DHHL BENEFICIARY CONSULTATION MEETING

PROPOSED AMENDMENT TO
THE DHHL HAWAII ISLAND PLAN LAND USE DESIGNATION
FOR TMK (3)-6-4-038:011

WAIMEA, HAWAII

March 5, 2015
I. PURPOSE OF THE MEETING

II. HAWAII ISLAND PLAN & DHHL LAND USE DESIGNATIONS

III. LAND USE DESIGNATION AMENDMENT PROCESS

IV. WAIMEA HAWAIIAN HOMESTEAD ASSOCIATION’S (WHHA) COMMUNITY-BASED ECONOMIC DEVELOPMENT INITIATIVE

V. COMPATIBILITY OF WHHA INITIATIVE WITH SURROUNDING ENVIRONMENT

VI. NEXT STEPS

VII. COMMENTS & QUESTIONS
The purpose of tonight’s meeting is to collect DHHL beneficiary feedback and input on a proposed land use designation amendment to the DHHL Hawaii Island Plan for TMK (3)-6-4-038:011.

The existing land use designation is “General Agriculture.” DHHL would like to designate the parcel “Community Use” in order to accommodate the future plans and programs proposed for this parcel by the Waimea Hawaiian Homestead Association Inc.
DHHL PLANNING SYSTEM

1st Tier

General Plan
Statewide, 20 year timeframe

2nd Tier

Strategic Program Plans
Statewide, 3-6 year timeframe

HAWAII ISLAND PLAN

3rd Tier

Regional Plans
Developed Areas, 2-4 year timeframe

Development Plans
Undeveloped Areas, 10-year timeframe

Implementation Tools

Funding
- CIP, Operating Budget
- (2 & 6 years)

Legislation
Administrative Rules

Land Use
- Designations, Amendment
- Processes

Evaluation Program

DHHL Planning System
<table>
<thead>
<tr>
<th>Land Use Designation</th>
<th>Setting, Intent, Purpose</th>
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<tbody>
<tr>
<td>Residential</td>
<td>Residential lot subdivisions built to County standards in areas close to existing infrastructure. Residential homestead waitlist applicants.</td>
</tr>
<tr>
<td>Subsistence Agriculture</td>
<td>Small lot agriculture. Close proximity to existing infrastructure. Intent to allow for home consumption of agricultural products.</td>
</tr>
<tr>
<td>Supplemental Agriculture</td>
<td>Large lot agriculture. Intended to provide opportunities for agricultural production for supplemental income and home use.</td>
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<tr>
<td>Pastoral</td>
<td>Large lot agriculture specifically for pastoral uses.</td>
</tr>
<tr>
<td>General Agriculture</td>
<td><strong>Intensive or extensive farming or ranching allowed. May serve as an interim use until opportunities for higher and better uses become available.</strong></td>
</tr>
<tr>
<td>Special District</td>
<td>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.</td>
</tr>
<tr>
<td>Community Use</td>
<td><strong>Common areas for community uses and public facilities.</strong> Includes space for parks and recreation, cultural activities, community based economic development, utilities, and other public facilities.</td>
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<tr>
<td>Conservation</td>
<td>Environmentally sensitive areas. Lands with watersheds, endangered species, critical habitats, sensitive historic and cultural sites, other environmental factors. Very limited uses.</td>
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<tr>
<td>Commercial</td>
<td>Lands suitable for retail, business, and commercial activities.</td>
</tr>
<tr>
<td>Industrial</td>
<td>Lands suitable for processing, construction, manufacturing, warehousing, and other industrial activities.</td>
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Land Use Designation Amendment Process

• Who may initiate an island plan land use designation amendment?
  • DHHL
  • DHHL beneficiaries
  • Persons with property interest in Hawaiian Home Lands for which the reclassification is being sought

• Island Plan land use designation amendments must be approved by the Hawaiian Homes Commission
Land Use Designation Amendment Process

• Hawaiian Homes Commission must consider the following information in its decision:
  • Existing use and characteristics of the subject property and surrounding lands;
  • The compatibility of the proposed land use and activities with existing uses and surrounding lands;
  • Socio-economic, environmental, and cultural impacts of proposed use and activities;
  • Beneficiary consultation and feedback on proposed amendment.
Waimea Hawaiian Homestead Association’s Community-Based Economic Development Initiative
Brief History of Project

WHHA Previous Plans:

• 1964 -- Waimea Hawaiian Homestead Association (WHHA) created first conceptual plan for the project area

• 1979 – WHHA with the help of Golf Pro Jackie Pung, created another conceptual plan for the project area
WHHA Previous Plans:

1994 – WHHA through President Dan Kaniho created a conceptual plan
Brief History of Project

DHHL WAIMEA NUI REGIONAL PLAN

2012
WHHA Planning & Community Outreach 2011-2014
Land Use Designation Amendment Process

• Hawaiian Homes Commission must consider the following information in its decision:
  • **Existing use and characteristics of the subject property and surrounding lands;**
  • The compatibility of the proposed land use and activities with the above;
  • Socio-economic and environmental impacts of proposed use and activities;
  • Beneficiary consultation and feedback on proposed amendment.
Land Use Designation Amendment Process

- Hawaiian Homes Commission must consider the following information in its decision:
  - Existing use and characteristics of the subject property and surrounding lands;
  - The compatibility of the proposed land use and activities with the above;
  - Socio-economic and environmental impacts of proposed use and activities;
  - Beneficiary consultation and feedback on proposed amendment.
Based on the results of the Draft Environmental Assessment:

- No sensitive natural resources in the project area
  - 10 different plant species found on property, all non-native species;
  - 15 different bird species, 14 of 15 are non-native species, one indigenous (kolea) found on property;
  - Mice, goats, pigs, and domestic dogs or cats found on site.

- No sensitive cultural resources in the project area
  - No significant native Hawaiian archaeological site found on property;
  - No traditional cultural practices associated with the property;
  - No Land Commission Awards from the Mahele associated with property.
Socio-Economic Impacts of Proposed Land Use Amendment

Based on the results of the Draft Environmental Assessment:

• Positive socio-economic impacts
  • Provide cemetery and space for beneficiaries in the region to lay family members to rest;
  • Community Agriculture Complex will provide beneficiaries with training, access to shared facilities and resources, and opportunities to create value-added products;
  • Added recreational and job opportunities for beneficiaries provided by the Equestrian Center and Golf Facility.

• Existing infrastructure will be able to accommodate additional demand created by proposed uses
  • Solid waste
  • Water
  • Waste water
  • Roads/traffic
  • Energy/power
Summary

• DHHL is proposing to amend its Land Use Designation from “General Agriculture” to “Community Use” for TMK (3)-6-4-038:011 in order to accommodate the proposed use of the parcel by WHHA.
Summary

• In the near-term, WHHA would like to develop:
  • Chapel/cemetery
  • Community Agricultural Complex
  • Equestrian Center
  • Golf-Facility

• The proposed uses are consistent with the “Community-Use” land use designation;

• In the long term, the “Community-Use” designation of the entire parcel will allow WHHA to develop other initiatives on the property.
Summary

• A Draft EA was completed for the proposed projects;

• The proposed projects will not have a negative impact on the existing conditions;

• The proposed projects are compatible with the surrounding area;

• The proposed projects will create a positive socio-economic impact for DHHL beneficiaries and surrounding region.
Next Steps

• Beginning tonight, 30-day comment period on proposed Land Use Amendment; March 5th – April 4th;


• Hawaiian Homes Commission will make decision on proposed Land Use Amendment in April or May 2015 based on beneficiary feedback.
Next Steps

Email written comments to:

dhhl.planning@hawaii.gov

or

andrew.h.choy@hawaii.gov
Comments on proposed “Community Use” land use amendment or Questions?