



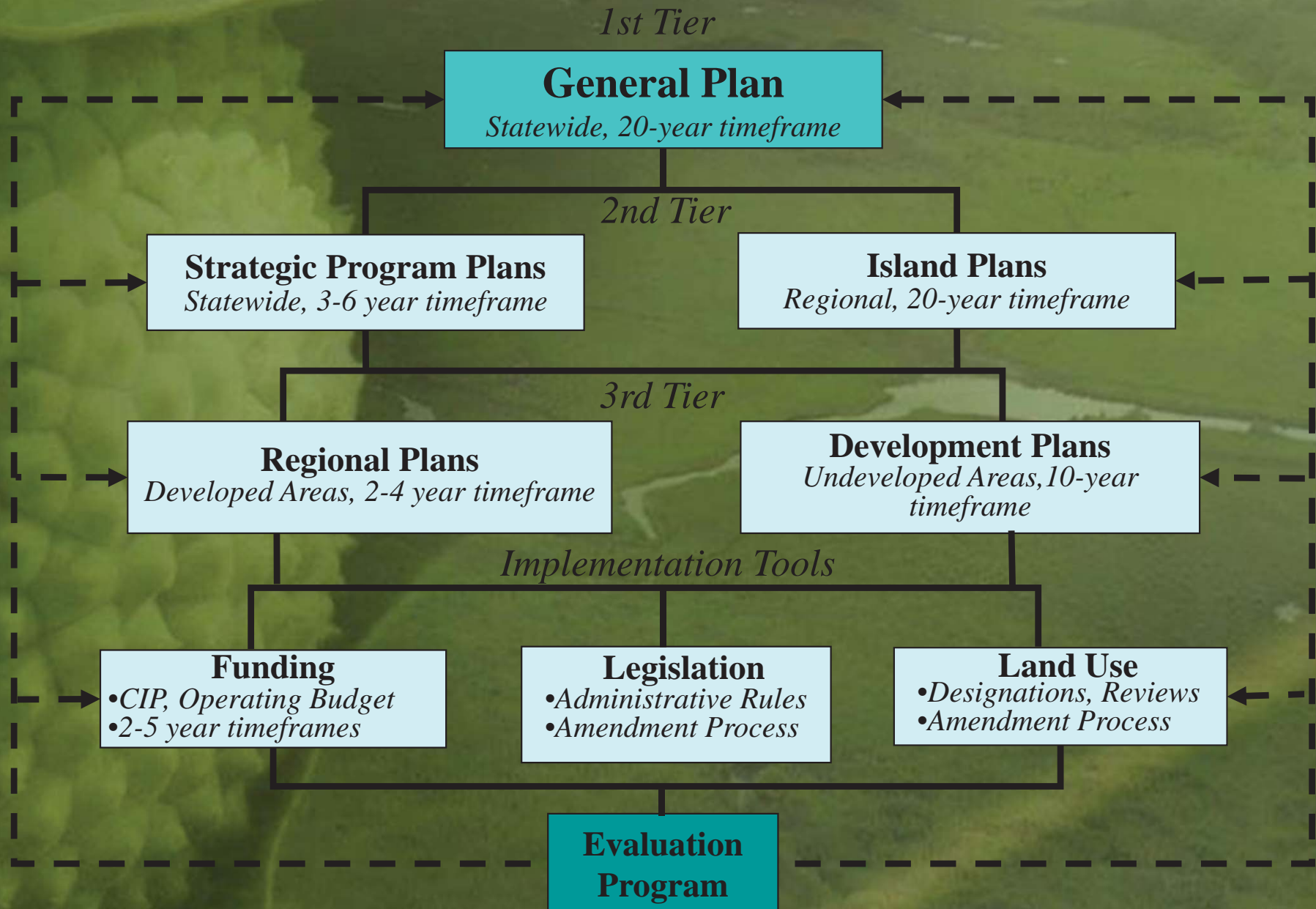
Department of Hawaiian Home Lands

O‘ahu Island Plan Beneficiary Consultation

July 16 - 18, 2013

*Hawaiian Home Lands Trust
Established 1921 by Prince Kūhiō & U.S. Congress*

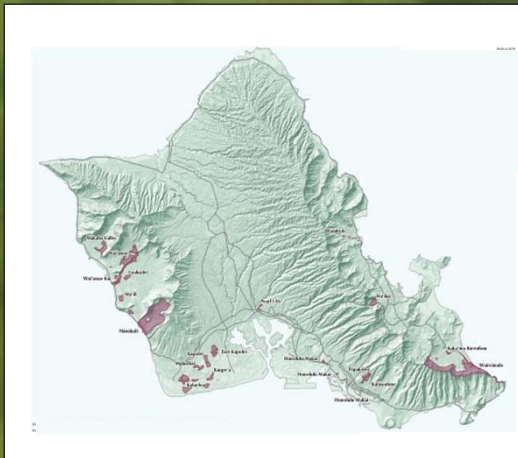
DHHL Planning System



Island Plans

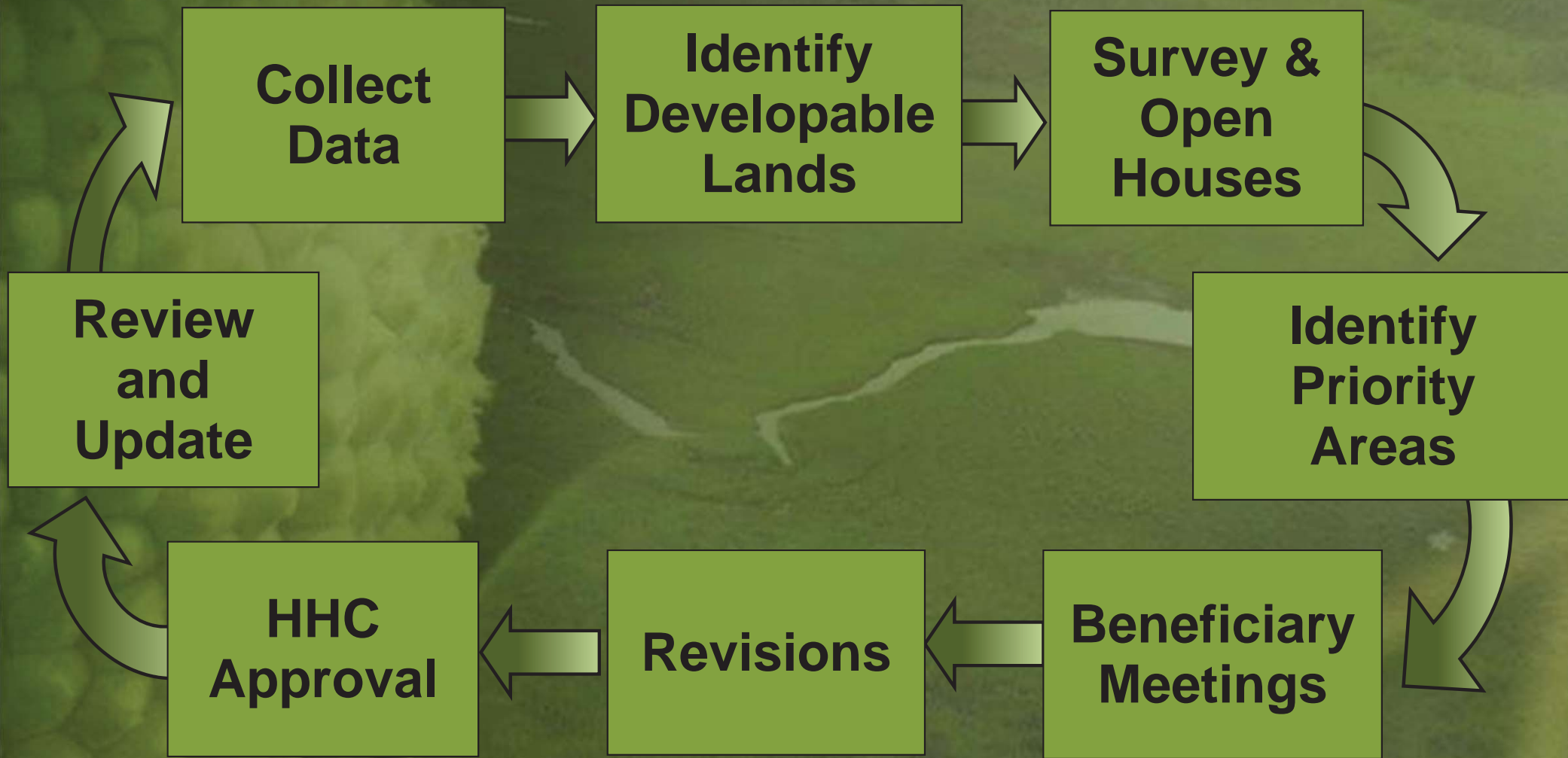
Island Plans

*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

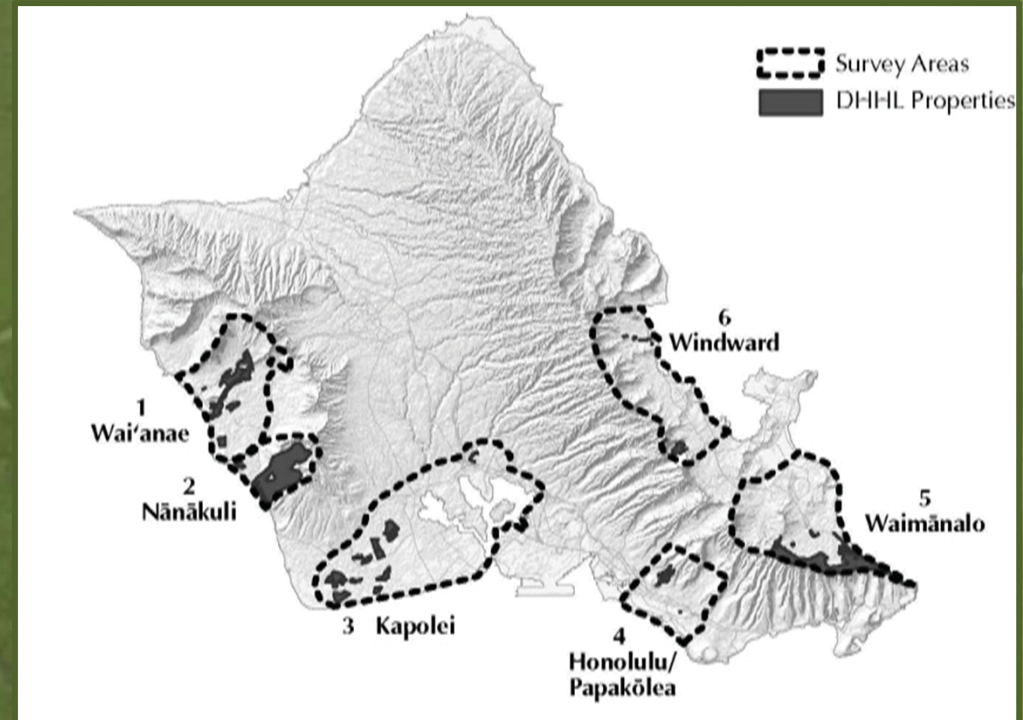
Location Preference within DHHL Landholdings Among Residential Applicants

Highly Preferred Locations

Kapolei
Papakōlea/Honolulu
Windward
Waimānalo

Least Desired Locations

Waiʻanae
Nānākuli



Applicant Preference Survey

Applicant Characteristics

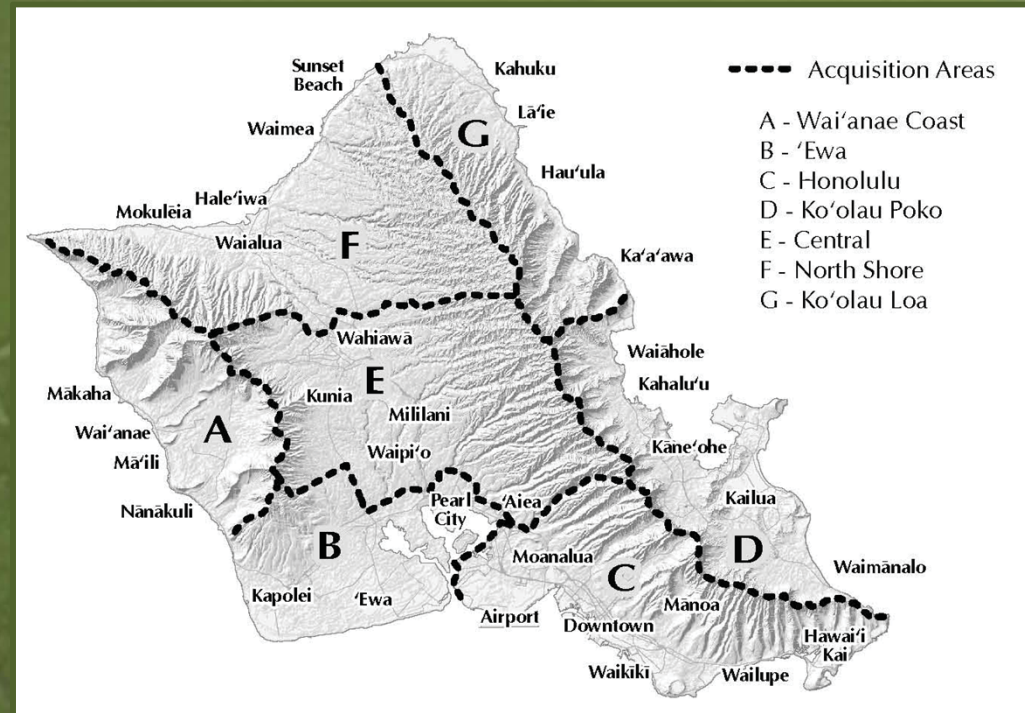
Location Preference On O'ahu Among Residential Applicants

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

Available Lands Summary

Region	Area	Total Acres	Acres Available
Wai'anae	Lualualei	1,551	83
	Mā'ili	89	48
	Wai'anae	370	57
	Wai'anae Kai	25	0
Nānākuli	Nānākuli	2,307	418
	Princess Kahanu Estates	54	0
Kapolei/Kalaeloa	Kapolei	67	0
	East Kapolei	214	134
	Kalaeloa	562	0
	Kānehili	92	0
	Kaupe'a	55	0
	Malu'ōhai	38	0
Pearl City/Waiawa	Pearl City	76	0
Honolulu Makai	Shafter Flats	14	0
	Kapālama	4	0
	Mō'ili'ili	2	0
Honolulu	Papakōlea	97	12
	Kalawahine	81	13
Waimānalo	Kaka'ina/Kumuhau	20	0
	Waimānalo	1,971	92
Ha'ikū	Ha'ikū	146	0
Waiahole	Waiahole	18	4
Updated: 7/11/2013		Total: 7,852	851

- 851 acres (11%) is developable for homesteading
- 7,001 (89%) Not developable
 - 12% (947 acres) currently homesteaded
 - 77% (6,054 acres) is not suitable for homesteading, or is already in community use or revenue generation

Due to rounding, sum of acreage may not equal total acres

O'ahu Island Plan – Land Use Designations

- Ten land use designations
 - Four homesteading designations:
 - Residential  (*existing*)   (*proposed*)
 - Subsistence Agricultural  (*existing*)   (*proposed*)
 - Supplemental Agricultural  (*existing*)   (*proposed*)
 - Pastoral (No Pastoral Homesteads on O'ahu)
 - Six Non-Homesteading designations:
 - General Agriculture 
 - Special District 
 - Community Use  (*homestead*)  (*public*)
 - Conservation 
 - Commercial 
 - Industrial 

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 units are in Leeward Oʻahu
 - 58% in Nānākuli
 - 29% proposed units are within top 3 preferred regions, Kapolei, Town and Windward

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, Wai‘anae*
- General Agriculture – 893 ac (11.4%)
 - *Nānākuli Valley, Wai‘anae, Waimānalo*

Land Use Summary

Special District - 252 acres (3.2%)

Ha'ikū Valley, Punchbowl, Ka'ala Farms

Existing Residential Homesteads – 845 acres (10.8%)

Existing Agricultural Homesteads– 102 acres (1.3%)

Wai'anae, Waimānalo, Waiahole

Roads– 193 acres (2.5%)

Other– 1,074 ac (13.7%)

Navy occupied lands in Lualualei

Proposed Homesteading– 851 acres (10.8%)

Wai'anae, Nānākuli, Kapolei, Papakōlea, Waimānalo

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

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 (~3,083 homesteads) along Wai‘anae Coast
 - 71.2% of 851 acres proposed for homesteading
 - 418 acres (49%) in Nānākuli Valley
 - 188 acres (22%) in Wai‘anae & Lualualei Valleys
 - 134 acres (15.7%) in Kapolei
 - 805 homesteads
 - 92 acres (10.8%) in Ko‘olaupoko
 - 356 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

Preliminary Recommendations

Reassess developing 3,083 additional homesteads (71% of proposed homesteads) on the Wai'anae coast of O'ahu.

- Impacts of additional new 3,083 homes
 - 13,256 more people
 - Socio-Economic
 - Infrastructure
 - Traffic
- 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

Non-Homesteading Lands Exchange Initiative

- Assess the 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

Preliminary Recommendations

- Acquire homesteading ready lands or consider homesteading opportunities on Oahu
 - Land Exchange (State and Private)
 - Focus on 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 (DR. 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)



O'ahu Island Plan

SMALL GROUP DISCUSSION



O'ahu Island Plan

15 MINUTE BREAK

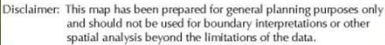
O'ahu Island Plan

~MAHALO~

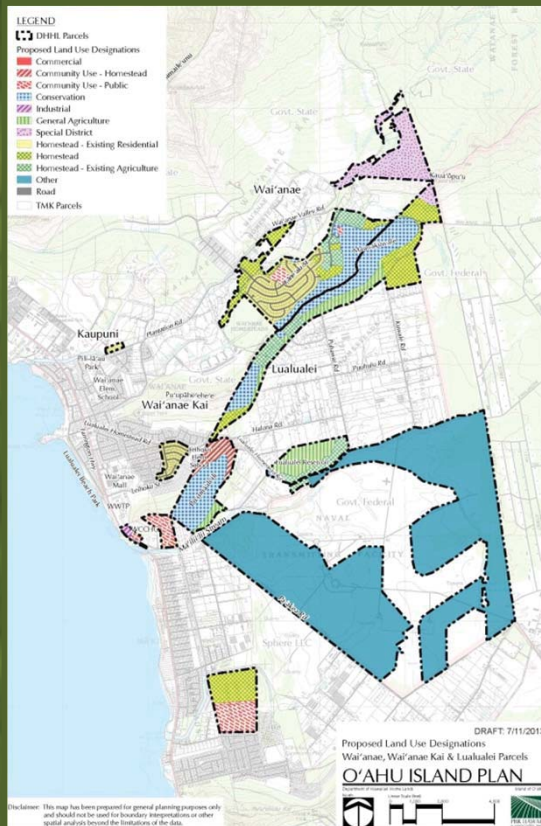
The background of the slide is a composite image. The left side features a close-up, green-tinted texture that resembles scales or a leaf's surface. The right side shows a landscape with rolling green hills, a winding river or path, and distant mountains under a hazy sky.

Following ARE SLIDES THAT I don't believe are to be in this slide show but are at the back for reference if you need.

Wai'anae, Wai'anae Kai and Lualualei



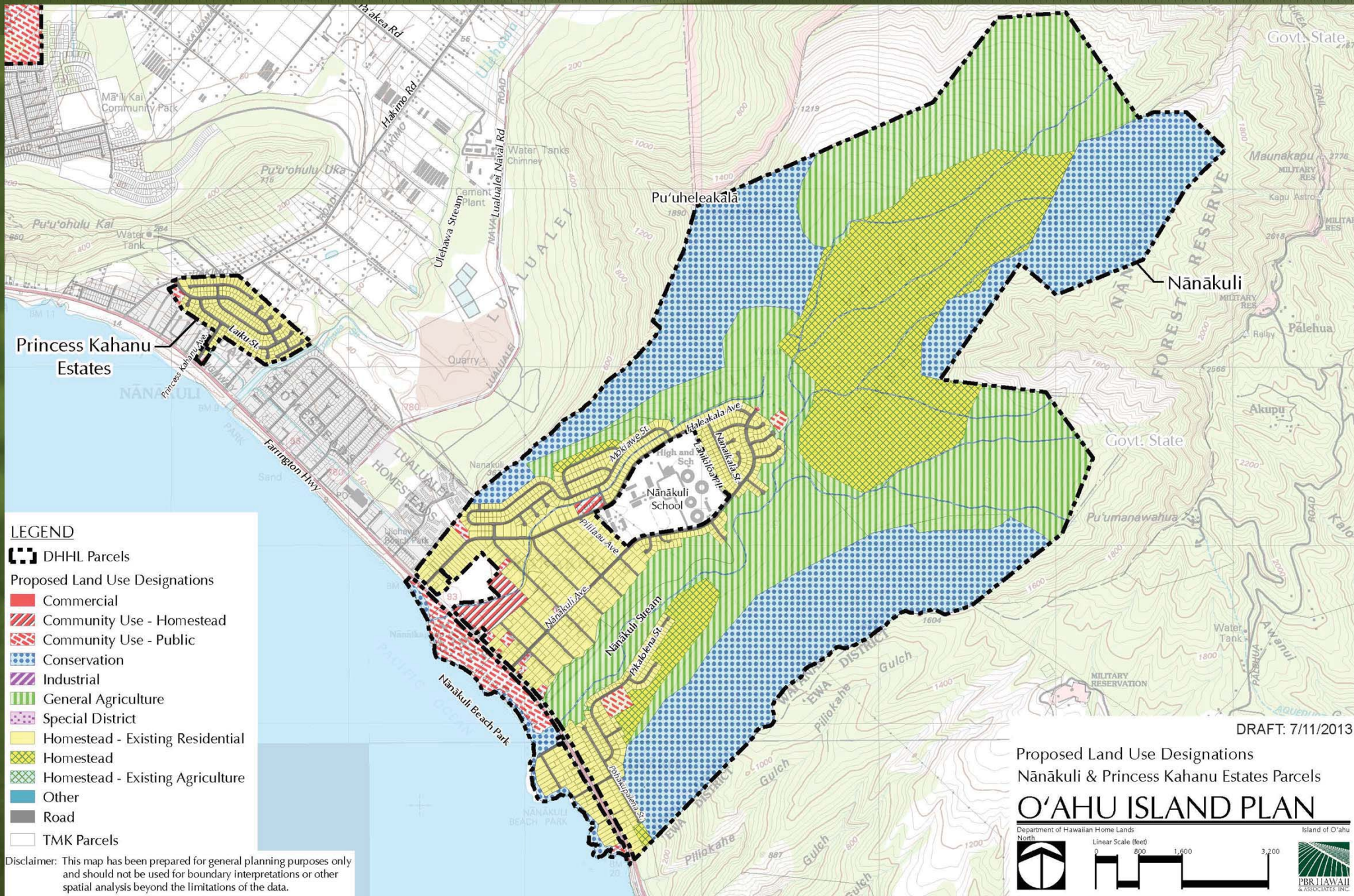
Wai'anae, Wai'anae Kai and Lualualei



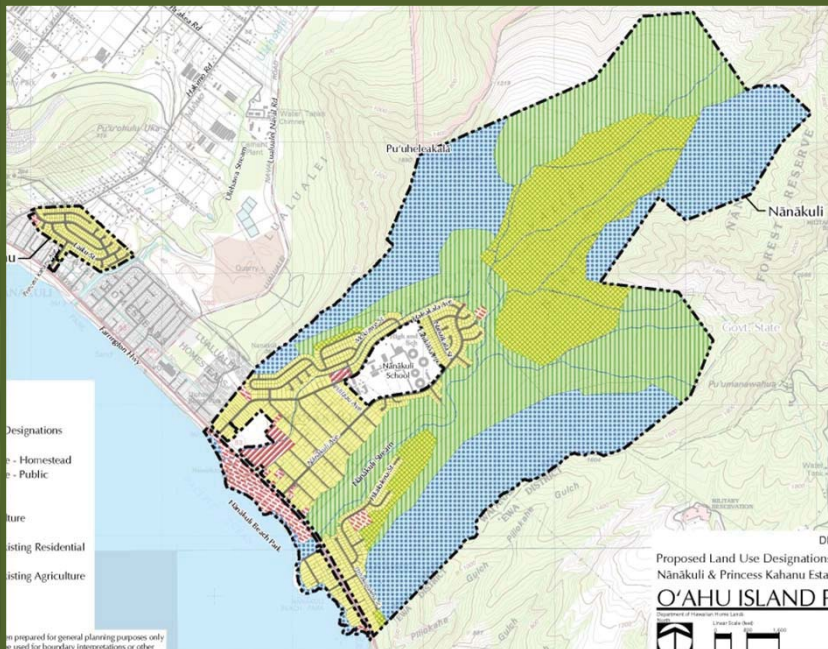
Land Use Designation	Acres
Commercial	0
Community Use - Homestead	27
Community Use - Public	73
Conservation	249
Industrial	3
General Agriculture	95
Special District	106
Homestead - Existing Residential	99
Homestead - Existing Agricultural	89
Roads	30
Other	1,074
Available for Homesteading	188
Total Acres	2,034

Due to rounding, sum of acreage may not equal total acres shown

Nānākuli & Princess Kahanu Estates



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 Agricultural	0
Roads	66
Other	0
Available for Homesteading	418
Total Acres	2,361

Due to rounding, sum of acreage may not equal total acres shown

Kapolei


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.


Legend


 DHHL Parcels

Proposed Land Use Designations

 Commercial

 Community Use - Homestead


 Community Use - Public

 Conservation


 Industrial

 General Agriculture

 Special District

 Homestead - Existing Residential

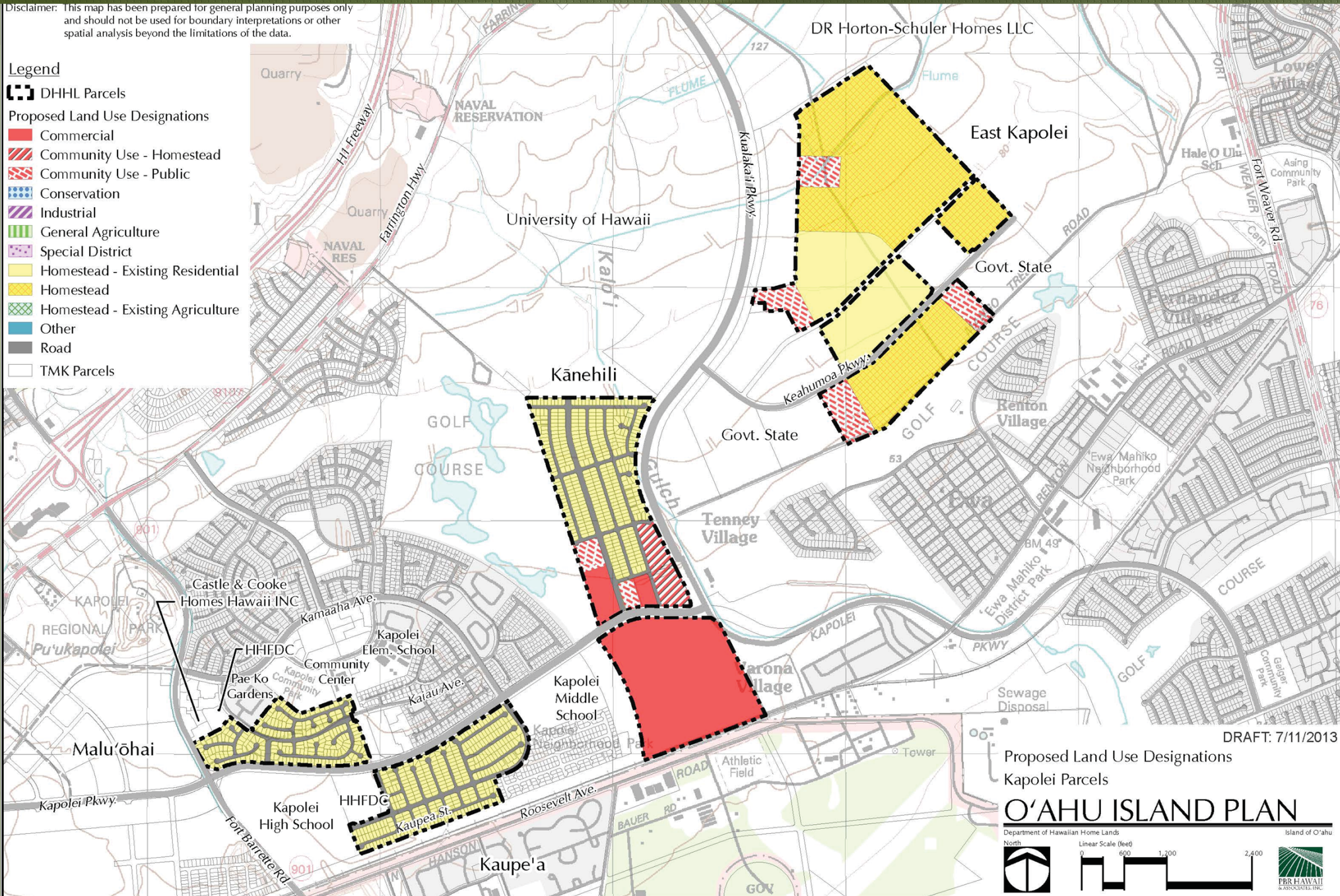
 Homestead

 Homestead - Existing Agriculture

 Other

 Road

 TMK Parcels



DRAFT: 7/11/2013

Proposed Land Use Designations

Kapolei Parcels

O'AHU ISLAND PLAN

Department of Hawaiian Home Lands

North



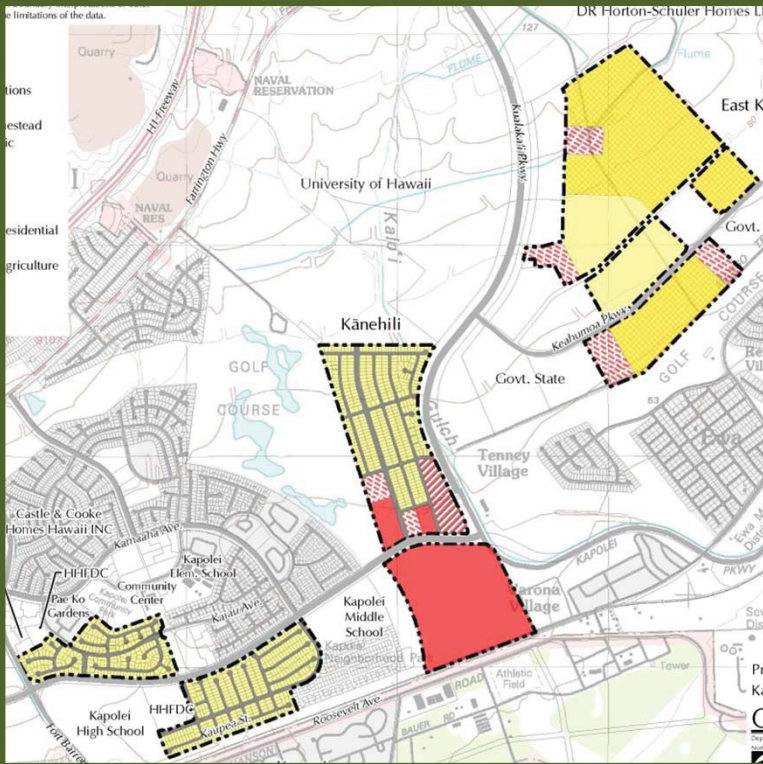
Linear Scale (feet)



Island of O'ahu



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 Agricultural	0
Roads	44
Other	0
Available for Homesteading	134
Total Acres	466

Due to rounding, sum of acreage may not equal total acres shown

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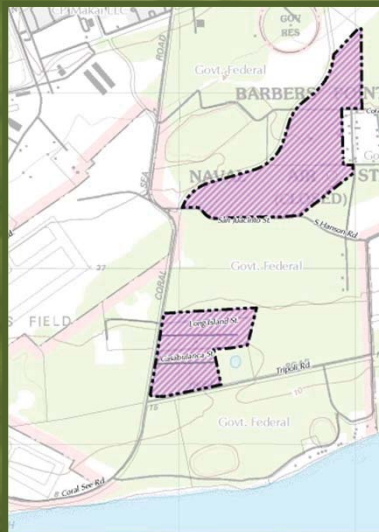
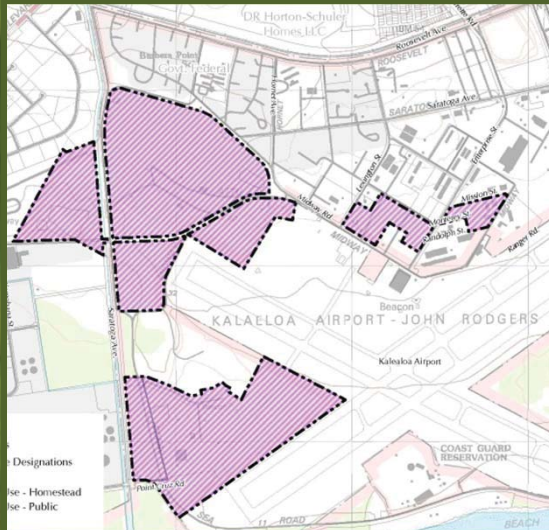
Department of Hawaiian Home Lands
North

Linear Scale (feet)
0 600 1,200 2,400

Island of O'ahu

PBR I HAWAII

Kalaeloa



Land Use Designation	Acres
Commercial	0
Community Use - Homestead	0
Community Use - Public	0
Conservation	0
Industrial	559
General Agriculture	0
Special District	0
Homestead - Existing Residential	0
Homestead - Existing Agricultural	0
Roads	3
Other	0
Available for Homesteading	0
Total Acres	562

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

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.

Pearl City Parcel

O'AHU ISLAND PLAN

Department of Hawaiian Home Lands
Island of O'ahu

North
Linear Scale (feet)
0 400 800 1,600

DRAFT: 7/11/2013

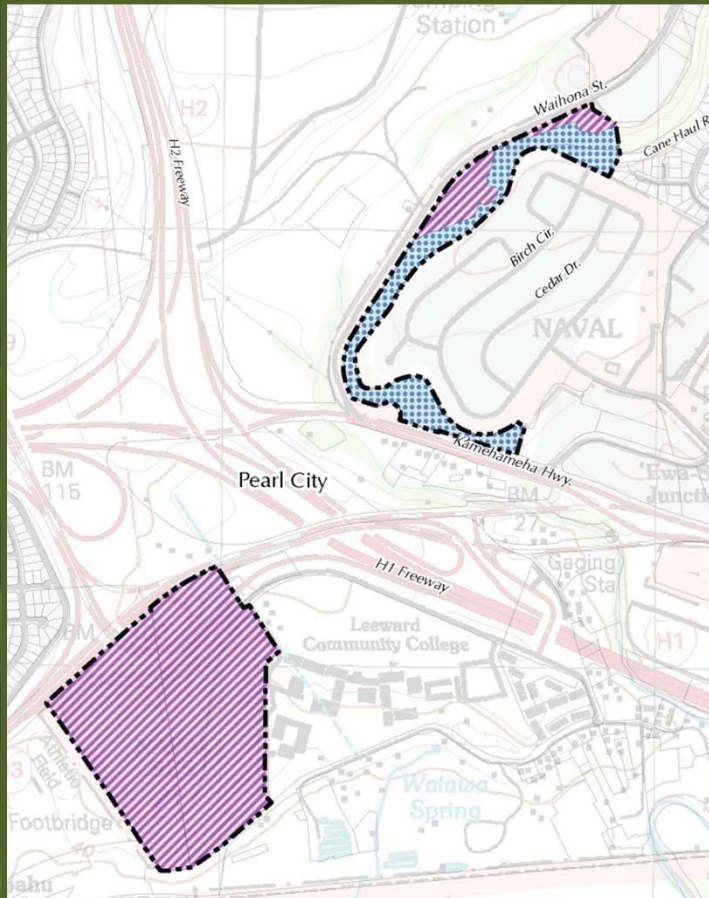
Department of Hawaiian Home Lands
North

Linear Scale (feet)
0 400 800 1,600

Island of O'ahu

PBR HAWAII
& ASSOCIATES, INC.

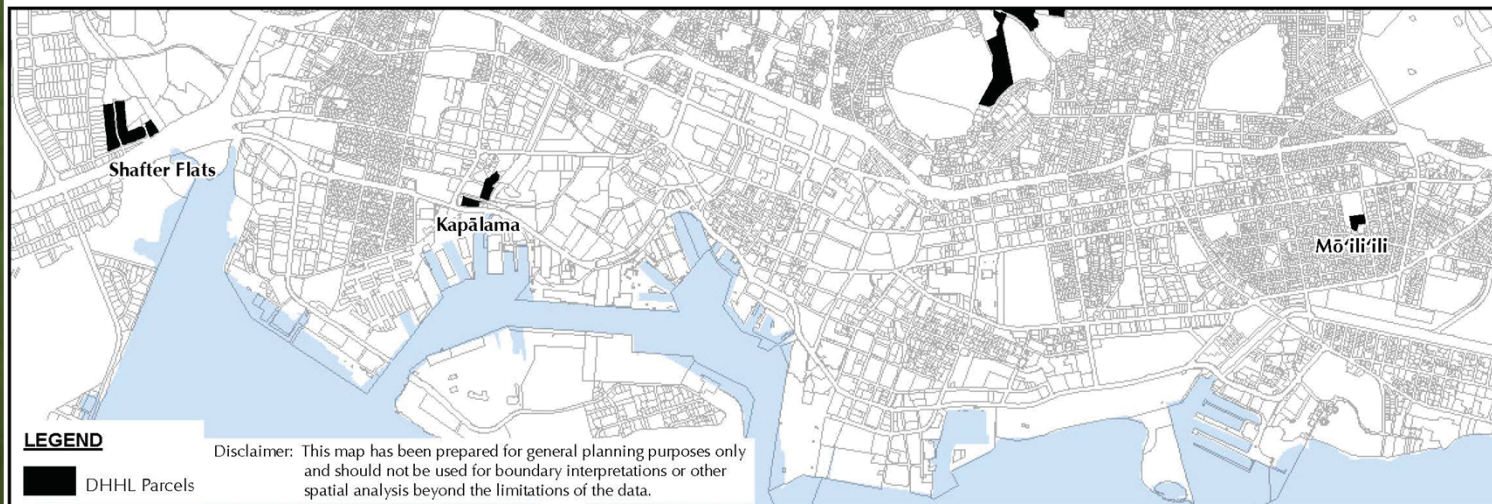
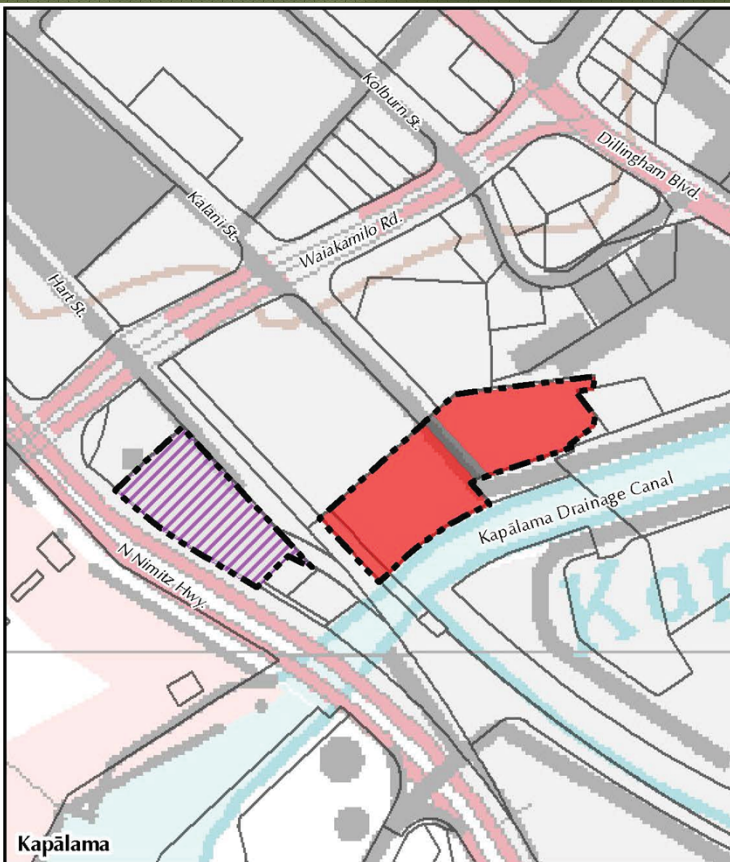
Pearl City



Land Use Designation	Acres
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
Total Acres	76

Due to rounding, sum of acreage may not equal total acres shown

Honolulu Makai



Legend

■ DHHL Parcels

Proposed Land Use Designations

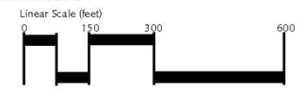
- Commercial
- Community Use - Homestead
- Community Use - Public
- Conservation
- Industrial
- General Agriculture
- Special District
- Homestead - Existing Residential
- Homestead
- Homestead - Existing Agriculture
- Other
- Road
- TMK Parcels

DRAFT: 6/25/2013

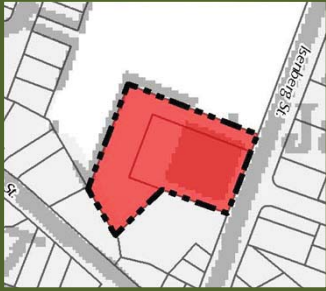
Proposed Land Use Designations Honolulu Makai Parcels

O'AHU ISLAND PLAN

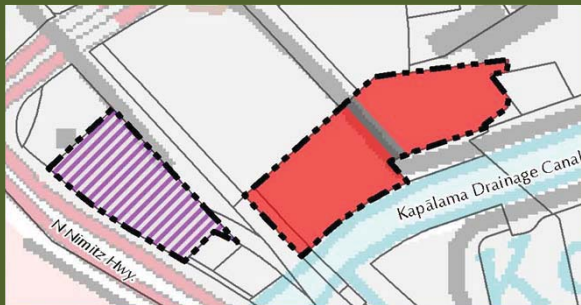
Department of Hawaiian Home Lands



Honolulu Makai



Mō'ili'ili



Kapālama



Shafter Flats

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	0
Other	0
Available for Homesteading	0
Total Acres	20

Due to rounding, sum of acreage may not equal total acres

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Proposed Land Use Designations

Papakōlea, Kalāwahine & Kewalo Parcels

O'AHU ISLAND PLAN

Department of Hawaiian Home Lands

Linear Scale (feet)

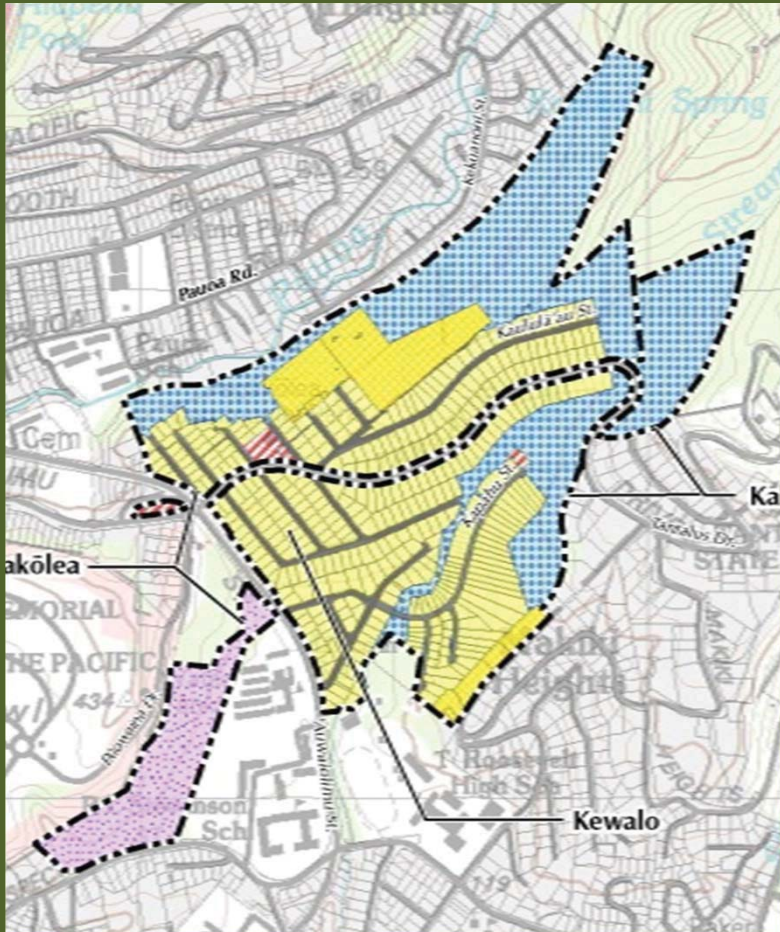
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Island of O'ahu



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ASSOCIATES, INC.

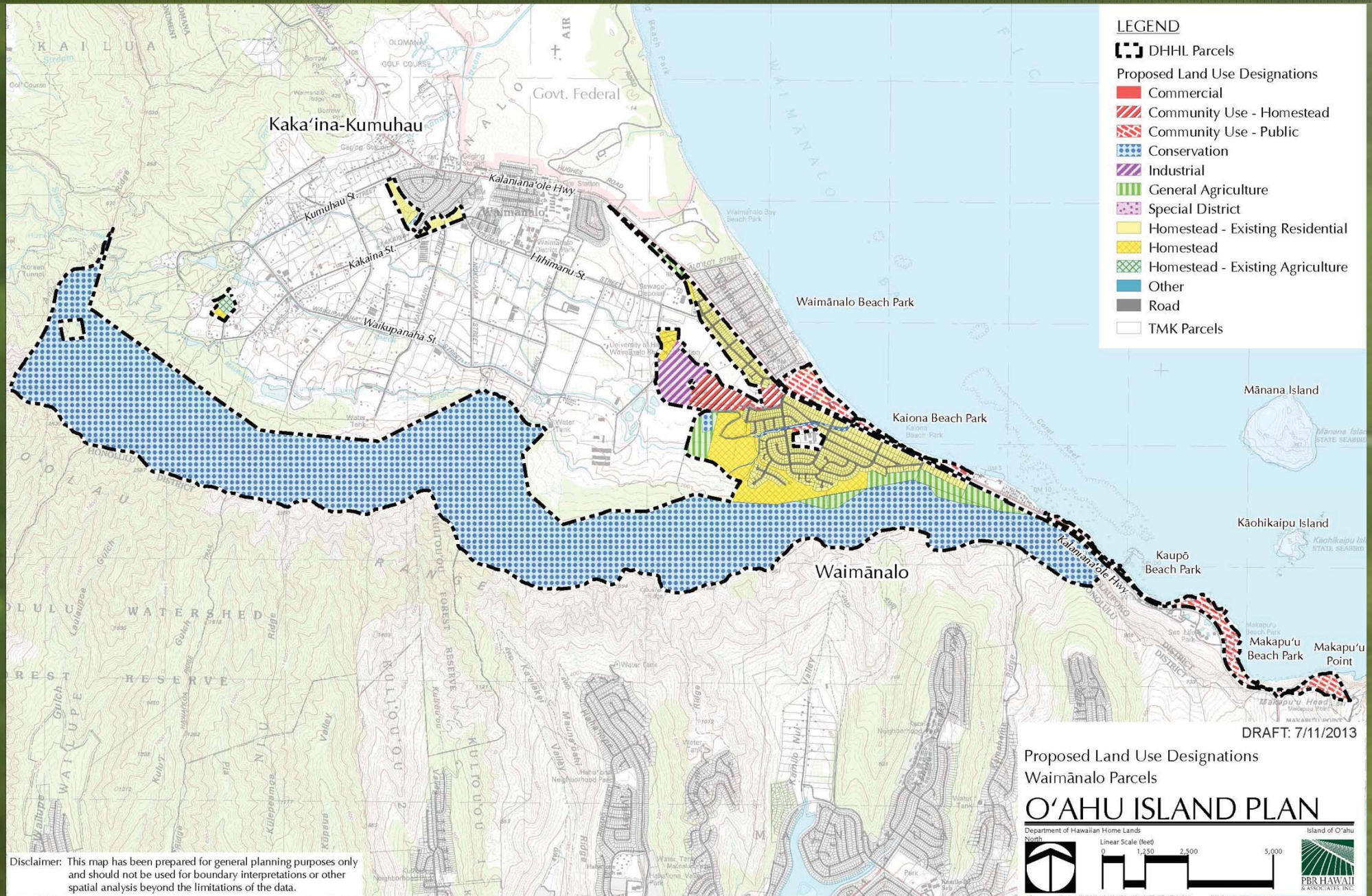
Papakōlea, Kalāwahine, and Kewalo



Land Use Designation	Acres
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 Agricultural	0
Roads	11
Other	0
Available for Homesteading	15
Total Acres	177

Due to rounding, sum of acreage may not equal total acres shown

Waimānalo



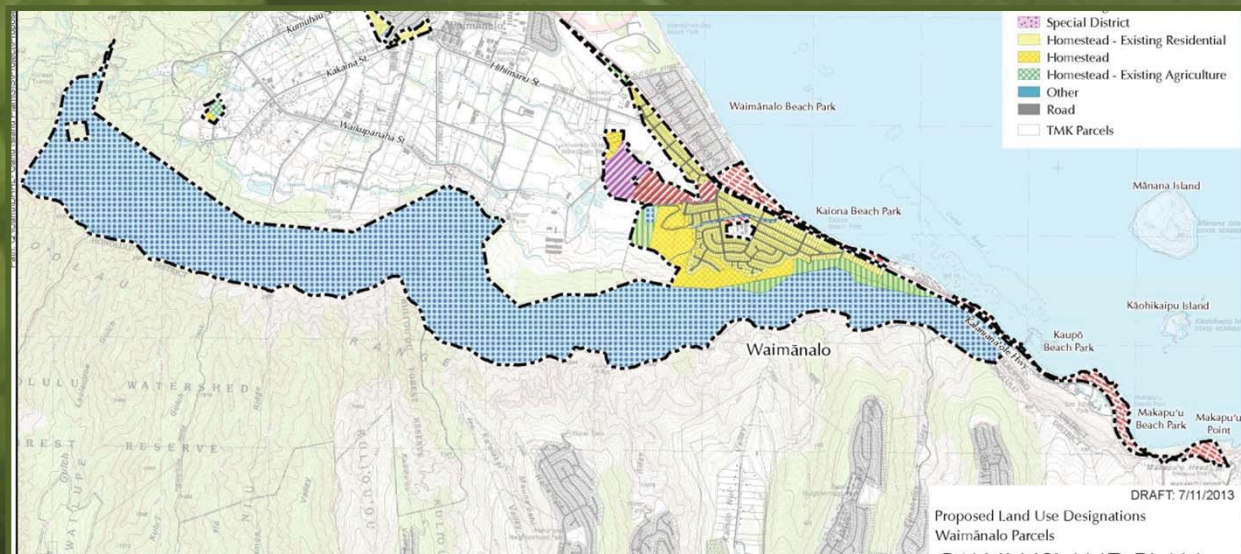
Waimānalo

Land Use Designation	Acres
Commercial	0
Community Use - Homestead	34
Community Use - Public	88
Conservation	1,456
Industrial	34
General Agriculture	68

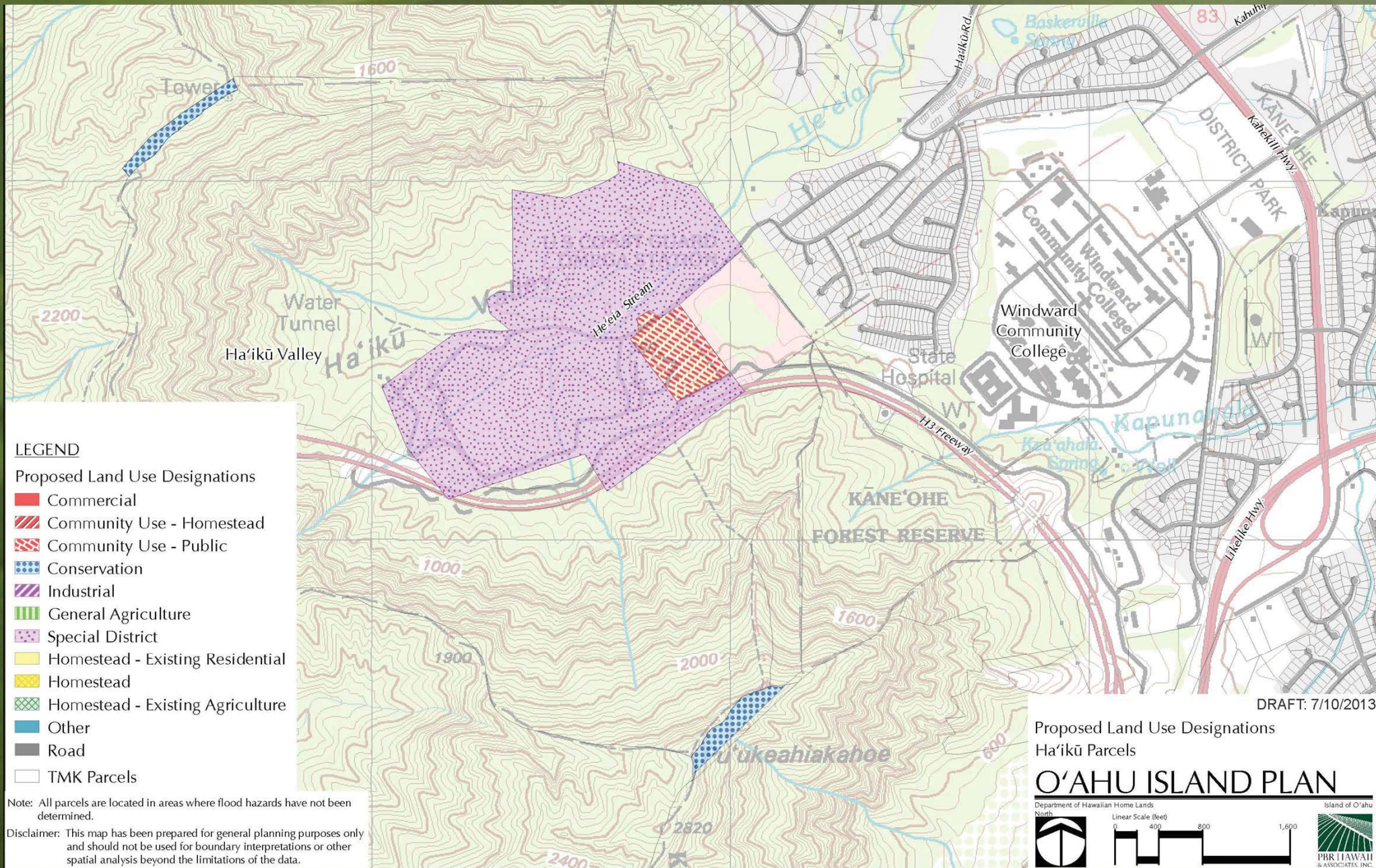
Land Use Designation	Acres
Special District	0
Homestead - Existing Residential	176
Homestead - Existing Agricultural	5
Roads	37
Other	0
Available for Homesteading	92

Due to rounding, sum of acreage may not equal total acres shown

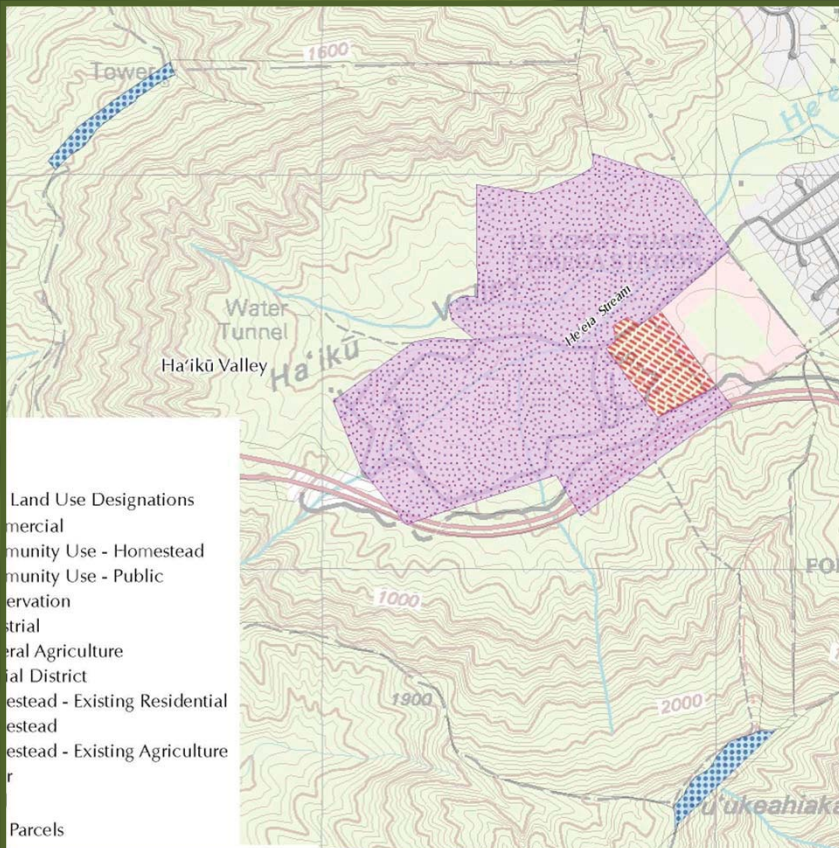
Total Acres: 1,990



Ha'ikū



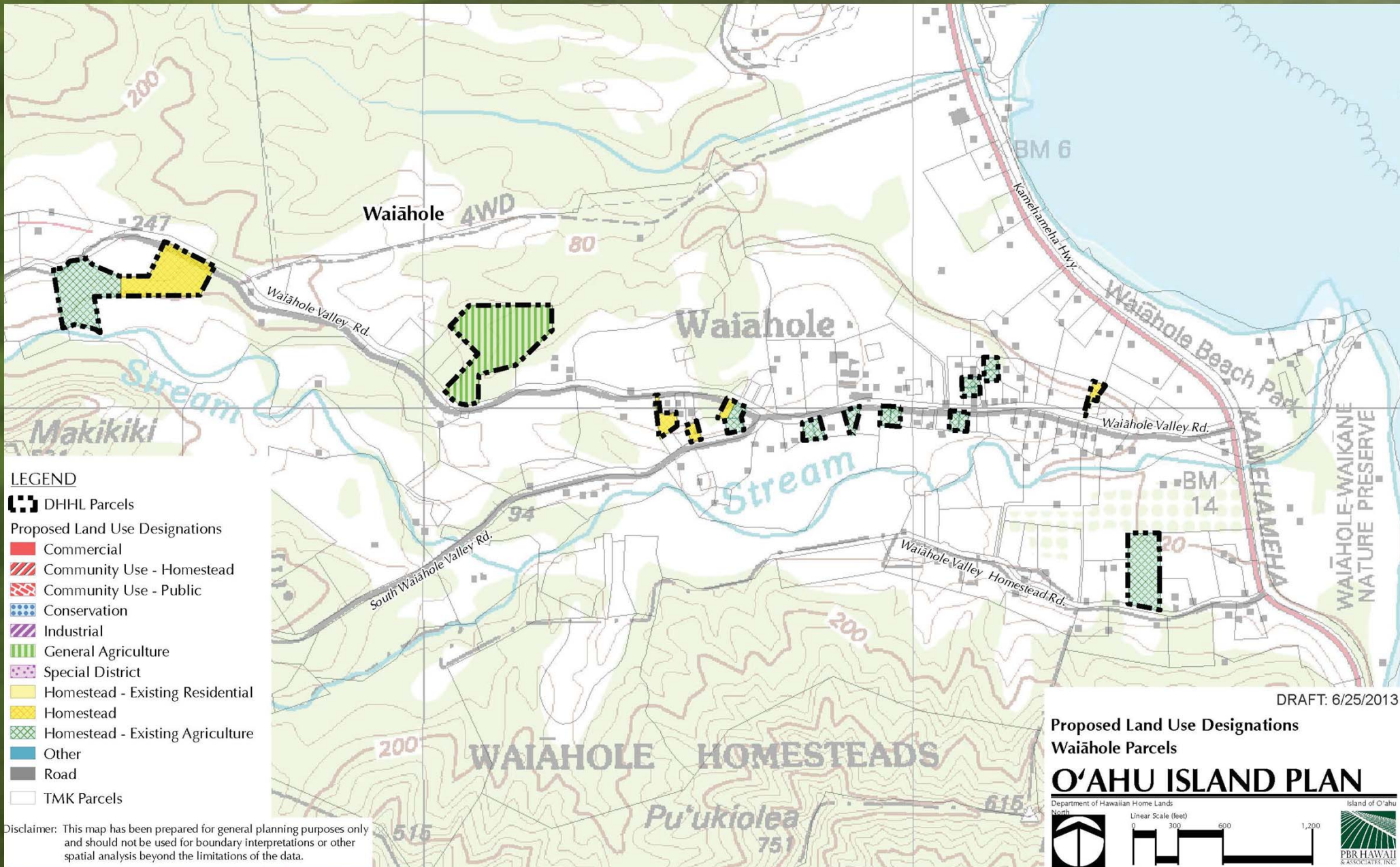
Ha'ikū



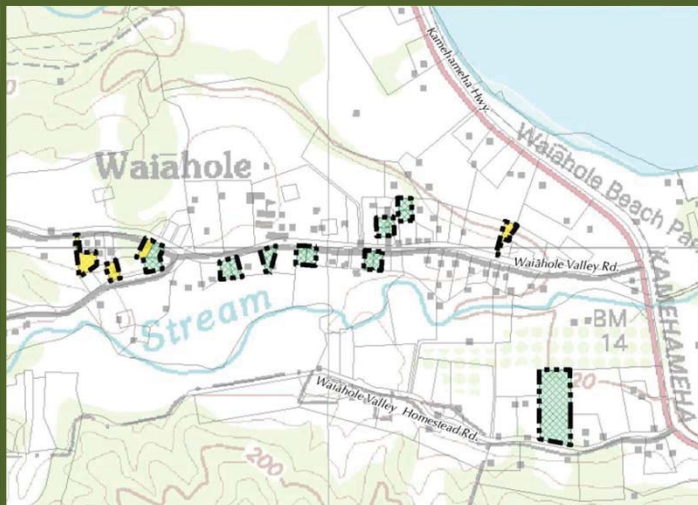
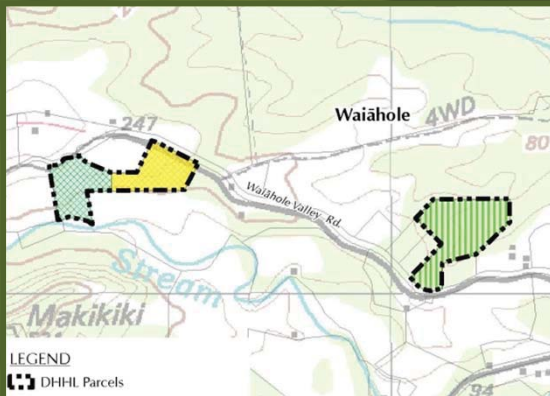
Land Use Designation	Acres
Commercial	0
Community Use - Homestead	0
Community Use - Public	10
Conservation	7
Industrial	0
General Agriculture	0
Special District	130
Homestead - Existing Residential	0
Homestead - Existing Agricultural	0
Roads	0
Other	0
Available for Homesteading	0
Total Acres	146

Due to rounding, sum of acreage may not equal total acres shown

Waiahole












Waiahole



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
Available for Homesteading	4
Total Acres	18

Due to rounding, sum of acreage may not equal total acres shown

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. Residential occupancy is required.	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. Residential occupancy is required on new leases. A Farm plan and 2/3 lot cultivation is required.	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. Residential occupancy is not allowed. Farm plan and 2/3 lot cultivation is required.	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. Pastoral homesteads are not available on O'ahu.	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 	<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. <i>Farming and/or ranching are allowed. Uses may be subject to HRS Chapter 205. Residential occupancy is not allowed.</i></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. <i>The purpose of this land use is to address the unique opportunities and constraints identified with further planning.</i></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. <i>The purpose of this land use is to provide space for homestead and public community facilities.</i></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. <i>Agricultural uses may be allowed based upon specific conservation issues found on the parcel. Residential occupancy is not allowed.</i></p>	Variable
Commercial 	<p>Land designated for retail, business, and commercial activities. <i>The purpose of this land use is to provide revenue to DHHL Trust and/or Homestead Community Associations Mixed uses are allowed.</i></p>	Variable
Industrial 	<p>Lands designated for processing, construction, manufacturing, transportation, wholesale, warehousing, and other industrial activities. <i>The purpose of this land use is to provide revenue to DHHL Trust. Residential occupancy is not allowed.</i></p>	Variable