	2		6	18	250	
	X	Road X	2		9	18	200	
	X	Road X	1		16	18	200	
	X	Road X	2		3	18	400	
	W1	Road W	4		3	18	450	
	W3	Road W-X	0		23	18	250	
	V1	Road V	4		3	18	500	
	Q2	Road Q	4		5	18	400	
	Q2	Road Q	2		10	18	350	
	Q2	Outlet	3		22	18	150	
		Subtotal		24			18"	3150

Outlet Structure 1 each  
Detention Basin 3547 cubic yards

	Drainline	Location	No. of Catch		Q	Line Size	Line Length
			Basins				
BLUE	Q4	Road Q	4		4	18	250
	Q4	outlet	0		7	18	150
		Subtotal		4			18"

Outlet Structure 1 each  
Detention Basin 385 cubic yards

	Drainline	Location	No. of Catch		Q	Line Size	Line Length
			Basins				
ORANGE	Q6	Road Q	4		3	18	400
			4		8	18	400
		outlet	0		18	18	150
			8			18"	950

Outlet Structure 1 each  
Detention Basin 940 cubic yards

	Drainline	Location	No. of Catch		Q	Line Size	Line Length
			Basins				
YELLOW	Q5	Road @	4		5	18	250
			2		8	18	250
			2		12	18	250
			2		16	18	250
			0		20	18	150
	Subtotal		10			18"	1150

Outlet Structure 1 each  
Detention Basin 1367 cubic yards

Total Catch Basins 64 18' DL 8100  
24"DL 650

Outlet Structure 4 each  
Detention Basins 1367 cubic yards

Total Catch Basins 64 18" DL 8100  
24"DL 650

Outlet Structure 4 each  
Detention Basin 9572 cubic yards

Cut Off Ditch on west side of Small Valley 2050 linear feet

Culvert on Road Q beginning 200 linear feet



## **Appendix F**

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### **Press Releases and Mailings**

- Press Release April 16, 2013
- Save the Date Postcard, April 2013
- OIP Newsletter #1, April 2013
- Press Release July 10, 2013
- Beneficiary Consultation Invitation, July 1, 2013
- OIP Newsletter #2, July 2013
- Save the Date Postcard, February 2014





HAWAIIAN HOME LANDS  
HAWAIIAN HOMES COMMISSION  
DEPARTMENT OF HAWAIIAN HOME LANDS

**NEWS RELEASE**

**FOR IMMEDIATE RELEASE**

April 16, 2013

**DEPARTMENT OF HAWAIIAN HOME LANDS LAUNCHES  
BENEFICIARY OUTREACH FOR O'AHU ISLAND PLAN**

*Beneficiary Mana 'o Crucial to DHHL Planning Process*

KAPOLEI, O'AHU — The Department of Hawaiian Home Lands invites beneficiaries to take part in planning the future of Hawaiian Home Lands on O'ahu. The Department is developing the O'ahu Island Plan to guide DHHL management and development of trust lands on the island over the next 20 years.

Beginning this month, the Department will host three Open House workshops to gather beneficiary input on the issues unique to O'ahu and its current and future homesteaders. Workshops are open to applicants on the O'ahu applicant lists, as well as lessees who currently reside on homestead lots on O'ahu.

The Open House workshops will take place on:

- Saturday, April 20th from 10:30 a.m. – 3:00 p.m. at Waipahu High School Cafeteria
- Saturday, April 27th from 10:30 a.m. – 3:00 p.m. at Farrington High School Cafeteria
- Saturday, May 4th from 10:30 a.m. – 3:00 p.m. at Kalāheo High School Cafeteria

These workshops are part of an ongoing discussion about what needs to be in place on O'ahu to help further DHHL's mission of developing and delivering homesteads to native Hawaiian beneficiaries.

A survey was sent to DHHL beneficiaries on the O'ahu residential and agricultural waitlists regarding the development of new homesteads on the island. Beneficiaries are reminded the survey deadline is **Tuesday, April 30, 2013**.

The O'ahu Island Plan is being developed by DHHL's Planning Office in consultation with PBR HAWAII and Associates. The O'ahu Island Plan is the last of five island plans developed as part of DHHL's planning system.

For more information, visit [www.dhhl.hawaii.gov](http://www.dhhl.hawaii.gov).

###

**MEDIA CONTACT**

Darrell T. Young  
Deputy to the Chair  
Department of Hawaiian Home Lands  
(808) 620-9510  
[Darrell.T.Young@hawaii.gov](mailto:Darrell.T.Young@hawaii.gov)



[dhhl.hawaii.gov](http://dhhl.hawaii.gov) | [Facebook.com/DHHL.Hawaii.gov](https://www.facebook.com/DHHL.Hawaii.gov) | [Twitter.com/dhhl](https://twitter.com/dhhl) | [Flickr.com/dhhl](https://www.flickr.com/photos/dhhl/) | [YouTube.com/thedhhl](https://www.youtube.com/channel/UC...)

# SAVE THE DATE

## *Aloha!*

*The Department of Hawaiian Home Lands invites you to take part in planning the future of Hawaiian Home Lands on O'ahu.*

*The DHHL Planning Office is developing the O'ahu Island Plan (OIP), and your mana'o is crucial to the planning process. One of the first opportunities to participate is to attend any one of three Open House Workshops being held islandwide.*

*Mahalo, and we hope to see you there!*

### **Open House Workshops**

April 20, 2013  
10:30 a.m. - 3:00 p.m.  
Waipahu High School Cafeteria

April 27, 2013  
10:30 a.m. - 3:00 p.m.  
Farrington High School Cafeteria

May 4, 2013  
10:30 a.m. - 3:00 p.m.  
Kalaheo High School Cafeteria

*\*Locations subject to change with notice*



**HAWAIIAN HOME LANDS**

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

PRESORTED  
STANDARD  
US POSTAGE PAID  
HONOLULU, HI  
PERMIT NO. 574

*Remember to Return Your Survey by **April 30!***

PRESORTED  
STANDARD  
US POSTAGE PAID  
HONOLULU, HI  
PERMIT NO. 574

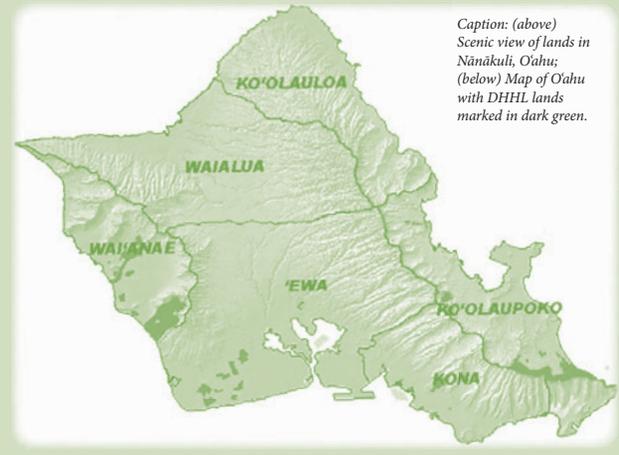
 **O'AHU ISLAND PLAN**  
*Beneficiary Participation Newsletter*

Prepared by the Department of Hawaiian Home Lands Planning Office April 2013

The O'ahu Island Plan is being developed to provide recommendations for future uses of Hawaiian Home Lands (HHL) on the island of O'ahu. This planning effort is being undertaken to provide a sound basis for land use designations and appropriate land management strategies. Once completed and approved by the Hawaiian Homes Commission, the O'ahu Island Plan will be utilized as a guide to meet beneficiary and HHL needs over the next 20 years.



The Department of Hawaiian Home Lands (DHHL) has a limited land base on O'ahu, which is why consultation with beneficiaries is a critical component of Island Plan development. We invite you to take part in planning the future of Hawaiian Home Lands here on O'ahu.



*Caption: (above) Scenic view of lands in Nānākuli, Oahu; (below) Map of Oahu with DHHL lands marked in dark green.*

**O'AHU  
BY THE NUMBERS**

**TRUST LANDS  
ON O'AHU**  
6,726 Acres  
*(As of January 2012)*

**O'AHU  
BENEFICIARIES**  
4,288 Lessees  
4,228 Residential  
60 Agricultural

**13,368 Applicants**  
9,949 Residential  
3,419 Agricultural  
*(As of June 30, 2012)*

**For more information contact:**  
Nancy McPherson Phone: (808)620-9519  
Senior Planner, Planning Office Fax: (808)620-9559  
Department of Hawaiian Home Lands E-mail: nancy.m.mcpherson@hawaii.gov

Online at [www.dhhl.hawaii.gov](http://www.dhhl.hawaii.gov)  
or Facebook, Twitter, Flickr, & YouTube



**O'AHU ISLAND PLAN**

**Applicant Preference Survey**

Surveys are due **April 30, 2013**. Surveys may be completed online or by mail. If you are completing the survey by mail, please be sure to **post-mark** by **April 30, 2013**.

<p><b>Open House Meetings</b>  April 20, 2013  10:30 a.m. - 3:00 p.m.  Waipahu High School Cafeteria</p> <p>April 27, 2013  10:30 a.m. - 3:00 p.m.  Farrington High School Cafeteria</p> <p>May 4, 2013  10:30 a.m. - 3:00 p.m.  Kalaeo High School Cafeteria</p> <p><i>*Location subject to change with notice</i></p>	<p><b>Beneficiary Consultation Meetings</b>  July 16, 2013  6:00 p.m. - 8:00 p.m.  Waipahu High School Cafeteria</p> <p>July 17, 2013  6:00 p.m. - 8:00 p.m.  Farrington High School Cafeteria*</p> <p>July 18, 2013  6:00 p.m. - 8:00 p.m.  Kalaeo High School Cafeteria</p>
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# THE HAWAIIAN HOMESTEAD ACT OF 1920

Enacted by U.S. Congress in 1921

As we begin to layout the future of Hawaiian Home Lands on O'ahu, let us remember the foundation upon which our work must be built, and the vision and spirit of the Hawaiian Homes Commission Act and our founder Prince Jonah Kūhiō Kalaniana'ole.

ritorial Senators John Wise and Robert Shingle persuaded the U.S. Congress to pass the Hawaiian Homes Commission Act two years later in 1921:

*"The Congress of the United States and the State of Hawai'i declare that the policy of this Act is to enable native Hawaiians to return to their lands in order to fully support self-sufficiency for native Hawaiians and the self-determination of native Hawaiians in the administration of this Act, and the preservation of the values, traditions, and culture of native Hawaiians."*

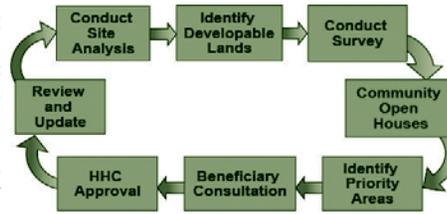
In 1919, Prince Kūhiō encouraged the U.S. government to adopt a policy of 'āina ho'opulapula or "restoration [of Native Hawaiians] through the land." Prince Kūhiō and Ter-

Specific legislation and amendments have refined the Act into the form it is in today. Our mission at the Department of Hawaiian Home Lands is to manage the Hawaiian Home Lands trust effectively to develop and deliver lands to native Hawaiians beneficiaries.

## ISLAND PLAN PROCESS

The Island Planning process can seem daunting at first glance, but once you familiarize yourself with the various steps in the process you will be better able to participate. We are currently in the initial stages of gathering information from stakeholders through our Applicant Preference Survey as well as our Open House meetings. Stakeholders include our beneficiaries, both applicants and lessees, as well beneficiary organizations, DHHL staff, Honolulu City & County, state agencies, and other native Hawaiian organizations. We will use stakeholder feedback as well as the findings from our site analysis

to identify developable lands on O'ahu to identify priority areas and develop a draft of the O'ahu Island Plan. This draft OIP will then go out to beneficiaries for more feedback. The feedback from Beneficiary Consultation meetings will be used to develop an OIP draft to be taken to the Hawaiian Homes Commission (HHC) for approval. Once approved by the HHC, DHHL staff will implement the various plans, developments, and priority projects called for by stakeholders in the O'ahu Island Plan. See the graphic below for a timeline of the Island Plan Process.



## BENEFICIARY PARTICIPATION OPPORTUNITIES

### Applicant Survey

A survey of O'ahu Applicants is currently underway. Survey responses will help DHHL better understand current applicant needs and preferences as to what types of products should be offered for future awards. Surveys were mailed to O'ahu residential and agricultural applicants on March 12, 2013. If you did not receive a survey, please contact the DHHL Applications Branch at (808)620-9220 to ensure your applicant records are up to date. Surveys can also be completed online. If you prefer the online survey, please contact the DHHL Planning Office at (808)620-9519 for a link and password. Individual survey responses are strictly confidential. Surveys must be completed online or post-marked and returned by **Tuesday, April 30, 2013**.

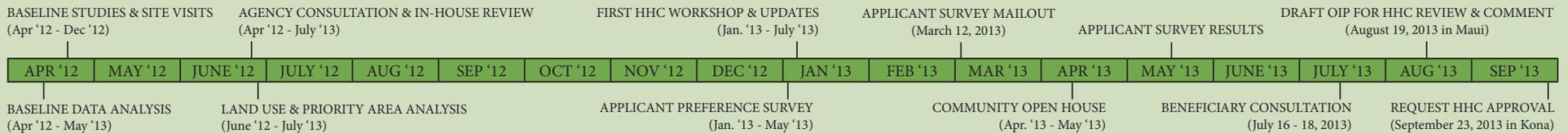
### Open House Meetings

These meetings will provide information regarding the planning process and provide opportunities to discuss issues and opportunities as they relate to the develop-

ment of the O'ahu Island Plan. Please join us for one of the three meetings scheduled at various O'ahu venues (*See back page for schedule and locations*). Drop in at your own convenience between 10:30 a.m. and 3:00 p.m. View information, ask questions, and share comments at your leisure with DHHL staff and consultants as you stop by the various stations. Short presentations will be given at 11:30 a.m. and 2:30 p.m., with a question and answer period to follow.

### Beneficiary Consultation Meetings

The information gathered from surveys and Open House meetings will be used to develop draft land use designations for DHHL's land holding on O'ahu, as well as a draft of the entire O'ahu Island Plan. These meetings will provide beneficiaries an opportunity to review, comment and provide feedback on both drafts before they are sent to Commission for review. Drafts will also be based on an analysis of land constraints, existing and proposed land uses in regional plans, and meetings with DHHL divisions, city and state agencies.





## NEWS RELEASE

**FOR IMMEDIATE RELEASE**  
July 10, 2013

### **DHHL RAMPS UP O'AHU ISLAND PLAN OUTREACH**

*Beneficiary Mana'o on DHHL Land Use Designations Sought*

KAPOLEI, O'AHU — The Department of Hawaiian Home Lands invites beneficiaries to participate in planning the future of Hawaiian Home Lands on O'ahu. The Department is developing the O'ahu Island Plan to guide DHHL management and development of trust lands on the island over the next 20 years.

The Department will host three Beneficiary Consultation meetings to gather input on draft proposed land use designations for O'ahu. Beneficiary Consultation meetings are open to beneficiaries on the O'ahu applicant lists, as well as lessees who currently reside on homestead lots on the island.

The Beneficiary Consultation meetings are scheduled as follows:

- Tuesday, July 16, 2013  
6:00 p.m. – 8:00 p.m.  
Waipahū High School Cafeteria
- Wednesday, July 17, 2013  
6:00 p.m. – 8:00 p.m.  
Farrington High School Cafeteria
- Thursday, July 18, 2013  
6:00 p.m. – 8:00 p.m.  
Kalāheo High School Cafeteria

These meetings continue the ongoing discussion initiated in the spring about what needs to be in place on O'ahu in order to help further DHHL's mission of developing and delivering homesteads to native Hawaiian beneficiaries.

Outreach efforts began in March with a survey sent to DHHL beneficiaries on the O'ahu residential and agricultural waitlists regarding the development of new homesteads on the island. Informational Open Houses in communities across O'ahu followed in April and May to explain the planning process and gather initial beneficiary mana'o. Results from our survey and Open Houses will be available for review on the DHHL website prior to Beneficiary Consultations.

The O'ahu Island Plan is being developed by DHHL's Planning Office in consultation with PBR HAWAII and Associates. The O'ahu Island Plan is the last of five island plans developed as part of DHHL's planning system. For more information and to download relevant documents, please visit the O'ahu Island Plan beneficiary consultation page at: <http://dhhl.hawaii.gov/po/beneficiary-consultation/2013-beneficiary-consultations/oip/>

###

**FOR MORE INFORMATION:**

Nancy M. McPherson  
Senior Planner  
Department of Hawaiian Home Lands

(808) 620-9519  
Nancy.M.McPherson@hawaii.gov

**MEDIA CONTACT**

Blaine C. Fergerstrom  
Information & Community Relations Office  
Department of Hawaiian Home Lands  
(808) 620-9590  
Blaine.C.Fergerstrom@hawaii.gov



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NEIL ABERCROMBIE  
GOVERNOR  
STATE OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS  
P. O. BOX 1879  
HONOLULU, HAWAII 96805

JOBIE M. K. MASAGATANI  
CHAIRMAN  
HAWAIIAN HOMES COMMISSION

DARRELL T. YOUNG  
DEPUTY TO THE CHAIRMAN

July 1, 2013

Dear Oahu Waitlist Applicants and Lessees:

This letter is an invitation for you to attend an upcoming informational Beneficiary Consultation meeting. Three meetings are scheduled: one for West Oahu communities, a second meeting for Central Oahu communities, and a third meeting for East Oahu and Windward communities. These meetings will provide information on beneficiary participation received to date, describe the research supporting the proposed draft land use designations, and present other planning proposals to be included in the *Draft O'ahu Island Plan* (Plan). You will also shortly be receiving the *O'ahu Island Plan Newsletter #2* in the mail, which provides an update on the planning process and a sample of the information that will be presented in depth at the Beneficiary Consultation meetings.

The Island Plans are island-specific, 20-year visioning documents that designate land uses for Hawaiian home lands. The purpose of the *O'ahu Island Plan* is to provide overarching guidance and recommendations for appropriate land uses at the regional level. The Plan will examine infrastructure needs and opportunities from an island wide perspective, gauge beneficiary wants and needs, propose areas for homesteading and non-homesteading uses, estimate costs for on- and off-site infrastructure, and, based on these findings, identify priority areas for homestead development, community use and income generation. Oahu is the last island to get an Island Plan.

We invite you to participate in these meetings to provide your feedback and input on the following days and times:

**Place:** Waipahu High School Cafeteria, Waipahu (94-1211 Farrington Highway)

**Date:** Tuesday, July 16, 2013

**Time:** 6:00 p.m. to 8:00 p.m.

**Place:** Farrington High School Cafeteria, Kalihi (1564 North King Street)

**Date:** Wednesday, July 17, 2013

**Time:** 6:00 p.m. to 8:00 p.m.

**Place:** Kalaheo High School Cafeteria, Kailua (730 Iliaina Street)

**Date:** Thursday, July 18, 2013

**Time:** 6:00 p.m. to 8:00 p.m.

Oahu Waitlist Applicants and Lessees

July 1, 2013

Page 2

In addition, we will continue to post materials on the Department of Hawaiian Home Lands website as they become available. Please visit the *O'ahu Island Plan* web page at:

<http://dhh1.hawaii.gov/po/beneficiary-consultation/2013-beneficiary-consultations/oipl>

We look forward to hearing your manao and hope that you will make the time to attend. If you have any questions, please contact Nancy McPherson of the Planning Office at (808) 620-9519 or by email at [Nancy.M.McPherson@hawaii.gov](mailto:Nancy.M.McPherson@hawaii.gov).

Aloha,

A handwritten signature in black ink, appearing to read "Jobie M. K. Masagatani".

Jobie M. K. Masagatani, Chairman  
Hawaiian Homes Commission

# O'AHU ISLAND PLAN

## Beneficiary Consultation Meetings

These meetings provide beneficiaries an opportunity to review and comment on land use designations and development priorities for Hawaiian Home Lands on O'ahu before they are sent to the Commission for review as the draft O'ahu Island Plan.

### Beneficiary Consultation Meetings

July 16, 2013  
6:00 p.m. - 8:00 p.m.  
Waipahu High School Cafeteria

July 17, 2013  
6:00 p.m. - 8:00 p.m.  
Farrington High School Cafeteria

July 18, 2013  
6:00 p.m. - 8:00 p.m.  
Kalaheo High School Cafeteria

### Other Important Dates

Hawaiian Homes Commission  
O'ahu Island Plan Workshop  
(For Information Only)

August 19 & 20, 2013  
9:30 a.m.  
Wailuku, Maui

Final Approval  
September 23 & 24, 2013  
Kona, Hawai'i



# O'AHU ISLAND PLAN

## Beneficiary Participation Newsletter

Prepared by the Department of Hawaiian Home Lands Planning Office

July 2013

**M**AHALO NUI to everyone who has participated in the Oahu Island Plan process so far, by completing a survey and/or attending one (or more!) of the Open Houses that were held this Spring.

### Applicant Preference Survey

The deadline for submitting surveys by mail or online was April 30, 2013. Mahalo to all of our applicants who completed and returned a survey by the deadline – we were able to achieve close to a 23 percent response rate!

Survey Responses	Mailed Out	By Mail	Online	Total
Number of Surveys	10,395	2,300	214	2,234
Response Rate		20.5 %	2.1 %	22.6 %

The information and mana'o you provided is important to the Island Plan process. A special "Maika'i!" to those who completed the online survey – DHHL will continue to work on providing new ways that we can use technology to make it easier and more convenient for our beneficiaries to participate in the process.



### Open House Meetings

Our first Open House was held in West O'ahu on April 20, our second in town on April 27 at Farrington High School, and our last on May 4 on the Windward side. Based on attendee comments and evaluations (more info inside), the Open Houses

### Open House Attendance

Open House	Applicants	Lessees	Other	Total
Waipahu April 20	39	16	5	60
Farrington April 27	67	17	15	99
Kalaheo May 3	39	19	21	79

were a big hit! Mahalo to everyone who took the time out of their Saturdays to join us for communication, education and island planning for Hawaiian Home Lands and give us their mana'o. We appreciate your participation and hope you learned a lot and had a good time. DHHL staff really enjoyed the face-to-face time with all the beneficiaries!

### For more information contact:

Nancy McPherson  
Senior Planner, Planning Office  
Department of Hawaiian Home Lands

Phone: (808)620-9519  
Fax: (808)620-9559

E-mail: [nancy.m.mcpherson@hawaii.gov](mailto:nancy.m.mcpherson@hawaii.gov)

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THE HAWAIIAN HOMESTEAD ACT OF 1920

was enacted by Congress in 1921 to "...enable native Hawaiians to return to their land in order to fully support self-sufficiency..."

The Department of Hawaiian Home Lands (DHHL) was created in 1960 as a condition of Statehood to administer the Act and is overseen by the Hawaiian Homes Commission. DHHL is unique as both a federally authorized trust for native lands, and a state agency.

DHHL'S MISSION  
(from DHHL General Plan, 2002)

Our mission is to manage the Hawaiian Home Lands trust effectively and to develop and deliver lands to native Hawaiians. We will partner with others towards developing self-sufficient and healthy communities.

CONGRATULATIONS!

Our gift card winners are:

**Loretta Spencer, Kapolei**  
Waipahu Open House  
Highway Inn Gift Card

**Kimberley Kahikina, Waimānalo**  
Farrington Open House  
Longs Drugs Gift Card

**Bernadette Chu, Kāne'ohe**  
Kalaheo Open House  
Safeway Gift Card

## WHAT WE HEARD

Mana'o from each Open House has been summarized, and will be reported in detail during the Beneficiary Consultation meetings in July. Here are some of the highlights:

**On workshops:** "Have more workshops - print answers to questions brought up at this workshop"

**On face-to-face time:** "It was nice to talk face-to-face and get answers to our immediate concerns. I appreciate being involved in the planning process because when I do obtain my own home someday, I will certain[ly] be thankful for having it, in a community that I helped plan."

**On involving applicants:** "Thank you for making time to consider the thoughts and ideas of the applicants. I feel a sense that the department is really trying to move forward and really 'make a difference.' Mahalo"

**On including keiki:** "Mahalo for the keiki corner!"

**On leases:** "I have one thing to say - hurry up with the leases!"

**On foreclosed/vacant homes:** "Consider rehabilitating foreclosed homes for those with less income."

**On financial preparedness:** "So many people I know in my generation turn down homestead loans because they were underequipped knowledge-wise and not financially there to buy or lease. It's wonderful you are striving to acquire more land, but I would like to see more classes to help those like me be better prepared to get our own."



**On generating revenue:** "General Lease rents too low. The contract amounts should be re-evaluated."

**On kūpuna housing:** "Please develop more Kūpuna Housing if we elders cannot afford Homestead Lots. Kūpuna Housing is our only outlet for housing."

**On food sustainability:** "Find other ways for revenue, for example, more farming or sustainability options or teaching Hawaiians how to sustain."

**On land acquisitions:** "Keep Beaches - access is important for community users"

**On preservation uses:** "Use lands for alternative energy, like wind and solar"

We are considering all comments and are working to respond to the concerns and issues within the Draft O'ahu Island Plan. We will also use comments to improve future open houses and the quality of our engagement with beneficiaries. *Mahalo piha!*



410 acres  
Nānākuli lands constrained by homesteads, leases & licenses.



1,062 acres  
Nānākuli lands constrained by steep slopes.

## LAND USE DESIGNATIONS

Proposed Land Use Designations are being developed based on the Act, the General Plan, and the Hawaii Administrative Rules as well as opportunities and constraints to development (slopes, wetlands and floodways, adjacent infrastructure such as roads and utilities) for each particular piece of land. To arrive at

these proposed land uses, the consultants have used Geographic Information Systems (GIS) technology, information from site visits and beneficiary feedback, and discussions with various stakeholders such as DHHL divisions, other state and county agencies, adjacent landowners and Native Hawaiian organizations.



572 acres  
Nānākuli lands constrained by drainage & habitat.



480 acres  
Nānākuli lands available for homesteading.



# O'AHU ISLAND PLAN

## Open House Results - A Sampling

The results from all three Open Houses include a sampling of comments gathered at each station. This data, along with the Applicant Preference Survey results, the land use constraints analysis, additional consultation with other agencies, and the formal Beneficiary Consultations in July, will guide DHHL in developing land use designations and policies for the Draft O'ahu Island Plan.

### STATION 1 - HAWAIIAN HOME LANDS TRUST & DHHL

Information on the Hawaiian Homes Commission Act, DHHL's mission, DHHL Trust; breakdown of landholdings, applicants, and lessees in the State versus O'ahu; location of existing lessees.

#### On sale of leases:

*"Sale of leases with no money to the department is wrong."*

*"Sales should not be allowed"*

*"Establish time limit before house can be sold (e.g. 10 years)"*

#### On foreclosed/vacant homes:

*"Consider rehabilitating foreclosed homes for those with less income."*

*"Offer vacant as rent to own"*



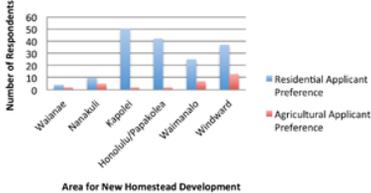
### STATION 2 - DHHL PLANNING SYSTEM

Overview of the planning system; steps taken to get from the General Plan through award of leases.

### STATION 3 - HOMESTEAD USES

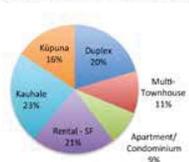
Overview of the location of DHHL Trust lands on O'ahu, and areas where conditions warrant further evaluation for homesteading. Attendees noted their preferences for new homestead developments, lot size, housing options and agricultural uses.

#### Area Preference Within DHHL

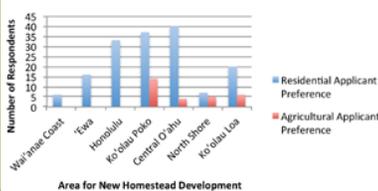


Area for New Homestead Development

#### Alternative Housing Preferences

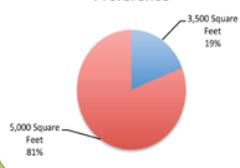


#### Area Preference Outside DHHL

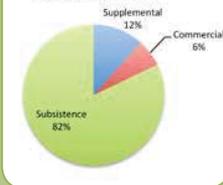


Area for New Homestead Development

#### Homestead Lot Size Preference



#### Agriculture Uses



# O'AHU ISLAND PLAN

## Open House Results - A Sampling

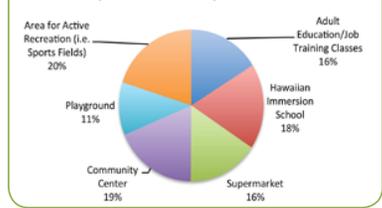


### STATION 4 - COMMUNITY USES

At this station, attendees discussed and evaluated features of a community important to them, if and how they were willing to support those amenities, as well as amenities and facilities that their existing communities are lacking.

**Write-in ideas:** Police Station, Hospital, Library, Adult Day Care/Daycare, Fishing Hālau, Imu, Spiritual Centers/Churches, Multi-Use Community Recreation Center, Health & Wellness Center, Community-Owned Supermarkets, Medicinal Gardens, Sustainable Gardens, Pig Farming, Pōhaku Quarry, Hawaiian Home Lands Resource Office, Hawaiian Credit Union.

#### Top 5 Community Amenities



### STATION 5 - REVENUE

At this station, attendees learned the amount of revenue needed to cover the average cost of developing a new residential homestead lot. A portion of DHHL Trust's lands are utilized for generating money in support of activities such as developing new homesteads, managing land, providing loans and other services to beneficiaries.

#### On generating revenue:

*"DHHL focus should be income based. Revenue is needed to support the mission"*

*"Focus should be homes and dorms for the future, not revenue"*

*"Toll booth as a way to generate income"*

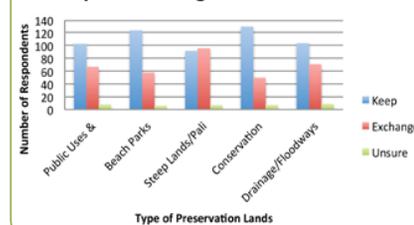
*"Was not aware that DHHL paid for infrastructure cost"*



### STATION 6 - PRESERVATION USES

DHHL's land inventory on O'ahu includes lands not suited for homesteading, including lands that support the general public, steep lands and pali, conservation lands, drainage/wetlands, etc. Attendees provided their views on keeping or exchanging these lands for lands more suitable for homestead use.

#### Keep vs. Exchange Preservation Land



#### On land exchanges:

*"If there's ridge land that we can trade I think we should, so Hawaiian people can afford a house on this property."*

*"It doesn't make any sense to have lands that is in no use for the people."*

*"Keep lands with water resources"*

*"Exchange wetlands for higher drier lands"*



ISLAND PLAN



HAWAIIAN HOME LANDS

## DHHL Final O'ahu Island Plan

DHHL's Planning Office is holding four additional community outreach meetings on the O'ahu Island Plan to share information about the Final Draft, respond to previous comments and concerns, and gather additional mana'o from beneficiaries regarding land use designations, priorities and recommendations.

Meetings will be held February 10-13, 2014, from 6:30 p.m. to 8:30 p.m. at the following locations:

- |              |           |   |
|--------------|-----------|---|
| Mon. Feb. 10 | Mā'ili    | Mā'ili Elementary School Cafeteria<br>87-360 Kulaaupuni St., Wai'anae                             |
| Tue. Feb. 11 | Kapolei   | Kapolei Middle School Cafeteria<br>91-5335 Kapolei Pkwy., Kapolei                                 |
| Wed. Feb. 12 | Waimānalo | Waimānalo Hawaiian Homes Association<br>Community Center Halau<br>41-253 Ilauihole St., Waimānalo |
| Thu. Feb. 13 | Honolulu  | R. L. Stevenson Middle School Cafeteria<br>1202 Prospect St., Honolulu                            |

Please visit [dhlh.hawaii.gov/po/olp/](http://dhlh.hawaii.gov/po/olp/) for more information or call (808) 620-9517.



HAWAIIAN HOME LANDS

DEPARTMENT OF LAND AND NATURAL RESOURCES

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EXHIBIT A

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## **Appendix G**

### **Site Visit Handouts**

-Wai'anae Moku, April 2011

-Honouliuli Ahupua'a, April 2011

-Kona Moku, May 2011

-Ko'olaupoko Moku, May 2011



## O'AHU ISLAND PLAN

### Wai'anae Moku Site Visits Agenda April 14-15, 2011

#### MĀKAHA VALLEY

##### I. MĀKAHA

###### A. Site information:

1. 236 acres (current zoning P-2, C, AG-2)  
Wetlands: 'Eku Stream and tributaries.
2. Current Uses: raw land, Golf Course
3. Leases, Licenses, ROE, RP-NONE  
Not currently part of DHHL inventory

###### B. Potential Uses:

1. Estimated 236 acres
2. Uses as proposed in Draft EA April 2010
  - a. 600 single family units
  - b. Recreation (bike/jogging paths)
  - c. Community Center
  - d. Community Commercial
  - e. Conservation
  - f. Cultural Landscape (Special District)
3. Other proposed uses
  - a. Project as proposed in DEA
  - b. 400 single family unit plan
  - c. Agriculture homesteading
  - d. Higher density multifamily

###### C. Community Issues:

Pending

###### D. Timeline: Exploration of acquisition opportunities

###### E. Visit: to Clubhouse only (Directions: Farrington, R-Mākaha Valley Road)

##### PRINCIPALS

THOMAS S. WITTEN, ASLA  
President

R. STAN DUNCAN, ASLA  
Executive Vice-President

RUSSELL Y. I. CHUNG, FASLA, LEED<sup>®</sup> AP  
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GRANT T. MURAKAMI, AICP, LEED<sup>®</sup> AP  
Principal

W. FRANK BRANDT, FASLA  
Chairman Emeritus

##### ASSOCIATES

TOM SCHNELL, AICP  
Senior Associate

RAYMOND T. HIGA, ASLA  
Senior Associate

KEVIN K. NISHIKAWA, ASLA  
Associate

KIMI MIKAMI YUEN, LEED<sup>®</sup> AP  
Associate

SCOTT ALIKA ABRIGO, LEED<sup>®</sup> AP  
Associate

SCOTT MURAKAMI, ASLA, LEED<sup>®</sup> AP  
Associate

DACHENG DONG, LEED<sup>®</sup> AP  
Associate

##### HONOLULU OFFICE

1001 Bishop Street, Suite 650  
Honolulu, Hawaii 96813-3484  
Tel: (808) 521-5631  
Fax: (808) 523-1402  
E-mail: [sysadmin@pbrhawaii.com](mailto:sysadmin@pbrhawaii.com)

##### KAPOLEI OFFICE

1001 Kamehāhā Boulevard  
Kapolei Building, Suite 313  
Kapolei, Hawaii 96707-2005  
Tel: (808) 521-5631  
Fax: (808) 535-3163

## Wai'anae VALLEY

### II. KAUPUNI

#### A. Site Information:

1. Approximately 3.4 acres (current zoning Ag-2)  
Wetlands: none identified
2. Current Homestead Uses: 18 residential lots, Community/Ag center
3. Non-homestead uses  
Leases, Licenses, ROE, RP –none identified

#### B. Potential Uses for Available Lands:

No lands estimated to be available  
All lands leased or proposed for community use

#### C. Community Issues:

Financing  
Shared garden

#### D. Timeline:

Lease Selection: complete  
Construction complete: assumed complete need verification  
Move-in-date: TBD

#### E. Visit: Drive through

(Directions: L-Old Government Road, L-Plantation Road- after Pilila'au Park)

### III. Wai'anae

#### A. Site information:

1. Approximately 366 acres (current zoning P-2, AG-2)  
Wetlands: Two freshwater emergent wetlands approximately 2 acres
2. Current Homestead Uses: 425 residential lots, 11 agricultural lots
3. Non-homestead uses

Type of Use	Total number	Acres <sup>1</sup>
Leases	1	11
Licenses	7	108
Right of Entry	0	0
Revocable Permit	2	15
<b>Total acreage</b>		<b>134</b>

<sup>1</sup> Acreages are approximation. Not all leases, licenses, ROE, RP include acreage information

**a. Leases:**

- i. Wong Hon Hin, Inc  
 11.052 acres, expires 2030  
 Parcel ID 220  
 DHHL Lease Number S-5326

**b. Licenses:**

- i. Ka'ala Farms, Inc (community/culture)  
 97.764 acres, expires 2033  
 Parcel ID 222  
 DHHL License Number S-5326
- ii. Ka Hana o Ke Akua UCC (church)  
 3.35 acres, expires 2030  
 Parcel ID 236  
 DHHL License Number 465
- iii. C&C of Honolulu, Department not specified (easement)  
 0.01 acres, perpetual  
 Parcel ID 223 (cannot be identified on map)  
 DHHL License Number 295
- iv. C&C of Honolulu, Public Works (Utility Easement)  
 Acreage not provided, perpetual  
 Parcel ID 219, 225, 226 (all except 226 cannot be identified on map).  
 DHHL License Number 63
- v. C&C of Honolulu, Public Works (Public Service)  
 7.05 acres, expires 2022  
 Parcel ID 229  
 DHHL License Number 119
- vi. HECO & GTE HECO (utility easement)  
 Acreage not provided, perpetual  
 Parcel ID 221, 227, 230 (all except 221 cannot be identified on map).  
 DHHL License Numbers 594, 150
- vii. Wai'anae TV & Communications Corporation (Utility easement)  
 Acreage not provided, perpetual  
 Parcel ID 228, 231, 232 (all except 232 cannot be identified on map).  
 DHHL License Number 152

**c. ROE:** None identified

**a. Revocable Permit:** (month to month tenancy)

Total acreage identified as potentially available: 15.071 acres

- i. Xian Xing Huang & Hong Fang Gan (Agriculture)  
 8.671 acres  
 Parcel ID 224  
 DHHL RP Number 396
- ii. Kanard Hicks (Agriculture)  
 6.4 acres  
 Parcel ID 237, 238  
 DHHL RP Number 451

**B. Potential Uses for Available Lands:**

Estimated Acreage available: 16.5 acres under RP + ??<sup>2</sup>  
 Potential Use: Ag homestead leases

**C. Community Issues:** unknown

**D. Timeline:** unknown

**E. Visit Schedule:**

1. Drive through Wai'anae homestead community  
 (Directions: mauka on Plantation Road turns into Wai'anae Valley Road)
2. Access to Kaua'ōpu'u parcel
3. Access to Pu'upāhe'ehe'e (Wai'anae Valley side)

**LUALUALEI VALLEY**

**IV. LUALUALEI**

**A. Site information:**

1. 477 acres (current zoning P-1, P-2, F-1, AG-1, AG-2, B-2, I-2)  
 Wetlands: Lualualei Reservoir-26.3 acres of emergent wetland and 1.3 acres of forested shrub wetlands
2. Current Homestead Uses: 149 residential lots, 30 agricultural lots
3. Non-homestead uses

Type of Use	Total number	Acres <sup>3</sup>
Leases	1	3
Licenses	6	20
Right of Entry	0	0
Revocable Permit	2	12
<b>Total acreage</b>		<b>34</b>

<sup>2</sup> Additional lands may be available once homestead lease (primarily agriculture lot) TMK s are received and incorporated into GIS layer.

<sup>3</sup> Acreages are approximation. Not all leases, licenses, ROE, RP include acreage information

**a. Leases:**

- i. Wai'anae Coast Comprehensive Health Center  
2.619 acres, expires 2027  
Parcel ID 95, 96, 97  
DHHL Lease Number 221

**b. Licenses:**

- i. Wai'anae Kai Community (Community)  
1.9 acres, expires 2019  
Parcel ID 98  
DHHL License Number 489
- ii. T-Mobile (Telecommunication-revenue generation)  
0.011 acres, expires 2017  
Parcel ID 101  
DHHL License Number 683
- iii. HECO & GTE HTCO (Easement)  
0.034 acres, expires 2012  
Parcel ID 102  
DHHL License Number 289
- iv. C&C of Honolulu, BWS (Easement)
  - (i) 11.849 acres, perpetual  
Parcel IDs 103, 107 (cannot be identified on map)  
DHHL License Number 396
  - (ii) 0.018 acres, perpetual  
Parcel ID 93  
DHHL License Number 421
- v. C&C of Honolulu, department not identified (Easement)  
3.084 acres, perpetual  
Parcel IDs 109, 110 (cannot be identified on map)  
DHHL License Number 347
- vi. State of Hawai'i, DOE- Leihökü (Easement)  
0.014 acres, perpetual  
Parcel ID 108  
DHHL License Number 224

**c. ROE:** None

- d. Revocable Permit:** (month to month tenancy)  
Total acreage identified as potentially available: 12 acres

- i. Frances Kama-Silva  
10 acres  
Parcel IDs 99, 100  
DHHL RP Numbers 166, 187
- ii. Wai'anae District Comprehensive Health & Hospital Board, Inc. (Public Service)  
2 acres  
Parcel ID 234, 235 (cannot be identified on map)  
DHHL RP Number 407

**B. Potential Uses for Available Lands:**

Estimated Acreage available: 12 acres + ??<sup>4</sup>  
Potential Use: Ag homestead leases

**C. Community Issues:** unknown

**D. Timeline:** unknown

**E. Visit:**

1. Wai'anae Kai homestead Community  
(Directions: makai on Wai'anae Valley Road, L-Mill Street, L- Lualualei Homestead, R-Hokuukali Street)
2. Pu'upāhe'ehe'e (Lualualei side)- Ag and preservation areas  
(Directions: R-Lualualei Homestead/ L-Halona Rd/ L-Puhawai Rd/ L-Pahe'ehe'e Rd. then back to Puhawai/L-Pu'uhulu Rd/ L-Kuwale/ R-Government Rd)

*break for lunch-Kahumana?- Directions: L- Kuwale/ R-Lualualei Homestead Rd*

3. Pu'umā'ilī'ilī parcels
  - a. Access to Ag parcel (Directions: makai on Lualualei Homestead Rd on right)
  - b. Access to Pu'umā'IL'I'ili (Directions: makai on Lualualei Homestead Rd, R Mā'ilī'ilī Rd on right)
  - c. Access to parcels adjacent to WC-Comp Health Center
  - d. Access to Base-yard

**MĀ'ILI**

**V. MĀ'ILI**

**A. Site Information:**

1. 89.3 acres (current zoning AG-2)  
Wetlands: adjacent to drainage canal, none within parcel
2. Current Homestead Uses: none
3. Non-homestead uses

<sup>4</sup> Additional lands may be available once homestead lease (primarily agriculture lots) TMK s are received and incorporated into GIS layer.

Type of Use	Total number	Acres <sup>5</sup>
Leases	2	5.6
Licenses	0	0
Right of Entry	0	0
Revocable Permit	0	0
<b>Total acreage</b>		<b>5.6</b>

**a. Leases:**

- i. State of Hawai'i, Hawai'i Public Housing Authority  
 5 acres, expires 2018  
 Parcel ID 239  
 DHHL Lease Number 283
- ii. State of Hawai'i, Dept. of Human Services  
 0.6 acres, expires 2029  
 Parcel ID 240  
 DHHL Lease Number 285

- b. Licenses:** None identified
- c. ROE:** None identified
- d. RP:** None identified

**B. Potential Uses for Available Lands:**

Estimated acres available: 83.7  
 Potential Use: Residential homestead leases, Ag homestead leases, Industrial, Commercial, Education

**C. Community Issues:** unknown

**B. Timeline:** unknown

**C. Visit:**

Directions: *Farrington Highway, R on St. John Road, L Kulaaupuni St on right*

**NĀNĀKULI**

**VI. PRINCESS KAHANU**

**A. Site Information:**

- 1. 52.3 acres (current zoning P-2, R-5)  
 Wetlands: drainage canal crosses access roadway
- 2. Current Homestead Uses: 271 residential lots
- 3. Non-homestead uses

<sup>5</sup> Acreages are approximation. Not all leases, licenses, ROE, RP include acreage information

Type of Use	Total number	Acres <sup>6</sup>
Leases	0	0
Licenses	0	4
Right of Entry	0	0
Revocable Permit	0	0
<b>Total acreage</b>		<b>4</b>

**a. Leases:** None identified

**b. Licenses:**

- i. BWS Easement (utility easement)  
 11.849 acres (among several TMKs along Wai'anae Coast), perpetual  
 Parcel ID 105 (utility)  
 DHHL License Number 396
- ii. Princess Kahanu Estate Association (community)  
 0.97 acres, perpetual  
 Parcel ID 104 (cannot be identified on map)  
 DHHL License Number 406
- iii. KSBE (Education)  
 1.217 acres, 2060  
 Parcel ID 121  
 DHHL License Number 373
- iv. The Gas Company (utility easement)  
 0.027 acres, perpetual  
 Parcel ID 120 (cannot be identified on map)  
 DHHL License Number 366

- c. ROE:** None identified
- d. RP:** None identified

**B. Potential Uses for Available Lands:**

No lands estimated to be available  
 All lands under license or homestead lease

**C. Community Issues:** unknown

**D. Timeline:** unknown

**E. Visit:**

Directions: Head on *Farrington Highway towards Diamond Head, L on Princess Kahanu Avenue*

<sup>6</sup> Acreages are approximation. Not all leases, licenses, ROE, RP include acreage information

**VII. Nānāikapono**

**A. Site Information:**

1. 18.052 acres (current zoning R-5)  
 Note: acreage shown on figure is based on zoning and not accurate  
 Wetlands: 0.25 acres estuary, subtidal
2. Current Homestead Uses: none
3. Non-homestead uses

Type of Use	Total number	Acres <sup>7</sup>
Leases	0	0
Licenses	9	2.55 <sup>8</sup>
Right of Entry	0	0
Revocable Permit	0	0
<b>Total acreage</b>		<b>2.55</b>

**a. Leases:** NONE

**b. Licenses:**

- i. Aha Punana Leo (Education)  
 0.46 acres, LEASE EXPIRED  
 Parcel ID 122  
 DHHL License Number 612
- ii. His Highest Praise Westside Church (Church)  
 0.035 acres, LEASE EXPIRED  
 Parcel ID 123  
 DHHL License Number 613
- iii. Honolulu Community Action Program, Inc. (Education)  
 0.056 acres, LEASE EXPIRED  
 Parcel ID 124  
 DHHL License Number 614
- iv. INPEACE  
 0.046 acres, LEASE EXPIRED (Education)  
 Parcel ID 125  
 DHHL License Number 623
- v. Ka Waihona O Ka Na'auao, A Charter School (Education)  
 0.342 acres, LEASE EXPIRED  
 Parcel ID 126  
 DHHL License Number 611
- vi. KSBE

<sup>7</sup> Acreages are approximation. Not all leases, licenses, ROE, RP include acreage information  
<sup>8</sup> Acreage is not reflective of licensees actual usage

0.586 acres, expires 2014(Education)  
 Parcel ID 127  
 DHHL License Number 619

vii. The Pacific American Foundation (Education)  
 0.022 acres, LEASE EXPIRED  
 Parcel ID 128  
 DHHL License Number 626

viii. Wai'anae Coast Early Childhood-Parent Child Development Center  
 (Community)  
 0.028 acres, LEASE EXPIRED  
 Parcel ID 130  
 DHHL License Number 610

ix. Verizon Wireless (Telecomm-revenue generation)  
 0.148 acres, expires 2021  
 Parcel ID 129  
 DHHL License Number 513

**c. ROE:** None identified

**d. RP:** None identified

**B. Potential Uses for Available Lands:**

Total lands constrained by license: 2.5 acres  
 Land not constrained by license 15.55 acres  
 Current assumption all lands constrained by users. License acreage is for buildings not land.

**C. Community/User Issues:** Space Allocation, Access

**D. Timeline:** unknown

**E. Visit:**

Directions: Head on *Farrington Highway towards Diamond Head, R into KS driveway after Haleakalā Ave.*

**VIII. NĀNĀKULI**

**A. Site information:**

1. 2291.2 acres (current zoning P-1, P-2, AG-2, C, R-5)  
 Wetlands: 3.2 acres seasonal stream, 2.6 acres stream, 21 acres forested shrub
2. Current Homestead Uses: 1051 residential lots
3. Non-homestead uses

Type of Use	Total number	Acres <sup>9</sup>
Leases	4	13
Licenses	13	32
Right of Entry	1	na
Revocable Permit	8	1570
<b>Total acreage</b>		<b>1616</b>

**a. Leases:**

- i. Nānākuli HHCA (community)  
 11.96 acres, expires 2073  
 Parcel ID 134  
 DHHL Lease Number 281
- ii. Hale Ola Ho'opakolea (public service)  
 0.46 acres, LEASE EXPIRED  
 AVAILABLE for homesteading, pending completion of Nānākuli HHCA  
 Parcel ID 146  
 DHHL Lease Number 240
- iii. Hawai'ian Tel (utility easement)  
 0.212 acres, expires 2032  
 Parcel ID 148  
 DHHL Lease Number 114
- iv. HECO (utility easement)  
 0.212 acres, expires 2030  
 Parcel ID 157, 165, 178, 180, 189, 190, 191 (notes: 180 is within  
 boundaries of a non-DHHL parcel, and 157 cannot be identified on map).  
 DHHL Lease Number S-3897

**b. Licenses:**

- i. Nānākuli Door of Faith Mission (Church)  
 1.49 acres, expires 2028  
 Parcel ID 136  
 DHHL License Number 501
- ii. St. Rita's Catholic Church (Church)  
 0.86 acres, expires 2028  
 Parcel ID 141  
 DHHL License Number 503

<sup>9</sup> Acreages are approximation. Not all leases, licenses, ROE, RP include acreage information.

- iii. Resurrection of Life Church (Church)  
 0.505 acres, expires 2018  
 Parcel ID 142  
 DHHL License Number 414
- iv. Wai'anae Coast Culture & Arts Society, Inc (Community)  
 0.712 acres, LICENSE EXPIRED  
 Available for homestead infill if not renewed  
 Parcel ID 143  
 DHHL License Number 621
- v. Nānāikapono Protestant Church (Church)  
 1.01 acres, expires 2028  
 Parcel ID 145  
 DHHL License Number 504
- vi. C&C Honolulu Parks and Recreation (Public Service)  
 25.9 acres (Estimate. Area identified in annual report is 80.29 acres for  
 parks facilities in Nānākuli, and Waimānalo), LICENSE EXPIRED  
 Parcel ID 296  
 DHHL License Number 547
- vii. C&C Honolulu Fire Station-Nānākuli (Public Service)  
 0.488 acres, expires 2036  
 Parcel ID 147  
 DHHL License Number 656
- viii. C&C of Honolulu BWS (Utility Easement)  
 Acreage not provided for most, perpetual  
 Parcel ID 131, 137, 138, 149, 151, 152, 158, 183, 185, 186 (all except 151  
 cannot be identified on map. 158 is water tank).  
 DHHL License Numbers 171, 298, 315, 546, 299
- ix. C&C of Honolulu, Public Works (Utility easement)  
 Acreage not provided for most, perpetual  
 Parcel ID 159, 160, 166, 179, 187, 193, 194, 195 (all except 166 cannot  
 be identified on map).  
 DHHL License Numbers 377, 148, 367, 62, 375
- x. State of Hawai'i, Dept. of Transportation (Utility easement)  
 0.047 acres, perpetual  
 Parcel ID 167  
 DHHL License Number 542

- xi. HECO & GTE HECO (Utility Easements)  
Acreage not provided, perpetual  
Parcel ID 132, 139, 150, 153, 154, 161, 162, 163, 168, 169, 177, 181, 182, (all except 150, 168, and 169 cannot be identified on map).  
DHHL License Numbers 172, 190, 346, 68, 147, 371, 369, 335
  - xii. Wai'anae TV & Communications Corporation (Utility Easements)  
Acreage not provided for most, perpetual  
Parcel ID 140, 156, 164, 170 (all except 170 cannot be identified on map).  
DHHL License Numbers 173, 149
  - xiii. U.S. Army Pacific Ocean Division, ACOE (Utility Easements)  
1.164 acres perpetual  
Parcel ID 133, 155, 188 (all except 170 cannot be identified on map).  
DHHL License Number 255
- c. ROE:**
- i. Hawai'i Paragliding Assn. (Public Service?)  
Access Easement, expires 2014  
Parcel ID 192  
DHHL ROE Number 412

**d. Revocable Permit:** (month to month tenancy)  
Total acreage identified as potentially available: 1,571.46 acres

- i. Wai'anae Coast Comprehensive Health Center (Public Service)  
0.712 acres  
Parcel ID 144  
DHHL RP Number 191
- ii. Wai'anae Valley Farm (pastoral use)  
438.1 acres  
Parcel ID 171  
DHHL RP Number 122
- iii. Ms. Mary Ann Higashi (pastoral use)  
1.2 acres  
Parcel ID 172  
DHHL RP Number 171
- iv. Ms. Charlene Ching (caretaker)  
0.1148 acres  
Parcel ID 173  
DHHL RP Number 239

- v. Paling & Sons Trucking & Equipment Rentals (Commercial)  
1.033 acres  
Parcel ID 174  
DHHL RP Number 335
- vi. Highway Construction, Ltd. (Industrial)  
0.861 acres  
Parcel ID 175  
DHHL RP Number 381
- vii. Okada Trucking, Ltd./Mr. Paul Nihei (industrial)  
3.44 acres  
Parcel ID 176  
DHHL RP Number 433
- viii. Mr. Robert D. Lyman (pastoral use)  
1126 acres  
Commercial opportunities  
Parcel ID 184 (identification on map assumed, TMK provided cannot be mapped)  
DHHL RP Number 127

**B. Potential Uses for Available Lands:**

Flood plain Lands: 29.6 acres  
Ag/Preservation Lands: 1853 acres (approximately 1570 acres have RP)  
Potential Uses: Industrial, Community, Commercial, Homestead Ag, Natural Resource Preservation

**C. Community Issues:** unknown

**D. Timeline:** unknown

**E. Visit Schedule:**

1. Nānānkuli homestead Community Wai'anae side of Nānānkuli Stream  
(Directions: *Farrington heading toward Diamond Head, L- Nānānkuli Ave, (side streets as necessary), L- Haleakalā Ave (heading makai)*)
2. Access to Ag and Preservation Lands Wai'anae side of Homestead  
(Directions: *From Haleakalā Ave (heading makai), R-Mokiawe Street, R-Ulei Loop. Access also from Nānānkuli Ave.*)
3. Access to Ag and Preservation Lands  
(Directions: *L-Farrington Highway heading toward Diamond Head, L- after St. Rita Catholic Church*)

4. Nānākuli homestead Community Diamond Head side of Nānākuli Stream,  
Makai of Farrington  
(Directions: *L-Farrington Highway toward Diamond Head, R-Laumania Ave (R-Keaulana/or Pōhakunui), L-Piliokahi Ave* )
5. Nānākuli homestead Community Diamond Head side of Nānākuli Stream,  
Mauka of Farrington  
(Directions: *Cross-Farrington Highway on Piliokahi, L-Pohakupalena, R-Pikaiolena* )

**O'ahu Island Plan**

**Honouliuli Lands  
Site Visits Agenda  
April 28, 2011**

**PRINCIPALS**

THOMAS S. WITTEN, ASLA  
President

R. STAN DUNCAN, ASLA  
Executive Vice-President

RUSSELL Y. L. CHUNG, FASLA, LEED<sup>®</sup> AP  
Executive Vice-President

VINCENT SHIGEKUNI  
Vice-President

GRANT T. MURAKAMI, AICP, LEED<sup>®</sup> AP  
Principal

W. FRANK BRANDT, FASLA  
Chairman Emeritus

**ASSOCIATES**

TOM SCHNELL, AICP  
Senior Associate

RAYMOND T. HIGA, ASLA  
Senior Associate

KEVIN K. NISHIKAWA, ASLA  
Associate

KIMI MIKAMI YUEN, LEED<sup>®</sup> AP  
Associate

SCOTT ALIKA ABRIGO, LEED<sup>®</sup> AP  
Associate

SCOTT MURAKAMI, ASLA, LEED<sup>®</sup> AP  
Associate

DACHENG DONG, LEED<sup>®</sup> AP  
Associate

**HONOLULU OFFICE**

1001 Bishop Street, Suite 650  
Honolulu, Hawaii 96813-3484  
Tel: (808) 521-5631  
Fax: (808) 523-1402  
E-mail: sysadmin@pbrhawaii.com

**KAPOLEI OFFICE**

1001 Kamehika Boulevard  
Kapolei Building, Suite 313  
Kapolei, Hawaii 96707-2005  
Tel: (808) 521-5631  
Fax: (808) 535-3163

**KAPOLEI**

**I. Kānehili**

**A. Site Information:**

1. 159 acres (current zoning AG-1)  
Wetlands: portion of Kalo'i Gulch, a temporarily flooded scrub/shrub wetland
2. Current Homestead Uses: 255 residential lots
3. Non-homestead uses

Type of Use	Total number	Acres <sup>1</sup>
Leases	1	9
Licenses	5	<1
Right of Entry	0	0
Revocable Permit	0	0
<b>Total acreage</b>		<b>9</b>

All leases and licenses identified in this section were identified as Kapolei in Annual Report. They are assumed to be located within Kānehili. However, none of the TMK provided could be identified on the map.

**a. Leases:**

- i. Wells Fargo Bank (Office-Non Revenue Generation)  
9.215 acres, expires 2031  
Parcel ID 91 (cannot be identified on map)  
DHHL License Number 279

**b. Licenses:**

- i. Hawai'i Maoli c/o Association of Hawaiian Civic Club and Chaminade University of Honolulu (Community-Education/Office Complex)  
0.11 acres, expires 2036  
Parcel ID 84 (cannot be identified on map)  
DHHL License Number 642

<sup>1</sup> Acreages are approximation. Not all leases, licenses, ROE, RP include acreage information

- ii. Ke Ola Mamo, Inc (Public Service)  
0.26 acres, expires 2029  
Parcel ID 92 (cannot be identified on map)  
DHHL License Number 713
- iii. Hawai'i Housing Finance & Development Corporation (Easement)  
Acreage not provided, perpetual  
Parcel ID 90 (cannot be identified on map)  
DHHL License Number 665
- iv. C&C of Honolulu BWS (Utility Easement)  
Acreage not provided, perpetual  
Parcel ID 85, 88 (cannot be identified on map)  
DHHL License Number 663
- v. C&C of Honolulu Wastewater Management (Utility Easement)  
Acreage not provided, perpetual  
Parcel ID 86, 89 (cannot be identified on map)  
DHHL License Number 664

**c. ROE:** None identified

**d. RP:** None identified

**B. Potential Uses for Available Lands:**

No lands estimated to be available  
All lands under license or homestead lease

**C. Community Issues:** TBD

**D. Timeline:** TBD

**E. Visit:** Drive through

**II. East Kapolei**

**A. Site Information:**

1. 214 acres (current zoning AG-1)  
Wetlands: None Identified
2. Current Homestead Uses: 415 homestead leases (undivided interest)
3. Non-homestead uses

Type of Use	Total number	Acres
Leases	0	0
Licenses	1	2
Right of Entry	1	4
Revocable Permit	1	200
<b>Total acreage</b>		<b>206</b>

**a. Leases:** None Identified

**b. Leases:**

- i. Special Olympic Hawai'i (Public Service)  
 2.455, 65 year lease, expiration not provided  
 Parcel ID 2, 3 (cannot be identified on map)  
 DHHL License Number 740

**c. Right of Entry:**

- i. State of Hawai'i, DOT (Easement)  
 3.62 acres, LEASE EXPIRED  
 Parcel ID 4 (cannot be identified on map)  
 DHHL License Number 389

**d. Revocable Permit:**

- i. Aloun Farms, Inc.  
 200 acres, LEASE EXPIRED  
 Parcel ID 1 (cannot be identified on map)  
 DHHL License Number S-7152

**B. Potential Uses for Available Lands:**

No lands estimated to be available  
 All lands proposed for homestead development, community use, public service

**C. Community Issues:** TBD

**D. Timeline:** TBD

**E. Visit:** Drive through

Directions: *L-Kapolei Parkway, L-Kualaka'i Parkway, R-Palehua Road*

**III. Kaupe'a**

**A. Site Information:**

1. 52.3 acres (current zoning R-3.5, A-1, P-2)  
 Wetlands: None Identified
2. Current Homestead Uses: 326 residential lots
3. Non-homestead uses

Type of Use	Total number	Acres
Leases	0	0
Licenses	1	N/A
Right of Entry	0	0
Revocable Permit	0	0
<b>Total acreage</b>		<b>N/A</b>

**a. Leases:** None Identified

**b. License:** None Identified

- i. Hawaiian Electric Industries, Inc (Easement)  
 Acreage not provided, perpetual  
 Parcel ID 213, 214  
 DHHL License Number 662

**c. Right of Entry:** None Identified

**d. Revocable Permit:** None Identified

**B. Potential Uses for Available Lands:**

No lands estimated to be available  
 All lands under license or homestead lease

**C. Community Issues:** TBD

**D. Timeline:** TBD

**E. Visit:**

Directions: *Get Back onto Kapolei Pkwy heading towards Wai'anae, L-Kama'aha Ave. Homestead located on Kama'aha and surrounding. Exit subdivision via Puainako Street.*

**IV. Malu'ohai**

**A. Site Information:**

1. 38 acres (current zoning R-5)  
 Wetlands: None Identified
2. Current Homestead Uses: 156 residential lots
3. Non-homestead uses

Type of Use	Total number	Acres
Leases	1	9
Licenses	0	0
Right of Entry	0	0
Revocable Permit	0	0
<b>Total acreage</b>		<b>9</b>

**a. Leases:**

- i. Village 6, RTO, LP- Kapolei (Ho'olimalima) (Residential)  
 8.5, expires 2056  
 Parcel ID 215, 216,217 (TMKs identified do not correspond with location of Ho'olimalima Community)  
 DHHL License Number 740

**b. License:** None Identified

**c. Right of Entry:** None Identified

**d. Revocable Permit:** None Identified

**B. Potential Uses for Available Lands:**

No lands estimated to be available  
 All lands under homestead and residential rental lease

**C. Community Issues:** TBD

**D. Timeline:** TBD

**E. Visit:**

Directions: *L-Kapolei Pkwy, R-Malu'ohai, R-Kaiiau Ave, Enter into homestead communities by taking R-Owakālena St, L- Koanimakani St, L-Kuipuakukui Street, L-Owakālena St. Exit homestead community by taking R- Kaiiau and re-enter by taking a left onto Ualakupu St.*

**KALAELOA**

**I. Kalaeloa**

**A. Site Information:**

1. 560 acres (current zoning F-1)  
 Note: acreage shown on figure is based on zoning and not accurate  
 Wetlands: Seasonally flooded excavated channel along portion of the perimeter of several western parcels
2. Current Homestead Uses: none
3. Non-homestead uses

Type of Use	Total number	Acres <sup>2</sup>
Leases	0	0
Licenses	5	13
Right of Entry	0	0
Revocable Permit	42	100
<b>Total acreage</b>		<b>113</b>

**a. Leases:** NONE

**b. Licenses:**

- i. Narcanon Hawai'i (Public Service)  
 0.69 acres, expires 9/30/2011  
 Parcel ID 28  
 DHHL License Number 648
- ii. State of Hawai'i, Human Services (Public Service)  
 1.157 acres, expires 2018  
 Parcel ID 29  
 DHHL License Number 705

<sup>2</sup> Acreages are approximation. Not of leases, licenses, ROE, RP include acreage information

iii. Nānākuli Housing Corporation (Public Service)  
 5 acres, LEASE EXPIRED  
 Parcel ID 42  
 DHHL License Number 604

iv. Hawai'i Community Development Enterprises, LLC (Commercial)  
 5.257 acres, LEASE EXPIRED  
 Parcel ID 66  
 DHHL License Number 603

v. State of Hawai'i, DOE (Education)  
 1 acre, LEASE EXPIRED  
 Parcel ID 67  
 DHHL License Number 600

**c. ROE:** None identified

**d. Revocable Permit:** (month to month tenancy)  
 Total acreage identified as potentially available: 100 acres

i. VIP Sanitation, Inc. (Commercial)  
 1.081 acres  
 Parcel ID 27  
 DHHL License Number 340

ii. Mr. Herbert M. Nuuanu, Jr. (Industrial)  
 0.689 acres  
 Parcel ID 30  
 DHHL License Number 272

iii. American Hauling, Inc. (Commercial)  
 0.017 acres  
 Parcel ID 31  
 DHHL License Number 303

iv. Black Businessman and Woman Foundation (Commercial)  
 Acreage not provided  
 Parcel ID 32  
 DHHL License Number 312

v. BENDCo (Commercial)  
 Acreage not provided  
 Parcel ID 33  
 DHHL License Number 313

vi. Professional Driving Academy (Commercial)  
 0.479 acres  
 Parcel ID 34  
 DHHL License Number 327

- vii. R & KA Equipment (Commercial)  
0.411 acres  
Parcel ID 35  
DHHL License Number 341
- viii. Hawai'i Modular Space (Commercial)  
1.653 acres  
Parcel ID 36  
DHHL License Number 355
- ix. Brian Akita and Eugene Cacho (Parking) (Commercial)  
0.124 acres  
Parcel ID 37  
DHHL License Number 378
- x. The Storage Room (Commercial)  
0.918 acres  
Parcel ID 38  
DHHL License Number 379
- xi. O'ahu Horseshoe Pitchers Assn. (Recreation)  
0.275 acres  
Parcel ID 39  
DHHL License Number 393
- xii. Myrtle Kaahaaina (Commercial)  
Acreage not provided  
Parcel ID 40  
DHHL License Number 429
- xiii. K Service Equipment Rental LLC. (Commercial)  
0.28 acres  
Parcel ID 41, 57  
DHHL License Number 440
- xiv. Pacific Isle Equipment Rental, Inc. (Commercial)  
0.344 acres  
Parcel ID 43  
DHHL License Number 311
- xv. I.P. Enterprise (Commercial)  
0.275 acres  
Parcel ID 44  
DHHL License Number 333

- xvi. Coastal Construction Co., Inc (Commercial)  
4.753 acres  
Parcel ID 45  
DHHL License Number 380
- xvii. Aiwohi Bros., Inc. (Commercial)  
2 acres  
Parcel ID 46  
DHHL License Number 401
- xviii. Xtreme Trucking, Inc. (Commercial)  
0.344 acres  
Parcel ID 47  
DHHL License Number 444
- xix. D II's Welding Services, LLC. (Industrial)  
0.344 acres  
Parcel ID 48  
DHHL License Number 445
- xx. CJ Peterson Services, Inc. (Industrial)  
0.689 acres  
Parcel ID 49  
DHHL License Number 446
- xxi. Aloha Trucking LLC. (Industrial)  
0.925 acres  
Parcel ID 50  
DHHL License Number 456
- xxii. Thomas Transport (Commercial)  
0.055 acres  
Parcel ID 51  
DHHL License Number 414
- xxiii. American Drilling Company (Commercial)  
0.21 acres  
Parcel ID 52  
DHHL License Number 425
- xxiv. Maunalei Trucking (Commercial)  
0.505 acres  
Parcel ID 53  
DHHL License Number 426
- xxv. Biogenesis Pacific, Inc. AMT Truss (Industrial)  
2.5 acres  
Parcel ID 54  
DHHL License Number 428

- xxvi. Pacific Trucking, Inc (Commercial)  
0.298 acres  
Parcel ID55  
DHHL License Number 435
- xxvii. Miller's Paving, LLC (Commercial)  
0.211 acres  
Parcel ID 56  
DHHL License Number 436
- xxviii. T & C Plumbing (Commercial)  
0.64 acres  
Parcel ID 58  
DHHL License Number 443
- xxix. J. Jeremiah Trucking Co., Inc (Industrial)  
0.359 acres  
Parcel ID 59  
DHHL License Number 463
- xxx. Paunui Inc. (Industrial)  
0.137 acres  
Parcel ID 60  
DHHL License Number 464
- xxxi. Barber's Point Riding Club (Commercial)  
0.23  
Parcel ID 61  
DHHL License Number 424
- xxxii. F.P.S. Building Contractors, LLC (Industrial)  
0.25 acres  
Parcel ID 62  
DHHL License Number 453
- xxxiii. Hawai'i Explosives and Pyrotechnics, Inc. (Commercial)  
5 acres  
Parcel ID 63  
DHHL License Number 301
- xxxiv. Mr. Albert Cummings, III and Mrs. Ihilani T.D. Miller-Cummings (Pastoral)  
5 acres  
Parcel ID 64  
DHHL License Number 310

- xxxv. Save Oahu's Race Track (SORT) (Industrial)  
38.718 acres  
Parcel ID 65  
DHHL License Number 411
- xxxvi. F.G. Landscape Pacific, Inc. (Commercial)  
1.477 acres  
Parcel ID 68  
DHHL License Number 393
- xxxvii. Mr. Benjamin Kahalehoe (Commercial)  
0.31 acres  
Parcel ID 69  
DHHL License Number 403
- xxxviii. JJS Construction, Inc. (Commercial)  
.459 acres  
Parcel ID 70  
DHHL License Number 307
- xxxix. The Pasha Group (Commercial)  
25 acres  
Parcel ID 71  
DHHL License Number 309
- xl. Devin B. Donahue (Commercial)  
1.033 acres  
Parcel ID 72  
DHHL License Number 383
- xli. FCS, Inc. (Industrial)  
0.225 acres (Cannot be identified on map)  
Parcel ID 73  
DHHL License Number 460

**B. Potential Uses for Available Lands:**

Estimated Acreage available: 547 acres (100 acres currently under RP + 447 unencumbered acres)<sup>3</sup>  
Industrial, commercial, agriculture

**C. Community/User Issues:** TBD

**D. Timeline:** TBD

<sup>3</sup> Assumes expired licenses (600, 603, and 604) totaling 11.257 acres will be renewed

**E. Visit:**

Directions:

Western/Central parcels: Head back to Kaiiau, R-Kaiiau, R-Malu'ōhai, R-Kapolei Pkwy, L- Fort Barrette Rd (turns into Enterprise).

Parcel: is on Left on unnamed street after Mission St, before Randolph St.

Parcels: from Enterprise, R-Yorktown St, on left between Enterprise and Lexington.

Parcels: From Yorktown, L-Lexington, R-Midway, on L/R at intersection of Midway and Boxer. Continue on Midway to Saratoga St.

Parcel: From Midway, L-Saratoga, L- Point Cruz to end or L-Unnamed St to Bon Homme Richard St

Parcel: From Saratoga, head mauka, L- Malakole St, on right

Eastern parcels: From Saratoga, Head Mauka, R-Roosevelt (this street may not be useable. If not, retrace steps back to Enterprise and then make R-Roosevelt), R-Coral Sea.

Parcel: L- San Jacinto. Parcel mauka of San Juacinto between Coral Sea and Essex. Roads are not well maintained and may not be marked)

Parcel. From San Juacinto, head makai on Coral Sea, L- Long Island St. Parcel between Long Island and Tripoli Rd

**O'ahu Island Plan**  
**Kona**  
**Site Visits Agenda**  
**May 12, 2011<sup>1</sup>**

**PRINCIPALS**

THOMAS S. WITTEN, ASLA  
*President*

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

RUSSELL Y. L. CHUNG, FASLA, LEED<sup>®</sup> AP  
*Executive Vice-President*

VINCENT SHIGEKUNI  
*Vice-President*

GRANT T. MURAKAMI, AICP, LEED<sup>®</sup> AP  
*Principal*

W. FRANK BRANDT, FASLA  
*Chairman Emeritus*

**ASSOCIATES**

TOM SCHNELL, AICP  
*Senior Associate*

RAYMOND T. HIGA, ASLA  
*Senior Associate*

KEVIN K. NISHIKAWA, ASLA  
*Associate*

KIMI MIKAMI YUEN, LEED<sup>®</sup> AP  
*Associate*

SCOTT ALIKA ABRIGO, LEED<sup>®</sup> AP  
*Associate*

SCOTT MURAKAMI, ASLA, LEED<sup>®</sup> AP  
*Associate*

DACHENG DONG, LEED<sup>®</sup> AP  
*Associate*

**HONOLULU OFFICE**  
 1001 Bishop Street, Suite 650  
 Honolulu, Hawaii 96813-3484  
 Tel: (808) 521-5631  
 Fax: (808) 523-1402  
 E-mail: sysadmin@pbrhawaii.com

**KAPOLEI OFFICE**  
 1001 Kamikila Boulevard  
 Kapolei Building, Suite 313  
 Kapolei, Hawaii 96707-2005  
 Tel: (808) 521-5631  
 Fax: (808) 535-3163

**PAPAKŌLEA REGION**

**I. Papakōlea**

**A. Site Information:**

1. Approximately 97 acres

Current zoning R-5, P-1, P-2

Note: acreage shown on figure is based on zoning and not accurate

Wetlands: none identified. However, two streams are adjacent, Pauoa stream on Wai'anae side and Kanahā stream draining lower Tantalus on Diamond Head side

2. Current Homestead Uses: 64 residential units

3. Non-homestead uses

All non-homestead uses for Papakōlea, Kewalo, and Kalāwahine have been combined and listed together because the boundaries of each community are not clearly defined.

Type of Use	Total number	Acres
Leases	0	0
Licenses	10	5
Right of Entry	0	0
Revocable Permit	2	1
<b>Total acreage</b>		<b>6</b>

a. **Leases:** None identified

**b. Licenses**

i. City, Board of Water Supply (Easement)  
 2.3923 acres, perpetual  
 Parcel ID 74, 76, 77, 78, 211 (Only 74 can be ID on graphic)  
 DHHL License Number 468, 484, 493, 556

ii. City, Dept. of Public Works (Easement)  
 1.919 acres, Expires 2040  
 Parcel ID 196, 197, 198, 203, 204, 206, 207, and 208  
 (cannot ID on graphic)  
 DHHL License Number 94, 93

iii. HECO & GTE HTCO (Easement)  
 Acreage not provided, perpetual  
 Parcel ID 202 (cannot be identified on graphic)  
 DHHL License Number 183

iv. Citizens Utilities Company, The Gas Company (Easement)  
 0.042 acres, perpetual  
 Parcel ID 205  
 DHHL License Number 244

v. Kalāwahine Streamside Association (Community, conservation)  
 Acreage not provided, expires 2100  
 Assumed within Kalāwahine  
 Parcel ID 75, 79  
 DHHL License Number 492

vi. Papakōlea Community Development Corporation (Community)  
 0.3874 acres, expires 2022  
 Assumed within Papakōlea  
 Parcel ID 201  
 DHHL License Number 559

c. **Right of Entry:** None Identified

d. **Revocable Permit** (month to month tenancy)

i. Mega Construction, Inc. (Industrial)  
 0.22957 acres  
 Assumed within Papakōlea  
 Parcel ID 199 (cannot ID on graphic)  
 DHHL RP Number 412

ii. Papakōlea Community Development Corporation (caretaker)  
 0.423 acres  
 Assumed within Papakōlea  
 Parcel ID 200  
 DHHL RP Number 257

**A. Potential Uses for Available Lands:**

Conservation, residential infill, community, commercial

**B. Issues:** GIS layer may not reflect boundaries of Papakōlea relative to Kewalo and Kalāwahine. Need revised boundaries for mapping purposes. Need boundaries for DHHL RP numbered 257, 412, License numbered 559, 492, 244, 183, 94, 93, 468, 484, 493, 556

**C. Timeline:** TBD

**D. Visit Directions:** H-1 eastbound, exit Pali Hwy, Left onto Pali Hwy, Right onto School Street, Left onto Lusitana Street, Right onto Puowaina Drive, Left onto Tantalus

<sup>1</sup> Due to the location of the various parcels, visits to parcels within the Kona Moku may be split across several days during the month of May. All information for these parcels has been consolidated within this packet.

**II. Kewalo**

**A. Site Information:**

1. Approximately 34.5 acres  
 Current zoning R-5  
 Note: acreage shown on figure is based on zoning and not accurate  
 Wetlands: Kanahā Stream draining lower Tantalus crosses through site
2. Current Homestead Uses: 251 Residential lots.
3. Non-homestead uses  
 See list and table under I. Papakōlea

**II. Kalāwahine**

**A. Site Information:**

1. Approximately 46.3 acres  
 Current zoning R-10, P-1, P-2  
 Note: acreage shown on figure is based on zoning and not accurate  
 Wetlands: Kanahā Stream draining lower Tantalus crosses through site
2. Current Homestead Uses: 92 residential lots
3. Non-homestead uses  
 See list and table under I. Papakōlea

**HONOLULU MAKAI PARCELS**

**II. Honolulu Ahupua'a: Bowl-A-Drome**

**A. Site Information:**

1. Approximately 2 acres (current zoning P-2)  
 Wetlands: None, parcels outside of the flood plains  
 Current Homestead Uses: None
2. Non-homestead uses

Type of Use	Total number	Acres
Leases	0	0
Licenses	0	0
Right of Entry		0
Revocable Permit	1	1
<b>Total acreage</b>		

- a. **Leases:** None identified
- b. **Licenses:** None identified
- c. **Right of Entry:** None identified
- d. **Revocable Permit**
  - i. Oahu Auto Service, Inc., Isaac Keahi Smith (Industrial)  
 0.941 acres  
 Parcel ID 118, 119

DHHL RP Number 283

**B. Potential Uses for Available Lands:**

Total lands constrained by RP: 1 acre  
 Estimated acres available: 1 acre  
 Potential Use: Multi-family residential, kupuna housing, commercial

**C. Issues:** TBD

Is building being utilized?  
 Need Map of portions under RP

**D. Timeline:** TBD

**E. Visit:** Located on Isenberg between Citron/Date and King Street, next to stadium park

**III. Kapālama Ahupua'a: Otani's**

**A. Site Information:**

1. Approximately 4.5 acres (current zoning IMX-1)  
 Wetlands: None  
 Current Homestead Uses: None
2. Non-homestead uses

Type of Use	Total number	Acres
Leases	2	~4
Licenses	1	<1
Right of Entry		0
Revocable Permit	1	<1
<b>Total acreage</b>		<b>4</b>

**a. Leases:**

- i. Otani Produce (Industrial)  
 1.573 acres  
 Parcel ID 80 (TMK listed cannot be mapped, Correct TMK should be 15033009, which can be mapped)  
 DHHL Lease Number 264
- ii. RCK Partners, LP (Commercial)  
 2.75 acres  
 Parcel ID 83 (TMK listed cannot be mapped, Correct TMK should be 15020006, which can be mapped)  
 DHHL Lease Number S-4643

**b. Licenses**

- i. Blow Up LLC, DBA- ESPN Radio 1420 (Commercial)  
 0.137 acres, expiration not provided  
 Parcel ID 81  
 DHHL License Number 725

**c. Right of Entry:** None identified

**d. Revocable Permit**

- i. Blow Up LLC, DBA- ESPN Radio 1420 (Parking)  
 0.137 acres (cannot determine if this RP was replaced by license number 725)  
 Parcel ID 82  
 DHHL RP Number 270

**B. Potential Uses for Available Lands:**

All lands assumed constrained by Lease, License, or RP

**C. Issues:**

TMKs confirmation needed,  
 Need map for RCK partners, LP if entire TMK is not constrained.

**D. Timeline:** TBD

E. **Visit:** Located along Hart Street. Access via Waiakamilo Road from Nimitz

**IV. Moanalua Ahupua'a: Shafter Flats**

**A. Site Information:**

- 1. Approximately 13 acres (current zoning I-2)  
 Wetlands: Adjacent to Moanalua Stream. All parcels located within 100-yr or 500 yr floodplain.
- 2. Current Homestead Uses: None
- 3. Non-homestead uses

Type of Use	Total number	Acres
Leases	17	~10
Licenses	2	~3
Right of Entry	0	0
Revocable Permit	5	<1
<b>Total acreage</b>		<b>13</b>

**a. Leases:** None identified

- i. U-Haul (Industrial)  
 1.585 acres, expires 2022  
 Parcel ID 9, 10  
 DHHL Lease Number S-4113, S-4114
- ii. Lease Properties Inc. (Industrial)  
 2.02 acres, expires 2022  
 Parcel ID 12, 13  
 DHHL Lease Number S-4117, S-4118
- iii. Garlow Petroleum (Industrial)  
 1094 sq-ft?? Expires 2022  
 Parcel ID 14  
 DHHL Lease Number S-4119
- iv. Frank and Sally White (Industrial)  
 0.918 acres expires 2022  
 Parcel ID 15  
 DHHL Lease Number S-4120

- v. Equipment Services Company, DBA FKS Rental and Sales (Industrial)  
 1.425 acres expires 2022  
 Parcel ID 16, 17  
 DHHL Lease Number S-4121, S-4122
  - vi. Douglas Kuniomi Takat Trustee (Industrial)  
 0.566 acres expires 2022  
 Parcel ID 18  
 DHHL Lease Number S-4123
  - vii. Lease Property, LLC (Industrial)  
 1.148 acres expires 2022  
 Parcel ID 19, 20  
 DHHL Lease Number S-4124, S-4125
  - viii. Living The Work (Industrial)  
 0.574 acres expires 2022  
 Parcel ID 21  
 DHHL Lease Number S-4126
  - ix. W.P. Inc (Industrial)  
 0.574 acres expires 2022  
 Parcel ID 22  
 DHHL Lease Number S-4127
  - x. Hawaii Business Associates, Inc. (Industrial)  
 0.477 acres expires 2022  
 Parcel ID 23  
 DHHL Lease Number S-4294
  - xi. Oceanic (Industrial)  
 0.527 acres expires 2022  
 Parcel ID 24  
 DHHL Lease Number S-4292
  - xii. Pacific Diving Industries (Industrial)  
 0.232 acres expires 2022  
 Parcel ID 25  
 DHHL Lease Number S-4290
  - xiii. CLU Investments, Inc. (Industrial)  
 0.233 acres expires 2022  
 Parcel ID 26  
 DHHL Lease Number S-4291
- b. Licenses:**
- i. Calvin F. L. Mann (Easement)  
 0.001 acres expires 2023  
 Parcel ID 112  
 DHHL License Number 332

- ii. KSBE (Easement)  
 2.922 acres expires 2013  
 Parcel ID 117 (cannot be identified on map)  
 DHHL License Number 345

c. **Right of Entry:** None Identified

d. **Revocable Permit** (month to month tenancy)

- i. Professional Commercial Services (Industrial)  
 0.08 acres  
 Parcel ID 11  
 DHHL RP Number 462
- ii. La'au Structures (Industrial)  
 0.1147 acres  
 Parcel ID 113  
 DHHL RP Number 417
- iii. Island Design & Construction, Ltd (Industrial)  
 Acreage not provided  
 Parcel ID 114  
 DHHL RP Number 418
- iv. Leonard's Bakery (Industrial)  
 0.072 acres  
 Parcel ID 115  
 DHHL RP Number 430
- v. Taylor Freezer & Equipment Co. Mr. Lou Kristovich (Industrial)  
 0.072 acres  
 Parcel ID 116  
 DHHL RP Number 431

**B. Potential Uses for Available Lands:**

All lands constrained by Lease, License, or RP

**C. Issues:** need location of License 354

**D. Timeline:** TBD

**E. Visit:** Located at Kakoi and Kilihau Street. Mauka side of Nimitz Hwy. For reference, Ke'ehi lagoon is makai of parcels.

**WAIAWA**

**I. Pearl City**

**A. Site Information:**

1. Approximately 20 acres (current zoning f-1)  
 Wetlands: adjacent to stream, none within parcel
2. Current Homestead Uses: None

3. Non-homestead uses

Type of Use	Total number	Acres
Leases	0	
Licenses	1	2
Right of Entry	0	0
Revocable Permit	1	2
<b>Total acreage</b>		<b>4</b>

a. **Leases:** None identified

b. **Licenses:**

- i. State, Dept. of Transportation (Easement)  
 1.583 acres, perpetual  
 Parcel ID 209  
 DHHL License Number 449

c. **Right of Entry:** None identified

d. **Revocable Permit** (month to month tenancy)

Total acreage identified as potentially available: 2

- i. Bears Trucking, Inc (Industrial)  
 2 acres  
 Parcel ID 210  
 DHHL RP Number 375

**B. Potential Uses for Available Lands:**

Estimated acres available: approximately 16

Potential Use: Conservation, revenue (trucking storage)

**C. Issues:**

Are there agreements for all easements?  
 RP 375 need location within larger parcel

**D. Timeline:** TBD

**E. Visit Directions:** *General- H-1 eastbound, Kamehameha Hwy, U-turn to access site via Cane Haul road*

**II. Drum Site**

**A. Site Information:**

1. ?? acres (current zoning ??)  
 Wetlands: ??
2. Current Homestead Uses: None
3. Non-homestead uses: unknown

**B. Potential Uses for Available Lands:**

Land exchange for Varona parcels

**C. Issues:**

Contamination

Is land exchange expected to occur before publication of O'ahu Island Plan?

Do not have TMK(s) for this parcel, size of parcel.

**D. Timeline:** TBD

**Visit Directions:** *unknown. Location data needed*

**O'ahu Island Plan**

**Ko'olaupoko<sup>1</sup>  
Site Visits Agenda  
May 2011**

**PRINCIPALS**

THOMAS S. WITTEN, ASLA  
President

R. STAN DUNCAN, ASLA  
Executive Vice-President

RUSSELL Y. L. CHUNG, FASLA, LEED<sup>®</sup> AP  
Executive Vice-President

VINCENT SHIGEKUNI  
Vice-President

GRANT T. MURAKAMI, AICP, LEED<sup>®</sup> AP  
Principal

W. FRANK BRANDT, FASLA  
Chairman Emeritus

**ASSOCIATES**

TOM SCHNELL, AICP  
Senior Associate

RAYMOND T. HIGA, ASLA  
Senior Associate

KEVIN K. NISHIKAWA, ASLA  
Associate

KIMI MIKAMI YUEN, LEED<sup>®</sup> AP  
Associate

SCOTT ALIKA ABRIGO, LEED<sup>®</sup> AP  
Associate

SCOTT MURAKAMI, ASLA, LEED<sup>®</sup> AP  
Associate

DACHENG DONG, LEED<sup>®</sup> AP  
Associate

**HONOLULU OFFICE**  
1501 Bishop Street, Suite 650  
Honolulu, Hawaii 96813-3484  
Tel: (808) 521-5631  
Fax: (808) 523-1402  
E-mail: sysadmin@pbrhawaii.com

**KAPOLEI OFFICE**  
1001 Kamakila Boulevard  
Kapolei Building, Suite 313  
Kapolei, Hawaii 96707-2005  
Tel: (808) 521-5631  
Fax: (808) 535-3163

**WAIMĀNALO**

**I. Waimānalo**

**A. Site Information:**

1. Approximately 1,968 acres  
Current zoning R-5, R-7.5, R-10, Ag-1, AG-2, P-1, P-2  
Note: acreage shown on figure is based on zoning and not accurate  
Wetlands: numerous stream heads in the mauka lands, west of Waimānalo homesteads- freshwater emergent wetlands- ~38 acres- non-tidal artificially flooded wetlands, 0.4 acre man made pond<sup>2</sup>
2. Current Homestead Uses: 800 residential lots, 2 agricultural lots<sup>3</sup>
3. Non-homestead uses

Type of Use	Total number	Acres <sup>4</sup>
Leases	3	8
Licenses	22	101
Right of Entry	1	1
Revocable Permit	12	63
<b>Total acreage</b>		<b>173</b>

**a. Leases:**

- i. KSBE (Education)  
1.683 Acres, expires 2064  
Parcel ID 252, 259 (parcel cannot be ID on map-trmk 4-1-008:004)  
DHHL Lease Number 249
- ii. Waimānalo Kūpuna Housing (Residential)  
5.79 Acres, expires 2060  
Parcel ID 278  
DHHL Lease Number 269

<sup>1</sup> Due to the location of the various parcels, Ko'olaupoko visits will be split across several days during the month of May. All information for these parcels has been consolidated within this packet.

<sup>2</sup> PEM1Kh - 36 acres, PSS1Kh - 2 acres, PUBHh 0.42 acres

<sup>3</sup> One of the agriculture homestead lease has recently been subdivided. PBR does not have any information regarding the new lessee.

<sup>4</sup> Acreages are approximation. Not all leases, licenses, ROE, RP include acreage information

- iii. Hawntel (Utility)  
1.683 Acres, expires 2033  
Parcel ID 291 (parcel cannot be ID on map-TMK 4-4-021:034)  
DHHL Lease Number 134

**b. Licenses:**

- i. U.S. Department of Transportation, Federal Aviation  
0.88 acres, expires 2015  
Parcel ID 274, 275 (parcel 274 cannot be ID on map-TMK 4-1-014:015)  
DHHL License Number 205
- ii. DLNR (Easement for shoreline improvements)  
0.45 acres, perpetual  
Parcel ID 111  
DHHL License Number 596
- iii. City and County, Dept. of Parks and Recreation (Recreation)  
80.29 acres (Acreage includes lands in Nānākuli)  
Parcel ID 292, 293, 294, 295  
DHHL License Number 547
- iv. City and County, Public Works (Easement)  
Acreage not provided, perpetual  
Parcel ID 241, 251, 276, 277, 279, 281, 289 (Only 251 can be id on map)  
DHHL License Number 178, 241
- v. City and County, BWS (Easement)  
4.077 Acres, perpetual  
Parcel ID 244, 245, 246, 247, 248, 253 (None of the parcels except 244, 253 can be identified on map)  
DHHL License Number 230, 227, 429
- vi. HECO & GTE HECO (Easement)  
4.37 Acres, perpetual  
Parcel ID 242, 250, 282, 285, 286, 290 (parcels cannot be ID on map)  
DHHL License Number 320, 370, 294, 295, 316
- vii. HECO (Easement)  
1.624 Acres, perpetual  
Parcel ID 251, 254, 267, 269, 283, 284 (parcels cannot be ID on map)  
DHHL License Number 196, 688, 167, 219

- viii. T-Mobil West (Telecommunication Easement)  
0.014 Acres, expires Nov-2011<sup>5</sup>  
Parcel ID 255  
DHHL License Number 659
- ix. Waimānalo Hawaiian Homes Association (Community)  
2.638 acres, Term 30 years: expiration not provided  
Parcel ID 256, 260 (parcel 260 cannot be ID on map- TMK4-1-008:004)  
DHHL License Number 455
- x. Queen Lili'uokalani Trust Children's Center (Public Service)  
0.62 acres, expires 2064  
Parcel ID 261 (cannot be identified on map- TMK 4-1-008:024)  
DHHL License Number 436
- xi. LDS of O'ahu/Kaua'i Facility Management (Church)  
0.42 acres, expires 2028  
Parcel ID 280  
DHHL License Number 502

**c. Right of Entry:**

- i. State of Hawaii: DOT (Public Service-highway improvements)  
0.79 acres, EXPIRED 3/31/2010  
Parcel ID 273  
DHHL ROE Number 366

**d. Revocable Permit:** (month to month tenancy)

Total acreage identified as potentially available: 63 acres

- i. H-5 Hawaii Helping the Hungry Have Hope (Storage-mobile homeless shelters)  
5 acres  
Parcel ID 218, parcel identified within Waimanalo per TMK, but annual report lists location as Wai'anae, verification required  
DHHL RP Number 408
- ii. Waimanalo Hawaiian Homes Association (Community Nursery/Open Market)  
1.892 Acres  
Parcel ID 243, 262, 263 (parcels cannot be ID on map)  
DHHL RP Number 138

<sup>5</sup> end date does not appear to match start date and term length provided. Based on start date of 12/2006 a ten year term would end 11/2016

- iii. Waimānalo Hawaiian Homes Association. (Community/Industrial)  
20 Acres  
Parcel ID 258  
DHHL RP Number 438
- iv. Sports Turf Hawaii, Inc. (Agriculture)  
20 Acres  
Parcel ID 257  
DHHL RP Number 337
- v. John Manuhua Cook (Stabling)  
2.4 Acres  
Parcel ID 264  
DHHL RP Number 131
- vi. Roy and June Pires (Stabling)  
3.4 Acres  
Parcel ID 265  
DHHL RP Number 172
- vii. Benjamin Char and Allan Silva (Stabling)  
1.9 Acres  
Parcel ID 266  
DHHL RP Number 173
- viii. Duroy Rosecrans (Stabling)  
3.68 Acres  
Parcel ID 268, 271 (268- on TMK outside of DHHL boundaries provided on GIS layer)  
DHHL RP Number 146
- ix. Honolulu Polo Club (Stabling)  
3.025 Acres  
Parcel ID 270  
DHHL RP Number 147
- x. John D Kaupiko (Stabling)  
1.016 Acres  
Parcel ID 272 (not identified on map TMK 4-1-009:287)  
DHHL RP Number 218
- xi. Marian K. Kanoa (caretaker)  
0.267 Acres  
Parcel ID 287 (not identified on map)  
DHHL RP Number 216

- xii. Howard Doctorello (caretaker)  
0.07 Acres  
Parcel ID 288  
DHHL RP Number 220

**B. Potential Uses for Available Lands:**

Revenue generation-stabling, residential infill, agriculture lots, conservation

**C. Issues:**

Conversion of Open Market to lease/license  
 Location of Lease, License, RP parcels not identified  
 Agriculture homesteads- is it being utilized for farming? Are the terms of lease being met?  
 Stabling RP annual rent appears to be well below market value for comparable land elsewhere on O'ahu. Monthly rents range from \$46-\$154 per acre for stabling on DHHL land in Waimānalo. Monthly rents Waianae, Kunia, Mililani, North Shore range from \$150-\$500 per acre.

**D. Timeline:** unknown

**E. Visit:** *Meeting at the Community Center. Site inspection of unencumbered lands followed by areas under homesteading leases. Ridgeline lands will be accessed via easement through KS lands.*

**I. Kumuhau**

**A. Site Information:**

1. Approximately 11 acres (current zoning AG-1)  
Note: acreage shown on figure is based on zoning and not accurate  
Wetlands: Waimānalo stream and floodway crosses through the southern portion of the community.
2. Current Homestead Uses: Residential. Number of units has not been segregated by HSD out of Waimānalo numbers. Assume up to 52 residential homestead based on project design.
3. Non-homestead uses: None

**B. Potential Uses for Available Lands:**

No lands estimated to be available. All lands awarded or scheduled for homestead lease award.

**C. Issues:** TBD

**D. Timeline:** TBD

**E. Visit Directions:** Kalaniana'ole towards Waimanalo, right on Kumuhau Street

**II. Kaka'ina**

**A. Site Information:**

1. Approximately 8 acres (current zoning AG-1)  
Note: acreage shown on figure is based on zoning and not accurate  
Wetlands: Waimānalo stream crosses through southwester perimeter
2. Current Homestead Uses: Residential. Number of units has not been segregated by HSD out of Waimānalo numbers. Assume up to 50 residential homestead based on project design.
3. Non-homestead uses: None

**B. Potential Uses for Available Lands:**

No lands estimated to be available. All lands awarded or scheduled for homestead lease award.

**C. Issues:** TBD

**D. Timeline:** TBD

**E. Visit Directions:** Kalaniana'ole towards Waimanalo, right on Poalima Street, left on Hihimanu Street, right of Kaka'ina Street

**WAIĀHOLE**

**I. WAIĀHOLE**

**A. Site Information:**

1. 18 acres (current zoning AG-2)  
Wetlands: adjacent to stream, none within parcels
2. Current Homestead Uses: Agriculture
3. Non-homestead uses: None identified

Type of Use	Total number	Acres
Leases	0	0
Licenses	0	0
Right of Entry	0	0
Revocable Permit	0	0
<b>Total acreage</b>		<b>0</b>

**B. Potential Uses for Available Lands:**

Estimated acres available: unknown  
Potential Use: Homestead leases

**C. Issues:**

Are agriculture homestead leases implementing farm plans, meeting provisions of the lease?

**D. Timeline:** TBD

**E. Visit Directions:** *General- H-3, exit Likelike Highway, exit Kahekili Hwy (turns into Kamehameha Hwy).*

*Most parcels are located along Waiāhole Valley Road: Access via Kamehameha Highway*

*Two parcels are along S. Waiāhole Valley Road: Access via left turn off Waiāhole Valley Road*

*One on Waiāhole Homestead Road: Access via Kamehameha Hwy*

**HA'IKŪ**

**I. Ha'ikū Valley**

**A. Site Information:**

1. Approximately 144 acres (current zoning P-1)  
Wetlands: Three streams that eventually drain into He'eia pond cross through the largest of the Ha'ikū parcels.
2. Current Homestead Uses: None
3. Non-homestead uses

Type of Use	Total number	Acres
Leases	0	0
Licenses	2	36
Right of Entry	1	1
Revocable Permit	0	0
<b>Total acreage</b>		<b>37</b>

**a. Leases:** None identified

**b. Licenses:**

- i. City and County of Honolulu (Easement)  
16.3 acres expires 2022  
Parcel ID 5, (cannot be identified on map)  
DHHL License Number 535
- ii. Kai Loa, Inc (Education)  
20 acres, expires 2060  
Parcel ID 6, (cannot be identified on map)  
DHHL License Number 730

**c. ROE:**

- i. TEC, Inc (Public Service)  
1.4 acres, EXPIRED in 2007  
Parcel ID 7, 8, (Parcel 7 could not be identified on map)  
DHHL License Number 376

**d. RP:** None identified

**B. Potential Uses for Available Lands:**

Total lands constrained by license: 37 acres  
Land not constrained by license: 107 acres  
Cultural/Natural Resource Conservation

**C. Issues:**

1. Status of existing structures on parcels. Can they be leased or otherwise utilized?
2. Access
3. Relationship of DHHL to surrounding land owners

**D. Timeline:** unknown

**E. Visit:**

Directions: General directions provided only: H-3, exit Likelike Highway, exit Kahekili Hwy. Access to parcel will likely be from Kahuhipa Street or Haiku Road. Access via easement



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**Appendix H**  
**Draft OIP Comments**





## Waimanalo Parcels

**Luwella Lepnardi** to: nancy.m.mcpherson@hawaii.gov

11/17/2013 01:47 PM

Cc: Luwella Leonardi

From: Luwella Lepnardi <luwella007@icloud.com>

To: "nancy.m.mcpherson@hawaii.gov" <nancy.m.mcpherson@hawaii.gov>,

Cc: Luwella Leonardi <kanakaoomaunawili@gmail.com>

Concerning 1,456 acres, it is pertinent that these acres remain in the DHHL inventory because its location is important to the survival of the native beneficiaries on the island of Oahu.

Luwella Leonardi

Beneficiary

Sent from my iPhone



comments / Draft O'ahu Island Plan  
 SLAMMERF16  
 to:  
 nancy.m.mcpherson  
 11/18/2013 09:54 AM  
 Hide Details  
 From: SLAMMERF16@aol.com  
 To: nancy.m.mcpherson@hawaii.gov,

1 Attachment



DHHL Lands Draft 2013 Ewa Plains Programs.pdf

(PDF of this document attached to this email)

November 18, 2013

Aloha Nancy McPherson!

Thank you for allowing comments on the Department of Hawaiian Home Land's Draft Oahu Island Plan.

After reviewing your plan to industrialize nearly all of your properties within Kalaeloa, we ask that you reconsider a portion of your plan in order meet the needs of the families within the growing Ewa Communities and the visitors frequenting our Leeward Resorts (Ko'Oolina and future Haseko Resorts).

We are concerned with protecting and preserving the Hawaiian Habitation Complexes, WWII Historic Buildings, and Aircraft Revetments spread over the land. However, because of our organization's WWII era focus, we will specifically address Parcel 13058-C.

1. We ask you to follow the Covenants as outlined on the Quitclaim Deed for Parcel 13058-C. (Doc 3782592). We are particularly interested in ensuring the Historic Preservation Covenant (page 9 within the document) is followed.

**HISTORIC PRESERVATION COVENANT.** GRANTEE hereby covenants on behalf of itself, its successors or assigns and every successor in interest to the PROPERTY hereby conveyed, to protect and maintain the historic properties, specifically the archeological sites listed in the attached Exhibit "B" and depicted on the map attached as Exhibit "B-1", located on the PROPERTY, and the buildings, structures, and improvements listed in Section "C" below, in a manner that preserves the attributes that contribute to the eligibility of said historic properties for the National Register of Historic Places. Such attributes include information potential, construction type, interior and exterior features, design, setting, materials, workmanship, feeling, association, and views from, to, and across the PROPERTY...

(C) The following building located on Parcel 13058-C have been identified as historic structures: Building 87 (portable Air Raid Shelter, constructed in 1944, distinctive construction type); Buildings 1248-1286, 1288-1290, and 1301 (aircraft revetments constructed in 1942, half-dome reinforced concrete structures associated with change in aircraft policies at NAS Barbers Point after December 7, 1941); Buildings 1506 and 1523 (Quonset huts, constructed in 1944, distinctive construction type); and Building 1525 (ARMCO hut/magazine, constructed in 1944, distinctive construction type). The following conditions shall apply.

2. We hope you will revisit your goal for Parcel 13058-C. The land is located adjacent to Historic Barbers Point Stables. Barbers Point Stables offers the contemplative quiet of a WWII Historic District mixed with the excitement and energy of a Horse Stable and is one of the finest examples of “adaptive Reuse” within the Hawaiian Islands. The Barbers Point Riding Club is currently revitalizing the property and by FY 2015 expects the facility to be the finest Equestrian Facility in Hawaii.

3. We understand the Hawaii Hoteliers have asked the State and the Governor for more “tourist” options for visitors. We suggest a portion of Parcel 13058-C be partnered into a program with the “WWII Valor in the Pacific” National Monument Program as the parcel is part of the Historic WWII Revetment District. Jeep Tours, Horse Drawn Carriage Tours, overhead Air Plane Tours, and a plethora of other tours are among the many realistic ideas and options for the Historic WWII District and Recreation Area.

We see this as an incredible opportunity to create a win-win for Hawaii’s visitors, our businesses, our history, and most importantly for our families. Please let me know if I can provide any additional information or feedback.

Mahalo!

Valerie Van der Veer

Ewa Plains Programs, Program Director