

2016

PANA'EWA

REGIONAL PLAN



HAWAIIAN HOME LANDS
HAWAIIAN HOMES COMMISSION · DEPARTMENT OF HAWAIIAN HOME LANDS

Executive Summary

Regional plans build a sense of community and capacity, they stimulate partnerships for development and improvements, and put homestead lessees in the “driver’s seat.” The Hawaiian Homes Commission’s approval of 21 Regional Plans across the State means that all homestead communities have the same opportunity. The 21 regional plans provide a platform for beneficiaries to talk as neighbors and ‘ohana about their common issues and concerns. The regional plans empower beneficiaries with a recurring opportunity, to convene as neighbors and friends in order to identify and solve their own problems. Regional plans tap the ingenuity and ensure that homestead lessees are an integral part of the solution. Working with the Department of Hawaiian Home Lands (DHHL) Planning Office staff and consultants, the plan identifies priority projects to respond to issues and areas of concern within existing and planned homestead areas. The plan may focus on a particular homestead community or several homestead communities in the region. At a minimum, the regional plan documents current conditions and trends and identifies a prioritized list of projects important to the community and the department.

Vision. The vision provides a unified direction for homestead, Departmental and Commission actions in Pana’ewa and is as follows:

The Pana’ewa Homestead is a connected community that promotes collective health and wealth, succession of generational knowledge and practices, and access to resources and services through community and agriculture activities.

Planning Area. The Pana’ewa Planning Area (approximately 3,200 acres) is located in the Waiākea ahupua’a, South Hilo District, Island and County of Hawai‘i in the heart of Hilo in close proximity to urban services. The Hawaii Island Plan (2002) designates land use designations include:

- approximately 425 acres for Residential Homestead use (approximately 425 acres), 1,500 acres for
- Supplemental Agriculture Homestead use (approximately 1,500 acres), 446 acres for
- Subsistence Agriculture Homestead use (approximately 446 acres), 40 acres for
- Community Use (approximately 40 acres), 235 acres for
- Commercial use (approximately 235 acres), and 365 acres for
- Industrial (approximately 365 acres).

The Pana‘ewa Commercial/Industrial lots generate the most trust revenue from general leases of all DHHL regions in the State. As of 2015, 59 of 121 Commercial or Industrial lots were unencumbered. Of the 62 leased lots in the Planning Area, 45 of the lots are in the Kanoelehua Industrial Area (west of Kanoelehua Avenue), and the balance of 17 lots include the major commercial areas of Kuhio Mall, Waiākea Shopping Center, Target/Safeway, and the industrial lots along Railroad Avenue.

Planning Process. This Plan updates the 2009 Pana‘ewa Regional Plan. The process kicked off with a community meeting held on March 8, 2016. Input from this meeting identified community values and concerns. Following this meeting, the Planning Team met with the community and farmers associations to delve into more detail on ideas. A second community meeting held on April 30, 2016 translated the numerous issues and opportunities identified by beneficiaries into a draft vision statement and a list of potential projects. The Planning Team synthesized the priority projects and reviewed these projects with the community and farmers association. The ideas were compiled into a draft plan for review by the community at a meeting held on April 30, 2016.

Priority Projects. The priority projects, summarized in the table below, reflect the community’s desires to develop Kamoleao as a community resource center, more actively participate in the management of the Pana‘ewa Family Center, support agricultural capacity-building, and increase homestead opportunities for wait list beneficiaries.

<u>Priority Project</u>	<u>Tasks</u>	<u>Required Resources</u>
<u>Kamoleao</u> <u>Lead Responsibility: PHHLCA</u>	<ul style="list-style-type: none"> • <u>Use existing GIA to:</u> <ul style="list-style-type: none"> ○ <u>Finalize Phase 1 Programming</u> ○ <u>Develop a Financial Plan</u> ○ <u>Prepare Phase 2 Master Plan</u> • <u>Prepare Phase 1 bid documents</u> 	<ul style="list-style-type: none"> • <u>Technical Assistance</u> • <u>HHC Approval</u>
	<ul style="list-style-type: none"> • <u>Extend sewer line (DHHL)</u> <ul style="list-style-type: none"> ○ <u>Preliminary engineering and cost estimate</u> • <u>Coordinate funding with any homestead project in the vicinity</u> 	<ul style="list-style-type: none"> • <u>Funding (design, construction)</u>
	<ul style="list-style-type: none"> • <u>Construct Phase 1</u> 	<ul style="list-style-type: none"> • <u>Technical Assistance</u> • <u>Funding (construction)</u> • <u>HHC Approval</u>

Priority Project	Tasks	Required Resources
<p><u>Pana'ewa Park & Family Center Management</u></p> <p><u>Lead Responsibility: DHHL & PPHLCA</u></p>	<ul style="list-style-type: none"> • <u>Develop programs, procedures, and financial plan</u> • <u>Negotiate Cooperative Agreement between County and PPHLCA as part of license renewal between DHHL and the County</u> 	<ul style="list-style-type: none"> • <u>Technical Assistance</u> • <u>Funding (operational)</u> • <u>HHC Approval (license renewal)</u>
<p><u>Agricultural Capacity Building—Marketing and Training Center</u></p> <p><u>Lead Responsibility: KPFA</u></p>	<ul style="list-style-type: none"> • <u>Expand the farmers market by diversifying the vendors, training homesteaders to collect and sell produce from homesteaders, and holding demonstration and training programs in synergistic relationship with the market</u> • <u>Explore alternatives to pool resources to provide homestead farmers affordable access to facilities, equipment, supplies, and capital (e.g., agricultural cooperative)</u> • <u>Foster interdependence and interaction between the residential and agricultural homesteaders through community gardens and training</u> • <u>Convert the right-of-entry to a long-term license or lease upon approval of a master plan and financial plan</u> 	<ul style="list-style-type: none"> • <u>Technical Assistance</u>
<p><u>Involve DHHL Beneficiaries in the Update of the Hawai'i Island Plan for East Hawai'i</u></p> <p><u>Lead Responsibility: DHHL</u></p>	<ul style="list-style-type: none"> • <u>In the process of updating, consider:</u> <ul style="list-style-type: none"> ○ <u>Alternatives to expand homestead opportunities by redesignating revenue-generating areas to homestead, and/or increasing density</u> ○ <u>Supporting commercial opportunities for beneficiaries</u> • <u>Establishing a clear process for beneficiary outreach and input</u> 	<ul style="list-style-type: none"> • <u>Funding (professional services)</u> • <u>HHC Approval (initiation of update and final update plan)</u>

Other Actions. The following actions are beyond the decision-making powers of DHHL but require coordination due to their impact on the Pana‘ewa community:

- DHHL will coordinate with the County as part of the County’s General Plan Update process to remove the segment of the proposed Puna Makai Alternate Route (PMAR) that connects to Railroad Avenue. The proposal would be to terminate the PMAR at the intersection of the Kea‘au Bypass Road and Volcano Highway to direct regional traffic to a State highway.
- DHHL will coordinate with the County Department of Public Works to install appropriate traffic calming measures along the County roads within the Planning Area to stem the current dangerous speeding and the nuisance parties at the County dead-ends roads.

Table of Contents

Executive Summary	i
1 Introduction	1
1.1 Purpose of a Regional Plan	1
1.2 Planning System	1
1.3 Regional Planning Process	2
1.4 Stakeholders and Partners.....	3
1.5 DHHL Master Planning Process and Community Development Goals	3
2 Vision and Values	11
2.1 Guiding Principles	12
2.2 Previous Planning Efforts.....	14
2.3 Methods & Approach	14
3 Planning Area.....	17
3.1 Location.....	17
3.2 Regional History.....	18
4 Existing Land Uses.....	23
4.1 Total Lots and Acreage.....	23
4.2 Commercial and Industrial Uses.....	23
4.3 Homestead Uses	24
4.4 Community Uses.....	24
4.5 State and County Land Use Designations.....	24
4.5.1 State Land Use Districts.....	24
4.5.2 County General Plan.....	25
4.5.3 County Zoning.....	25
4.5.4 Surrounding Land Ownership and Uses.....	25
5 Infrastructure.....	33
5.1 County Water System.....	33
5.2 County Wastewater System	33
5.3 Road System—Existing and Planned.....	33
6 Priority Projects	37
6.1 Kamoleao.....	37
6.2 Pana‘ewa Park & Family Center Management.....	44
6.3 Agricultural Capacity Building—Marketing and Training Center	47
6.4 Involve DHHL Beneficiaries in the Update of the Hawai‘i Island Plan for East Hawai‘i.....	51

Appendices

Appendix A	Community Meeting #1 – Beneficiary Consultation Meeting Notes
Appendix B	Community Meeting #2 – Beneficiary Consultation Meeting Notes
Appendix C	Project Matrix
Appendix D	Community Meeting #3 – Beneficiary Consultation Meeting Notes

Figures

Figure 1: DHHL's Planning System.....	1
Figure 2: The Regional Plan Development and Update Process.....	3
Figure 3: Community Organization & Development.....	7
Figure 4: Master Planning and Land Development Process on Hawaiian Home Lands.....	9
Figure 5. Planning Area.....	19
Figure 6. Hawaii Island Plan Land Use Designations.....	20
Figure 7: Planning Area Sub-Areas.....	21
Figure 8: Land Dispositions.....	26
Figure 9: Homestead Lots Sizes.....	27
Figure 10: State Land Use Districts.....	28
Figure 11: County General Plan.....	29
Figure 12: County Zoning.....	30
Figure 13: Surrounding Land Uses.....	31
Figure 14: County Water and Wastewater Systems.....	35
Figure 15: Existing and Planned Roadways.....	36
Figure 16: 1994 Kamoleao Master Plan.....	39
Figure 17: 2005 Kamoleao Master Plan.....	40
Figure 18: 2010 Kamoleao Final EA Site Plan 1.5 acres.....	41

1 Introduction

1.1 Purpose of a Regional Plan

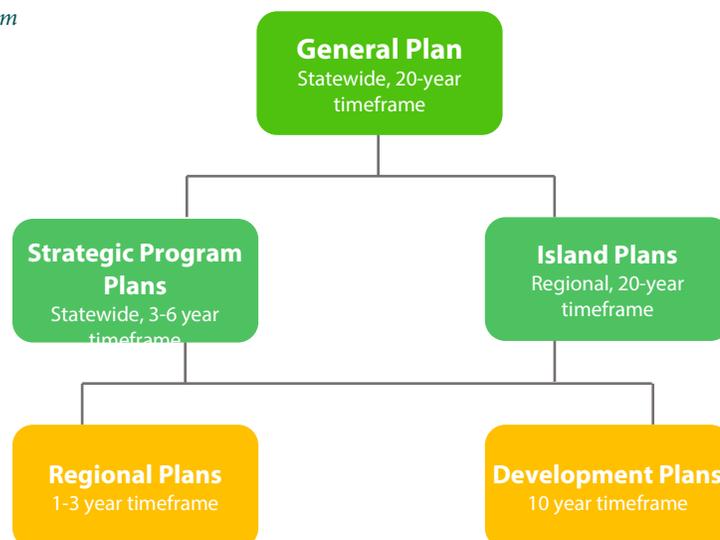
The mission of the Department of Hawaiian Home Lands (DHHL) is to build vibrant homestead communities. Towards this end, DHHL works in partnerships with government agencies, private landowners, non-profit organizations, homestead associations, and other community groups. Regional plans provide the means to work closely with existing lessees and native Hawaiian beneficiaries to clarify visions and build partnerships.

This regional plan is one of 21 regional plans that DHHL is updating statewide. These regional plans assess land use development factors, identify issues and opportunities, and identify the region's top priority projects slated for implementation within the next five years.

1.2 Planning System

Regional Plans are part of DHHL's three-tiered Planning System. At tier one is the General Plan which articulates long-range goals and objectives for the Department. At the second tier, there are Program Plans that are statewide in focus, covering specific topic areas such as the Native Hawaiian Housing Plan and a Native Hawaiian Development Program Plan. Also at this second tier are the Department's Island Plans that identify the Department's land use designations per island which function similar to the counties' land use zones. The Regional Plans are located at the third tier in the Department's Planning System which focuses at the community/regional level.

Figure 1: DHHL's Planning System



The role of the Regional Plans within the planning system includes:

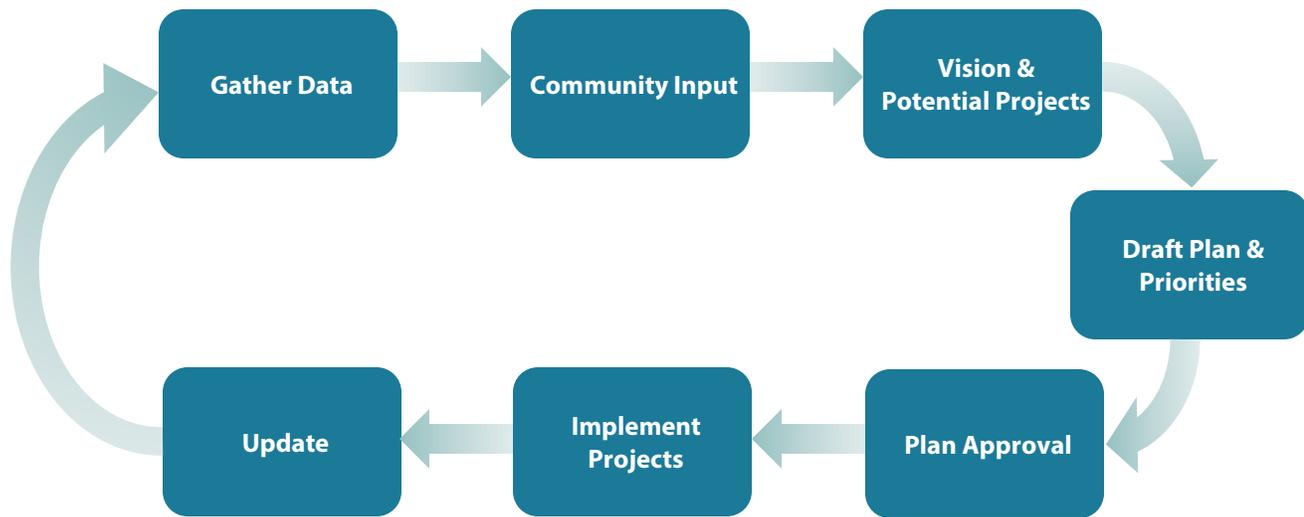
- Apply the goals, policies, and land use designations of the General Plan, program plans, and applicable island plan to specific geographic regions;
- Directly involve the community in planning their region;
- Compile comprehensive information about the region to provide a factual basis to identify needs and opportunities;
- Evaluate changes needed, if any, to the Island Plan as it applies to the region;
- Identify potential resources (e.g., partners, funding sources) to facilitate implementation;
- Identify priority projects that are important to the community and implementation steps to move these projects forward.

1.3 Regional Planning Process

The development of regional plans involve seven steps (see Figure 2):

1. **Gather Data.** Pertinent data to describe existing conditions and trends include history of the homestead, land use, infrastructure, natural features, historic/cultural features, surrounding uses, development trends.
2. **Gather Community Input to Identify Issues and Opportunities.** Existing homesteaders, native Hawaiian beneficiaries, and other stakeholders are invited to a facilitated meeting to discuss issues and opportunities for the region.
3. **Create a Long-Term Vision and Identify Potential Projects.** The input from the community on the issues and opportunities provide the basis to craft a draft vision statement that is reviewed and modified as necessary to the satisfaction of the community. Potential projects consistent with this vision are identified and prioritized by community consensus.
4. **Review a Draft Plan and Priorities.** Project details, budget estimates, and other pertinent project planning information are written up as part of a draft plan for review by the community.
5. **Approve the Plan.** Draft regional plans are then subject to the approval of the Hawaiian Homes Commission, which means that the Commission and Department officially support the priorities identified in the regional plan.
6. **Implement Priority Projects.** Upon approval, the homestead community, the Department, and other development partners can seek necessary funding and pursue the implementation of the Priority Projects.
7. **Update.** Finally, since DHHL knows that regional development is a dynamic process with constantly changing opportunities and emerging issues, regular regional plan updates are built into the planning process.

Figure 2: The Regional Plan Development and Update Process



1.4 Stakeholders and Partners

DHHL is working in partnership with other government agencies, the private sector and community organizations to develop its lands and improve community life. DHHL believes that partnerships are an effective way to leverage resources and capital investments, mitigate undesirable impacts of development, coordinate area growth, reduce risks in large scale community projects, and create broad community benefits.

These partnerships allow for better prioritization and coordination of infrastructure improvement and the development of regional and public residential facilities. This coordination helps individual organizations achieve their goals while bringing long-term benefits to the community and region.

1.5 DHHL Master Planning Process and Community Development Goals

Often times homestead associations are interested in developing capital improvement projects within their communities in order to provide needed social services and enrichment opportunities for their community. The need for these desired projects are often captured in DHHL Regional Plans. While the characteristics of projects proposed in each region are as diverse and unique as the DHHL communities in each region across the state, the overall planning and development process for these projects in most instances is the same.

Successfully implementing any type of land development project requires several basic foundational elements prior to beginning. This includes a strong organization that works well together and has high levels of participation in regular association business, ensuring that projects are selected based upon agreed

1 Introduction

criteria rather than individual preferences, creating a project plan and building large amounts of social capital within and outside of the community. Figure 3 briefly describes these elements of organizational capacity and project planning in more detail. The top level represents the steps that the homestead association (project proponent) should complete.

Most organizations go through five main stages of an organization's developmental lifecycle:

1. **Stage One: Imagine and Inspire.** The organization is not yet formalized, but individuals are inspired and united by a common vision or idea.
2. **Stage Two: Found and Frame.** The organization becomes formalized. Governing documents have been drafted and adopted by its members. The organization receives its non-profit status.
3. **Stage Three: Ground and Grow.** Organizations in this stage focus on establishing systems of accountability to its members as well as growing its internal capacity to provide more services or a higher quality of service to its members.
4. **Stage Four: Produce and Sustain.** This is the stage in which the organization is at its peak and is primarily concerned with how it can sustain its level of service over time.
5. **Stage Five: Review and Renew.** The organization re-invents itself in order to adapt to new existing conditions. The primary question the organization is concerned with at this stage is: "How can we do it better?" The organization revisits its mission, vision, services, and management structure.

Social capital can be defined as the networks of relationships among people who live and work in a particular society, enabling that society to function effectively. A homestead association from time to time should assess its social capital both internally among its members as well as among external stakeholders and potential partners in order to determine the level of potential support and/or opposition about a proposed land development project. Figure 3 illustrates the various social circles that should be supportive of a land development project. Often times, a development idea starts with a core group of individuals on an association board and gradually that idea should be shared with and incorporate the ideas of others in larger social circles of people in order to grow social capital and build support for a development project.

Lastly, Figure 3 illustrates that the association's assessment of its life cycle and existing social capital should be incorporated into a program plan. A program plan clearly articulates a community vision or need, identifies criteria for selecting programs or projects to fulfill that vision or need, and selects appropriate projects and programs based on that criteria. Programs/projects should be selected based on strong community support for the initiatives and the association's organizational capacity.

Once an association has outreached with its community to identify its vision and goals, established criteria for selecting projects that help them accomplish their vision and goals, and selected project(s) that have

strong community support, then the association can begin with the actual physical master planning and development of the project(s). Figure 4 illustrates the process of master planning and land development on Hawaiian Home Lands.

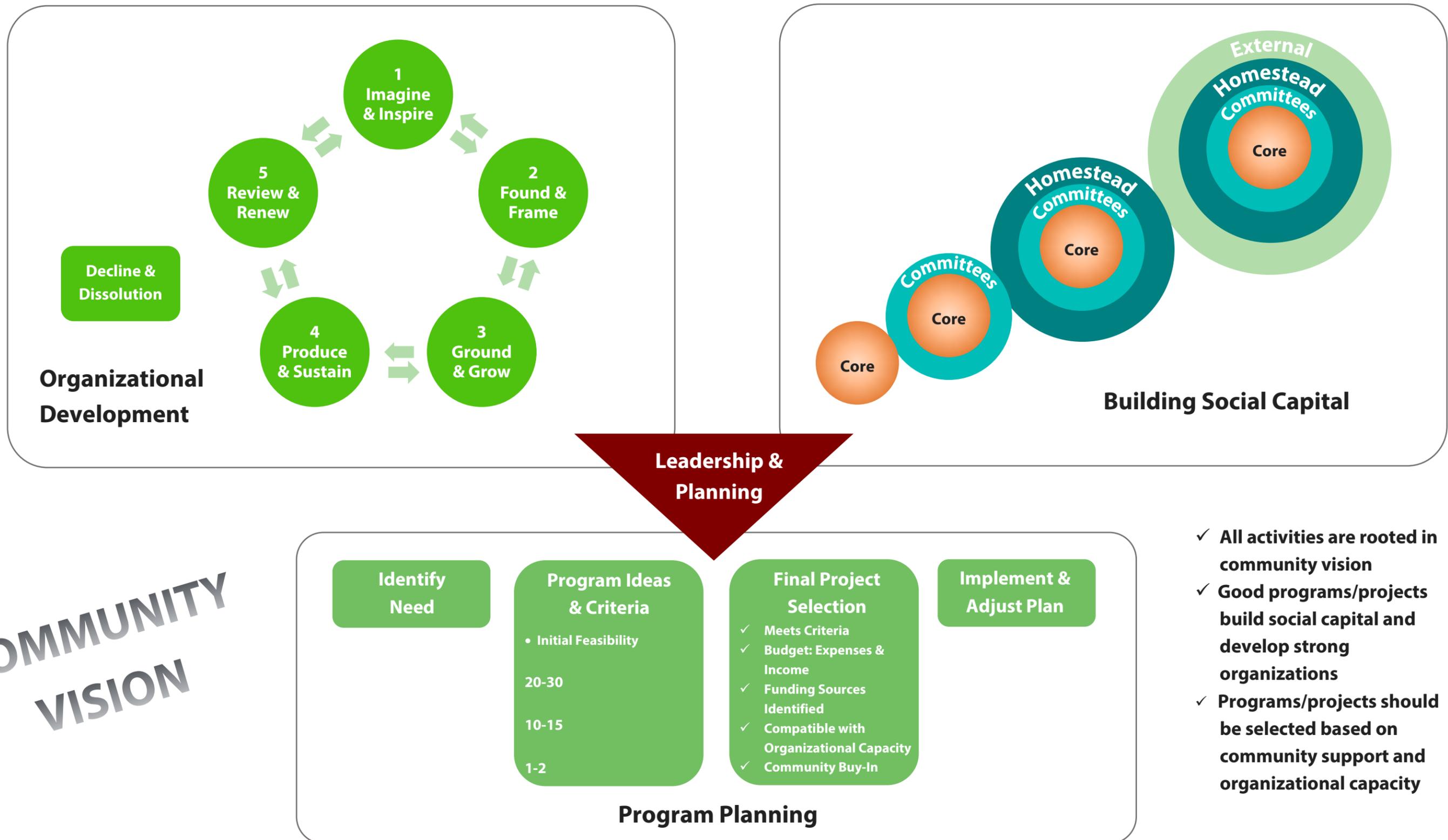
The top level represents the steps that the homestead association (project proponent) should complete.

- The project proponent should focus their time and attention to ensure that the community's **vision and needs** are integrated into the project.
- The project proponent should conduct a site and infrastructure assessment of the location in which they would like to implement the project in order to ensure that the location is appropriate for what they would like to do.
- A master plan should integrate and synthesize the community's vision and needs with the site and infrastructure assessment. A master plan should also include a financial plan that forecasts initial development costs, long-term operational costs, and how those costs will be financed over time.
- An EA or EIS needs to be prepared in accordance with HRS Chapter on the Master Plan. If federal funds are used for the project, then a federal EA or EIS may need to be completed in accordance with the rules and standards of the federal funding agency.
- Once Chapter 343 and federal environmental regulations are complied with, then the project proponent can proceed with obtaining the necessary permits, approvals, and proceed with construction.

The next two levels below the top level, include various DHHL staff reviews and HHC approvals the Project Proponent will need at each step.

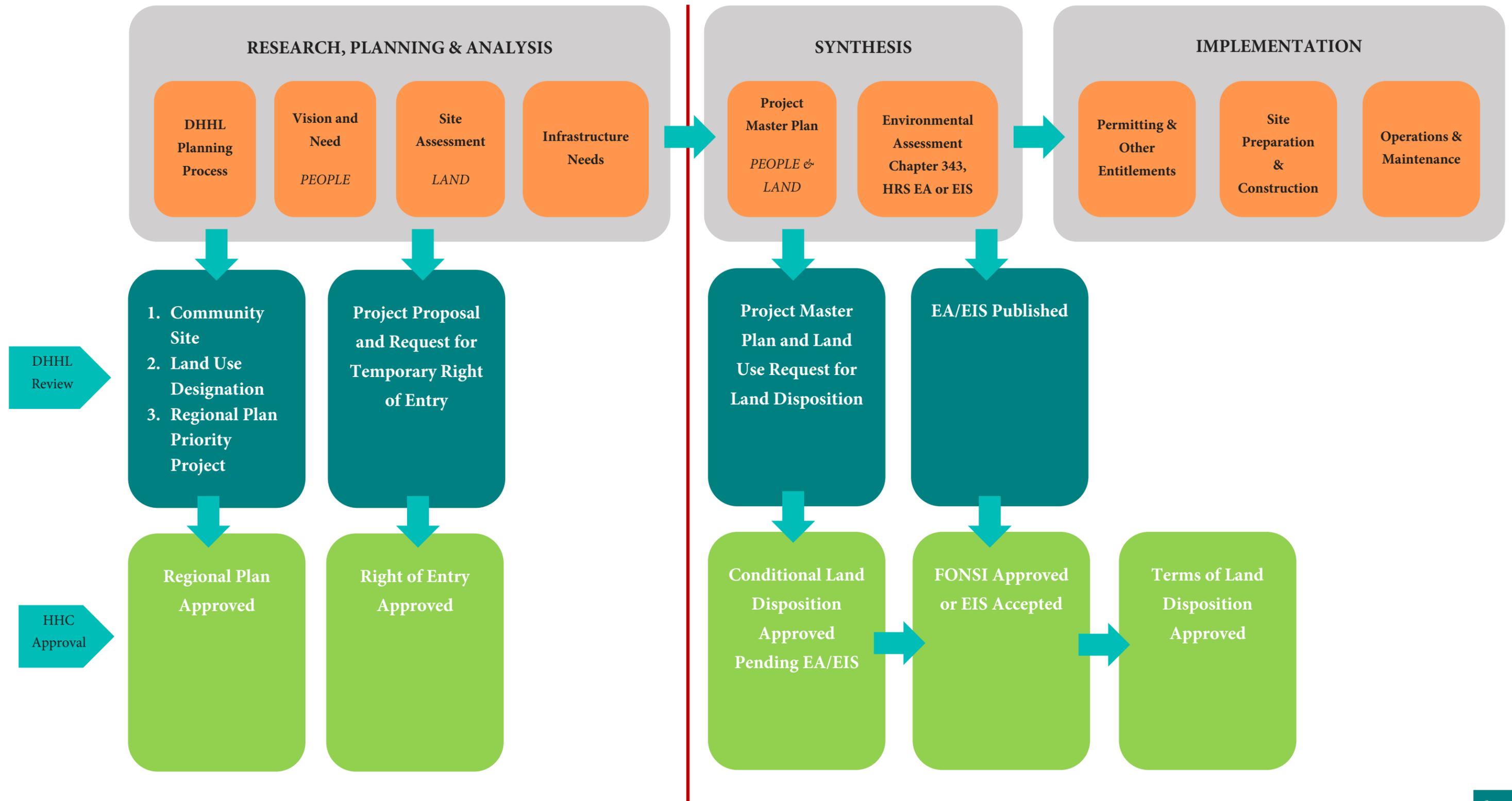
[This page left blank intentionally]

Figure 3: Community Organization & Development



[This page left blank intentionally]

Figure 4: Master Planning and Land Development Process on Hawaiian Home Lands



[This page left blank intentionally]

2.1 Guiding Principles

The vision statement was based on the following values and guiding principles:

- Culture
- Community Facilities, Services, and Amenities
- Agriculture
- Youth
- Housing Development and Settlement on Hawaiian Home Lands
- The Economy
- Infrastructure

Culture

“Culture” is the behaviors, beliefs, values, and symbols that distinguish one group from another that is passed on through language or imitation. Culture can be seen in how we relate to each other. For native Hawaiians, an important part of culture is how we relate to the land and how we honor our ancestors. In short, culture is what is important to us. It is the legacy we want to pass on to the next generation.

Community Facilities, Services, and Amenities

Community facilities enhance our lives in many ways and come in a variety of forms. A community facility is a physical feature that requires human and financial resources and they require ongoing work. An essential part of developing a community facility is to identify where the financial resources will come from to plan and maintain the facility, and how will it meet the needs and desires of the community? The development of a community facility addresses current needs and desires of the community, while also ensuring long-term viability over the long term, to provide those facilities that will enhance the quality of life – socially, intellectually, culturally, economically, politically, and spiritually.

Agriculture

Agriculture is rooted in our culture and is the legacy of our ancestors. Agriculture provides sustenance for the people and sustainability for our natural and cultural resources. Agriculture provides an economic base for the community that uses our ingenuity and traditional knowledge. Agriculture ensures that we are productive, resilient, and self-sufficient. Agriculture ensures our survival.

Investing in local agriculture creates a self-sustaining community. As homesteaders age and a new generation emerges, labor-intensive agricultural work can be taken on by children and grandchildren, not

to exploit their labor, but to make them an integral part of the 'family business.' This gives direction and purpose for youth to pursue higher education goals, while ensuring that they come home and take over and expand the family business. If done correctly, it can help to ensure succession. Moreover, since the majority of our food is imported and not fresh, it ensures a supply of fresh produce--a means to stop the poisoning of our people with processed food. An Ag Hub to sell local produce provides a platform for more people to grow food and support their ohana. People can make money off their lots by investing in commercially viable agriculture. While startups are difficult, ag cooperatives pool together resources for community members to share the use of expensive equipment (i.e. bulldozers) to prep land and farm. As our youth observe this collective approach to agriculture and self-reliance, we pass on the legacy of our ancestors, inspiring future generations to perpetuate the work of their predecessors and community.

Youth

The youth are the future of our community. If there's nothing here for them they will leave. They need a means to stay. The data shows that there are no transitional programs for youth during afterschool, breaks, etc. There is an opportunity and need to develop a safe place for keiki during these transitional times. Programs could be developed and centered around growing farmers, growing keiki on 'āina. This creates the message for youth that "farming is sexy".

Housing Development and Settlement on Hawaiian Home Lands

Develop homes to get more people on the land. People are dying on the list. Award lands with or without infrastructure.

The Economy

A thriving economy contributes to financially self-sufficient individuals and communities. Participation in a thriving economy can help us take the leap to the next level of success.

Infrastructure

Community facilities provide a safe place for keiki to grow, learn, farm. Infrastructure and facilities built together by neighbors and beneficiaries galvanizes the community. Energy facilities such as micro-grids feed into homestead lots and relieves lessees of energy expenses which can go toward more important resources.

2 Vision and Values

2.2 Previous Planning Efforts

DHHL first developed a regional plan for Pana‘ewa in 2009. The 2009 plan included a list of 15 potential projects, with five of those considered priority. The status of the top five priority projects are summarized below:

Project Description	Status
Restore Pana‘ewa Family Center	Completed July 2012. See: http://dhhl.hawaii.gov/2012/07/09/panaewa-new-facility/
Expedite development of Kamoleao	In-Progress
Establish working group to improve farming at Pana‘ewa	This project was broken into 12 components. Of the 12 components, two have been completed, four are in progress and the remaining components have not yet started.
Develop DHHL industrial lands/generate income	Not Started
Improve Pana‘ewa road infrastructure	Not Started

2.3 Methods & Approach

The approach emphasized broad publicity of community meetings through mail-outs of meeting notices, sharing of ideas through a variety of methods, meeting with smaller groups as appropriate such as the community or farmers associations to delve into more detail on ideas, and providing adequate time and diverse means to review the draft plan recommendations.

The timeline for this plan update was as follows:

March 8, 2016: Community Meeting #1. The purpose of this kick-off meeting was to explain the purpose of a regional plan, the reason for this update, the planning process and schedule, and to seek input on concerns, opportunities, values, and visions. DHHL mailed meeting notices to beneficiaries in the Hilo region. Participant responses to questions such as “What does a successful Pan‘ewa look like” were collected on post-it notes (one idea or issue per post-it note) and organized on large chart paper by subject area. The common themes and ideas that came out of the meeting helped to develop values statements. This information was then used to develop an overall vision for Pana‘ewa. See Appendix A for a more detailed record of the meeting.

April 5, 2016: PPHLCA Meeting #1. The purpose of the meeting was to review the results of Community Meeting #1 and to inform the PPHLCA board about the upcoming Community Meeting #2 format.

April 16, 2016: KPFA Meeting #1. The purpose of the meeting was to review the results of Community Meeting #1 and to inform the KPFA board about the upcoming Community Meeting #2 format. The KPFA board provided an update of their programs and services, as well as the status of a survey they plan to send out to members.

April 30, 2016: Community Meeting #2. The purpose of this meeting was to review and affirm the draft vision statement, discuss the issues and opportunities identified in the first meeting, and develop projects to address issues and concerns. The meeting was an all day workshop to provide the space and time for collective dialogue and project development. The last portion of the meeting was reserved for a project matrix exercise where projects were measured and categorized by level of difficulty and level of impact to identify priorities. See Appendix B for a more detailed record of the meeting.

June 7, 2016: PPHLCA Meeting #2. The purpose of this meeting was to present two draft priority projects (Kamoleao and Family Center Expansion) that were developed based on community input from Community Meeting #2. The board provided further feedback and guidance to refocus and redirect both projects. Specifically, the board wanted to: 1) develop a new Master Plan for Kamoleao—one that considers the entire property; and 2) reevaluate the management of the Family Center and Park facilities.

July 16, 2016: KPFA Meeting #2. The purpose of this meeting was to present two draft priority projects (Agricultural Capacity Building and Agricultural Coop) to the KPFA board. While the board supported both projects, the agricultural cooperative idea was removed from the priority project list to help focus resources on the farmer's market and agricultural training center idea.

September 7, 2016: Community Meeting #3. Notes TBD

[Date TBD]: Hawaiian Homes Commission Meeting.

[This page left blank intentionally]

3 Planning Area

3.1 Location

The Pana'ewa Planning Area is located in the Waiākea ahupua'a, South Hilo District, island and County of Hawai'i. It includes approximately 3,200 acres owned by DHHL designated in the U.S. Census as Pana'ewa (Agricultural), Pana'ewa (Residential), and Waiākea (see Figure 5). It is in the heart of Hilo close to schools, parks, shopping, and jobs.

The Hawai'i Island Plan (DHHL 2009) designated the lands in the Planning Area into the following land uses categories (see Figure 6):

- Residential
- Supplemental Agricultural
- Subsistence Agricultural
- Community Use
- Commercial
- Industrial.

Based on the Island Plan land use designations, the Planning Area could be classified into the following sub-areas (see Figure 7):

- **Homestead Lots.** This sub-area includes the lands leased to homesteaders, designated Residential, Supplemental Agriculture, or Subsistence Agriculture.
- **Core Commercial/Industrial Area.** This sub-area includes the lands intended to generate revenue for the Department to carry out its trust purposes, designated Commercial or Industrial.
- **Kanoelehua Industrial.** This sub-area is to the west of Kanoelehua Avenue as part of the Kanoelehua Industrial Park, designated Industrial to also generate revenue.
- **Outlying Unencumbered Large Parcels.** This sub-area includes five unencumbered parcels not directly connected to the above sub-areas, designated Commercial, Industrial, Subsistence Agriculture, and General Agriculture.

3.2 Regional History

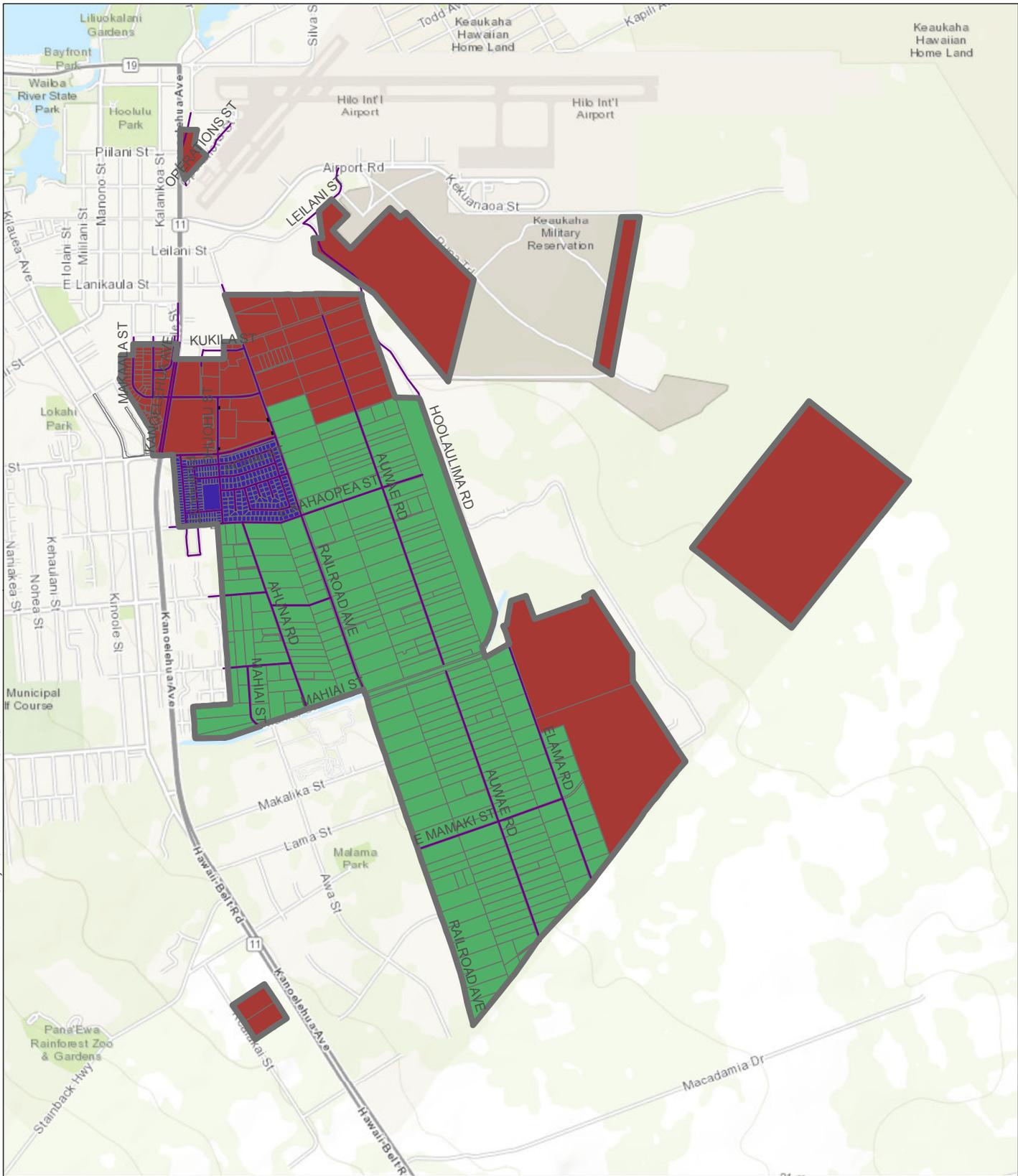
Pana'ewa is known as a special forest bordering the Hilo and Puna districts. It is documented as a lush and healthy forest with the largest 'ōhi'a lehua trees. This forest was named for the infamous mo'ō deity Pana'ewa who lived in this forest. The imagery of this mo'ō or lizard is the equivalent of a large dragon-type character. The mo'ō is considered a water creature who lives in or is part of a watery landscape. The relevance of the mo'ō and forest adds another descriptive dimension to this forest-- this forest is wet and soggy. It was in this forest that Hi'iaka defeated the supernatural woman, Pā'ie'ie and her mo'ō companions.

'Ōhi'a is often associated with Pele and her beloved sister Hi'iaka. It is the first hardwood tree known to grow on the lava beds, helping to soften the lava, allowing other plants to grow around it. Of all the forested areas on the island of Hawai'i, Pana'ewa is the only one specified in the epic stories of Pele and Hi'iaka.

Pana'ewa is a part of Hilo within the ahupua'a of Waiākea. Hilo itself has always been a center of political activity for the ruling chiefs since the time of 'Umi-a-Liloa the first to unite the Big Island in the 16th century. Prior to King Kamehameha beginning his quest to unite the Hawaiian Islands, Hilo served as the royal seat of power for Kalani'ōpu'u. When Kalani'ōpu'u died in 1782, Kamehameha eventually usurped power from Kalani'ōpu'u's son Kiwala'ō that same year.

After Captain Cook's arrival in Hawai'i in 1778, Hilo became a major port for foreign ships to refuel and seek shelter after a long journey across the Pacific Ocean. When sandalwood was discovered in the forests of Hawai'i, Hilo like many coastal areas served as a central location for the loading of this valuable timber product onto China bound schooners. Once Hawai'i's sandalwood stock was decimated by excessive harvesting in the 1830's, attention was focused on whaling and sugar.

Today Hilo has expanded into diversified agriculture in addition to tourism, forestry products, and research and development. It is the seat of County government and a major employment center. Hilo also serves as the home to the famed Merrie Monarch Festival which promotes and perpetuates the Hawaiian culture through hula.



Path: C:\Users\rtakemoto\Documents\ArcGIS\DHHL\Hawaii\Project\Panaewa HHL Census.mxd

DATE: 8/17/2016

LEGEND

-  Planning Area
-  Panaewa (Agricultural)
-  Panaewa (Residential)
-  Waiakea

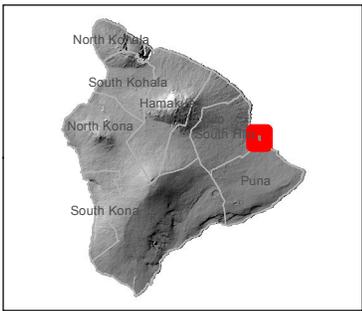


FIGURE 5
Planning Area
Pana'ewa
Regional Plan Update

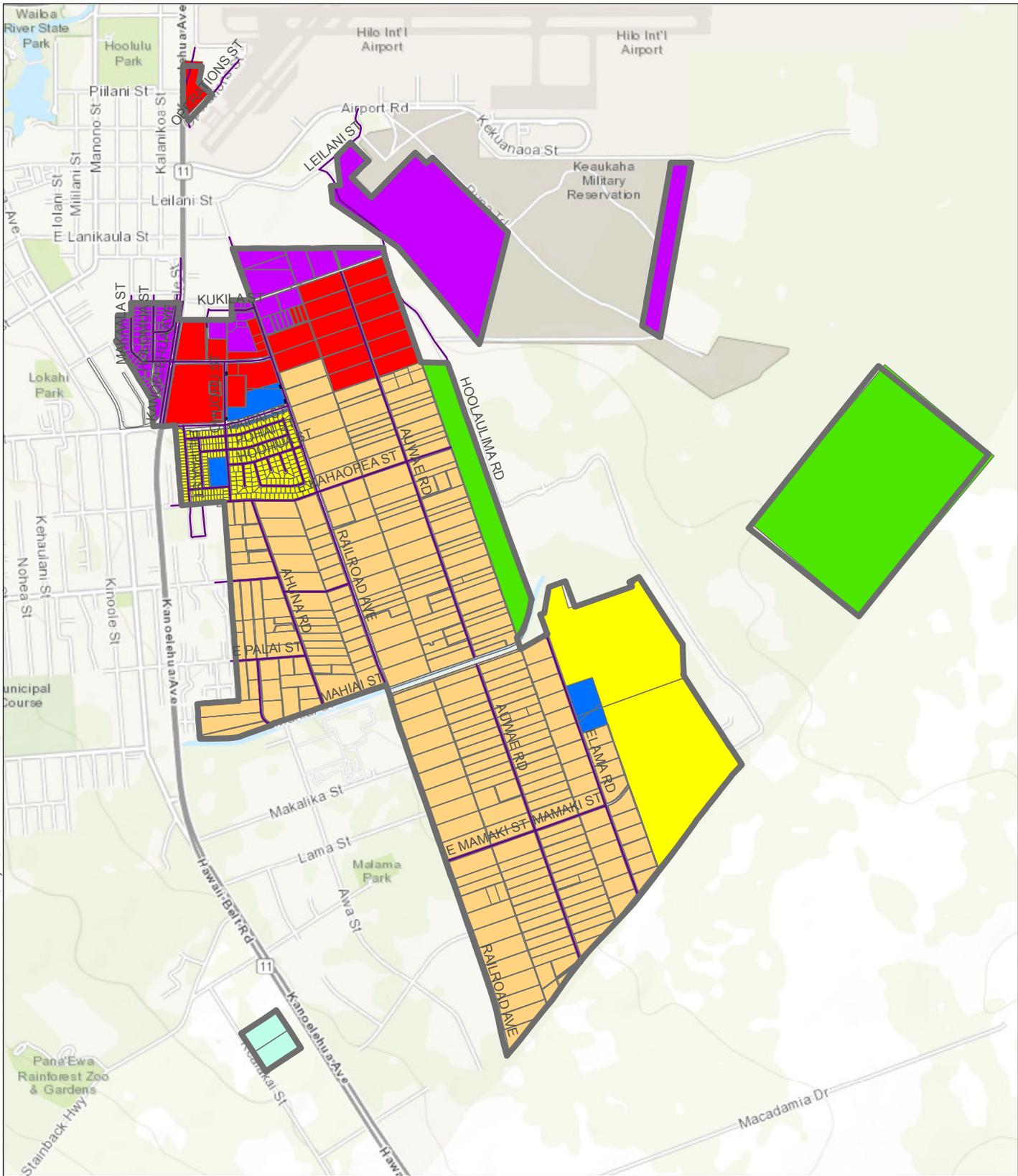
Department of Hawaiian Home Lands Island of Hawaii




North

0 1,750 3,500
 Feet

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



Path: C:\Users\rtakemoto\Documents\ArcGIS\DHHL\Hawaii\Project\Panaewa Island Plan.mxd

DATE: 8/17/2016

LEGEND

- Planning Area
- DHHL Island Plan Designations**
- Residential
- Subsistence Agriculture
- Supplemental Agriculture
- Pastoral
- Community Use
- Commercial
- Industrial
- General Agriculture
- Special District
- Conservation

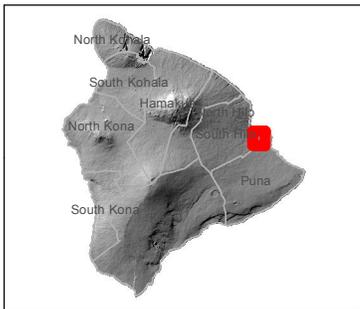


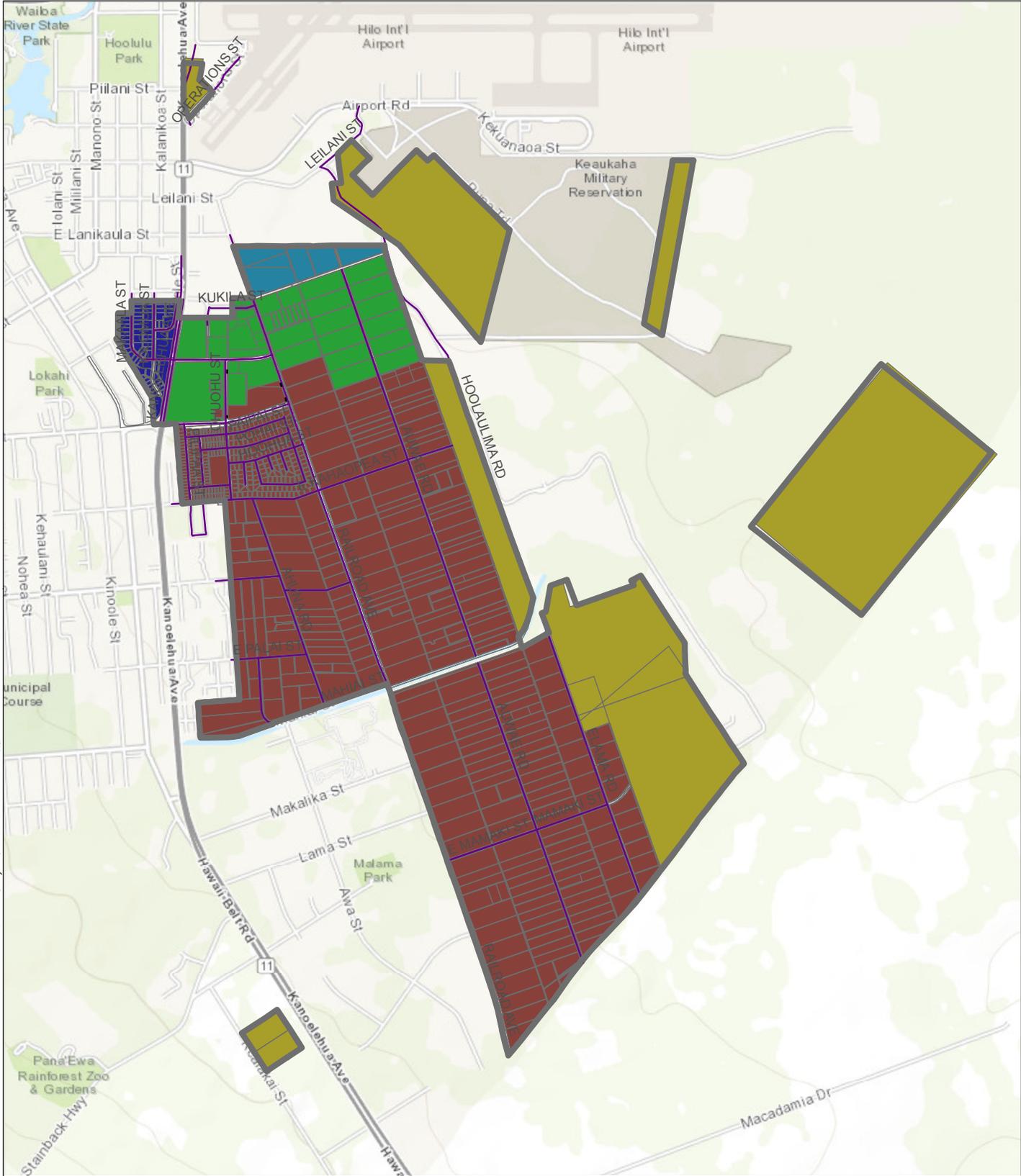
FIGURE 6
Hawai'i Island Plan Land Use Designations
Pana'ewa
Regional Plan Update

Department of Hawaiian Home Lands Island of Hawaii

North

0 1,750 3,500
 Feet

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



Path: C:\Users\rtakemoto\Documents\ArcGIS\DHHL\Hawaii\Project\Panaewa SubAreas.mxd

DATE: 8/17/2016

LEGEND

-  Planning Area
- Sub-Areas**
-  Homestead & Community Use
-  Core Commercial-Industrial
-  Kanoelehua Industrial
-  Quarry (Yamada)
-  Outlying unencumbered

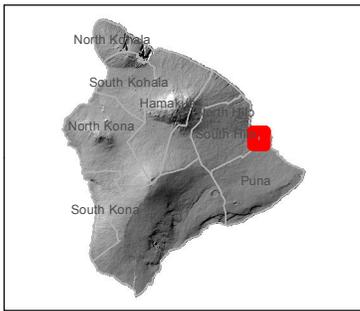


FIGURE 7
Planning Sub-Areas
Pana'ewa
Regional Plan Update

Department of Hawaiian Home Lands Island of Hawaii

North



0 1,750 3,500
 Feet



Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

[This page left blank intentionally]

4 Existing Land Uses

4.1 Total Lots and Acreage

In an effort to address the indignities faced by the Native Hawaiian population after the overthrow of the monarchy in 1893, Prince Jonah Kūhiō Kalaniana'ole in the capacity of U.S. Congressman passed legislation for the Hawaiian Homes Commission Act of 1921 (HHCA) which set aside lands for native Hawaiians. In 1994, the Pana'ewa homestead increased its acreage through the acquisition of ceded lands.

The first awarding of Pana'ewa farm lots occurred in the late 1940s. The lots were formally mapped as the Pana'ewa House and Farm lots in 1976 (File Plan 1487). Kanoelehua industrial lots (aka Kaei Hana-I) created revenue-generating industrial lots in 1964 (Subdivision No. 2325). In the ensuing years, additional subdivisions have occurred that have changed the lot layout. As of 2015, the Planning Area encompasses a total of 827 lots on 3,221 acres.

Table 1. Planning Area Acreage and Number of Lots

Pana'ewa	No. of Lots	Acres
Pana'ewa Farm Lots	285	1,615
Pana'ewa Residential Lots	311	114
Pana'ewa Industrial/Commercial	115	396
Unencumbered	6	1,027
TOTAL	717	3,152

4.2 Commercial and Industrial Uses

Because of its close proximity to Hilo, DHHL land is attractive for commercial and industrial uses. The Planning Area generates the most trust revenue from general leases of all DHHL regions in the State. As of 2014, 59 of 121 Commercial or Industrial lots were unencumbered (see Figure 8). Of the 62 leased lots in the Planning Area, 45 of the lots are in the Kanoelehua Industrial Area (west of Kanoelehua Avenue), and the balance of 17 lots include the major commercial areas of Kūhio Mall, Waiākea Shopping Center, Target/Safeway, and the industrial lots along Railroad Avenue.

Most of the 62 encumbered lots have general leases with terms of 55 to 65 years. The remaining years on the lease term from 2016 are: 30 lots at 5-10 years; 15 lots at 11-20 years; and 17 lots over 20 years (see Figure 8).

4.3 Homestead Uses

Residential Homesteads. Pana‘ewa Homestead Community is comprised of 1,307 homesteaders who reside on a total of 394 homestead housing units. Children comprise 24.2 percent of the homestead population, while over the age of 65 constituted 7.6 percent.

Supplemental Agriculture Homesteads. There are 281 Supplemental Agriculture lots ranging in size from 1 acre to 12.5 acres (see Figure 9). The average Supplemental Agriculture lot size is 5.4 acres. The total Supplemental Agriculture lot acreage is 1,528 acres.

Subsistence Agriculture Homesteads.

Waitlist. There are a total of 12,632 applicants on the waitlist for either a residential or agricultural lease on the island of Hawai‘i.

4.4 Community Uses

Two lots are designated for Community Use. Kamoleao is licensed to the Pana‘ewa Hawaiian Home Lands Community Association (PHHLCA) and the Pana‘ewa Community Alliance (PCA) (TMK (3) 2-2-047:075). The Pana‘ewa Park is licensed to the County of Hawai‘i (TMK (3) 2-2-059:011). Another lot, currently designated Commercial, has been set aside to KPFA through a right of entry (TMK (3) 2-1-025:091 (por.)).

4.5 State and County Land Use Designations

Generally, the Island Plan land use designations are consistent with the State Land Use Districts, the County General Plan designations, and County zoning. Where they may be inconsistent, DHHL may preempt the State Land Use Law and county land use regulations pursuant to the Hawaiian Homes Commission Act section 204.

4.5.1 State Land Use Districts

The State Land Use Urban District encompasses all of the Commercial and Industrial lots (see Figure 10). It encompasses only a portion of the Residential lots. DHHL’s preemption applies to the Residential lots within the State Land Use Agricultural District.

The State Land Use Agricultural District encompasses the lots designated Supplemental Agriculture, Subsistence Agriculture, and Community Use, as well as the preempted Residential lots. The State Land Use Law requires a minimum lot size of one acre. Since the Subsistence Agriculture designation allows a

minimum lot size of one-half acre, DHHL's preemption applies to the Subsistence Agriculture lots within the State Land Use Agricultural District.

4.5.2 County General Plan

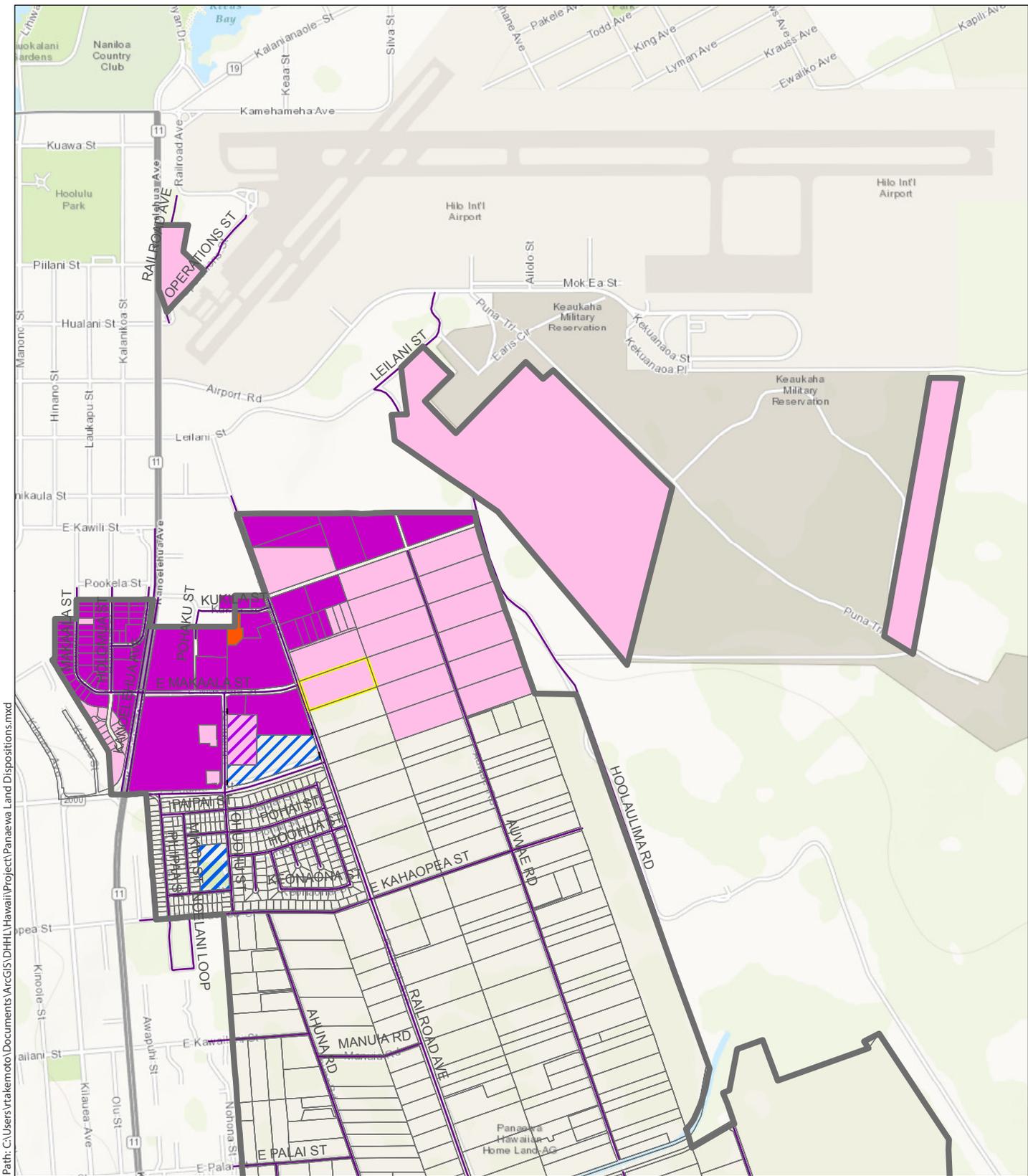
The Residential areas are consistent with the General Plan Low Density Urban designation (see Figure 11). The Commercial and Industrial areas are consistent with the General Plan Industrial, Urban Expansion, and High Density Urban designations. The Subsistence Agriculture areas are consistent with the General Plan Important Agricultural Land and Extensive Agriculture designations. The only inconsistency is the portion of the Supplemental Agricultural areas that are designated in the General Plan as Low Density Urban. The remaining Supplemental Agriculture areas are consistent with the General Plan Important Agriculture Land and Extensive Agriculture designations.

4.5.3 County Zoning

The Residential areas are consistent with the County Residential zoning districts (RS-15, RS-10) (see Figure 12). The Commercial and Industrial areas are consistent with the County Commercial or Industrial zoning districts (CG-20, MG-1a, ML-20, MCX-20). The Subsistence Agriculture areas are in the County agricultural zoning district with a minimum lot size of 1 acre where DHHL will need to apply its preemption. The Supplemental Agriculture areas are consistent with the County Agriculture zoning districts (a-20a, A-10a, A-5a, A-3a, and A-1a).

4.5.4 Surrounding Land Ownership and Uses

There are major land uses in the vicinity that generate noise and odor (see Figure 13). The County solid waste facilities (landfill, transfer station, green waste) and future Mass Transit Agency base yard lie to the east. An unencumbered DHHL parcel lies between the County facilities and the ag homestead lots. The homestead and core commercial lots are beyond the 60 ldn threshold airport noise contour. Two of the outlying large unencumbered lots are within the 55 ldn noise contour. The County drag strip borders one of the large unencumbered parcels designated for Residential homestead lots.



Path: C:\Users\rtakemoto\Documents\ArcGIS\IDHH\Hawaii\Project\Panaewa Land Dispositions.mxd

DATE: 8/17/2016

LEGEND

- Planning Area
- Licenses**
- Kamoleao
- County
- Kuhio Mall Parking
- KPFA Right of Entry

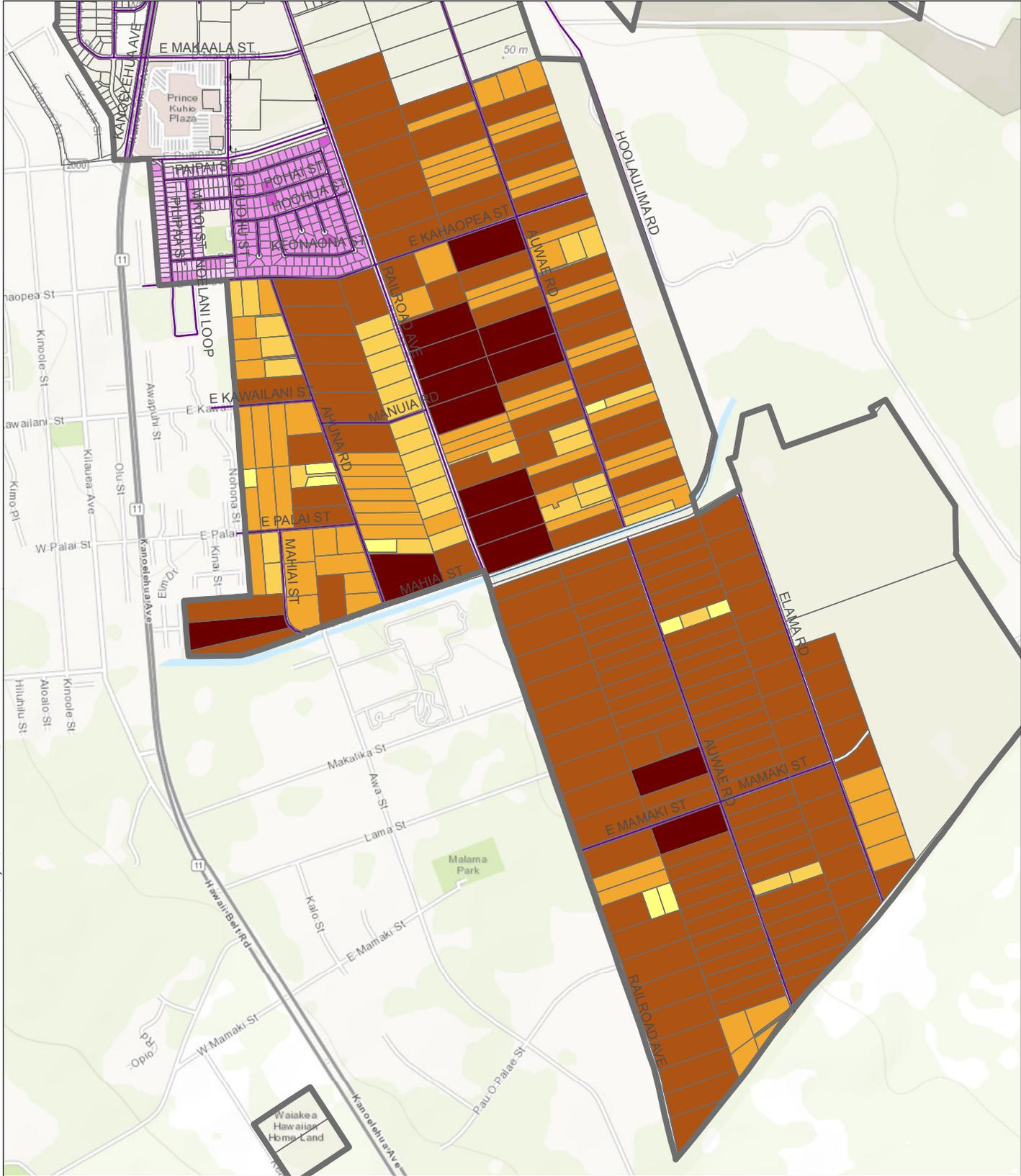
- General Leases**
- <5 yrs
- >5 yrs
- Unencumbered Commercial-Industrial Lots

FIGURE 8
Land Dispositions
Pana'ewa
Regional Plan Update

Department of Hawaiian Home Lands
 North

0 750 1,500
 Feet

PBR HAWAII & ASSOCIATES, INC.



Path: C:\Users\rtakemoto\Documents\ArcGIS\DHHL\Hawaii\Project\Panaewa Lot Sizes.mxd

DATE: 8/17/2016

LEGEND

 Planning Area	 Supplemental Ag Lots
 Residential Homestead Lots	 1.000000 - 2.000000
 <10,000 sf	 2.000001 - 3.000000
 10,001 - 20,000 sf	 3.000001 - 5.000000
 20,001 - 1ac	 5.000001 - 10.000000
	 10.000001 - 12.500000

FIGURE 9
Lot Sizes
Pana'ewa
Regional Plan Update

Department of Hawaiian Home Lands Island of Hawaii

North

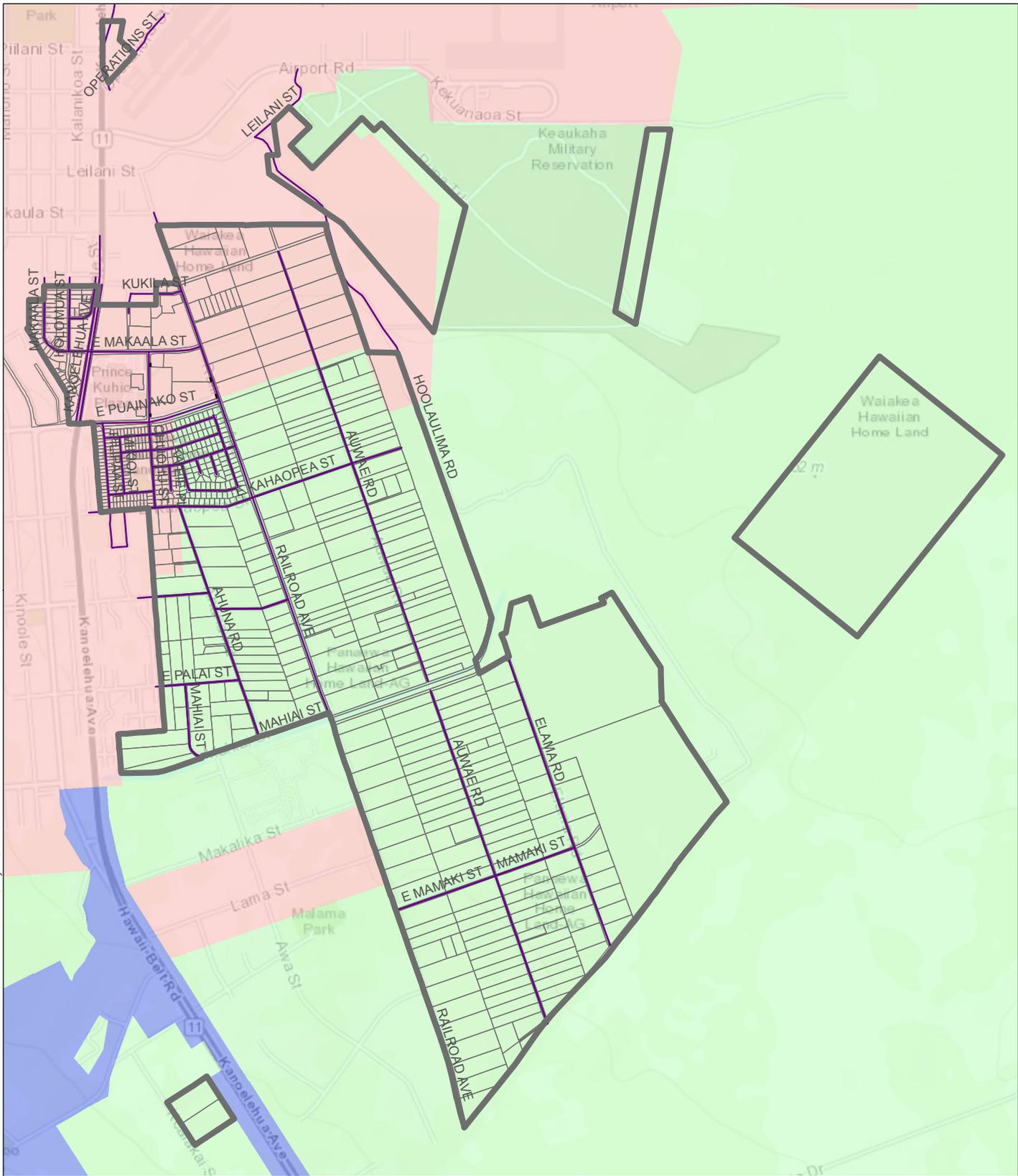


0 1,000 2,000
Feet



PBR HAWAII & ASSOCIATES, INC.

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



Path: C:\Users\rtakemoto\Documents\ArcGIS\DHHL\Hawaii\Project\Panaewa\SLU.mxd

DATE: 8/17/2016

- LEGEND**
-  Planning Area
 - State Land Use Districts**
 -  Agricultural
 -  Conservation
 -  Rural
 -  Urban

FIGURE 10
State Land Use Districts
Pana'ewa
Regional Plan Update

Department of Hawaiian Home Lands Island of Hawaii

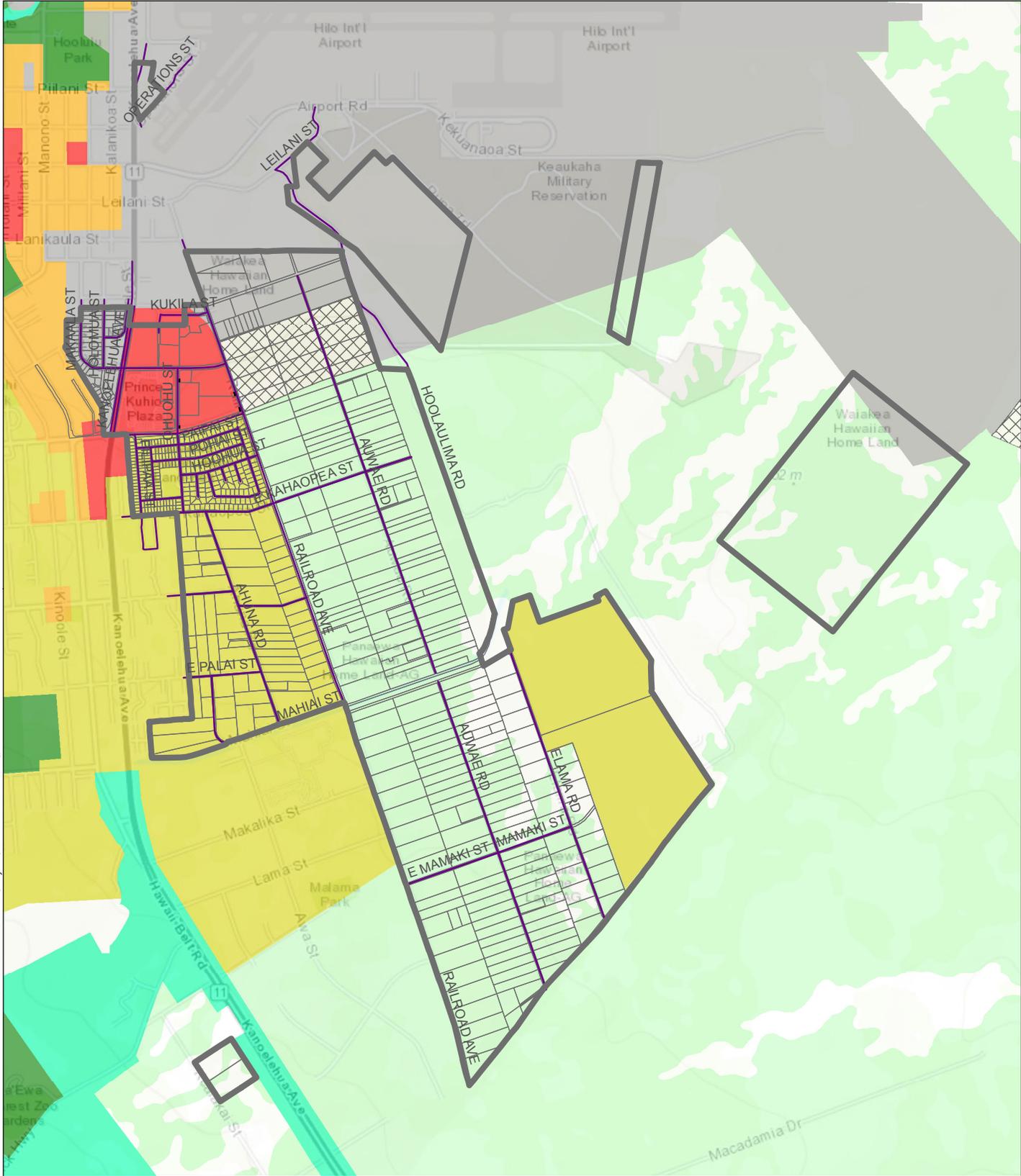
North



0 1,500 3,000
 Feet



Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



Path: C:\Users\rtakemoto\Documents\ArcGIS\DHHL\Hawaii\Project\Panaewa\LUPAG.mxd

DATE: 8/17/2016

LEGEND

- | | |
|-----------------------|---------------------|
| Planning Area | Open Area |
| (breakwater) | Important Ag. Lands |
| Conservation | (pond) |
| Extensive Agriculture | Resort Node |
| High Density Urban | Rural |
| Industrial | Resort |
| Low Density Urban | Urban Expansion |
| Medium Density Urban | University Use |
| | Orchards |

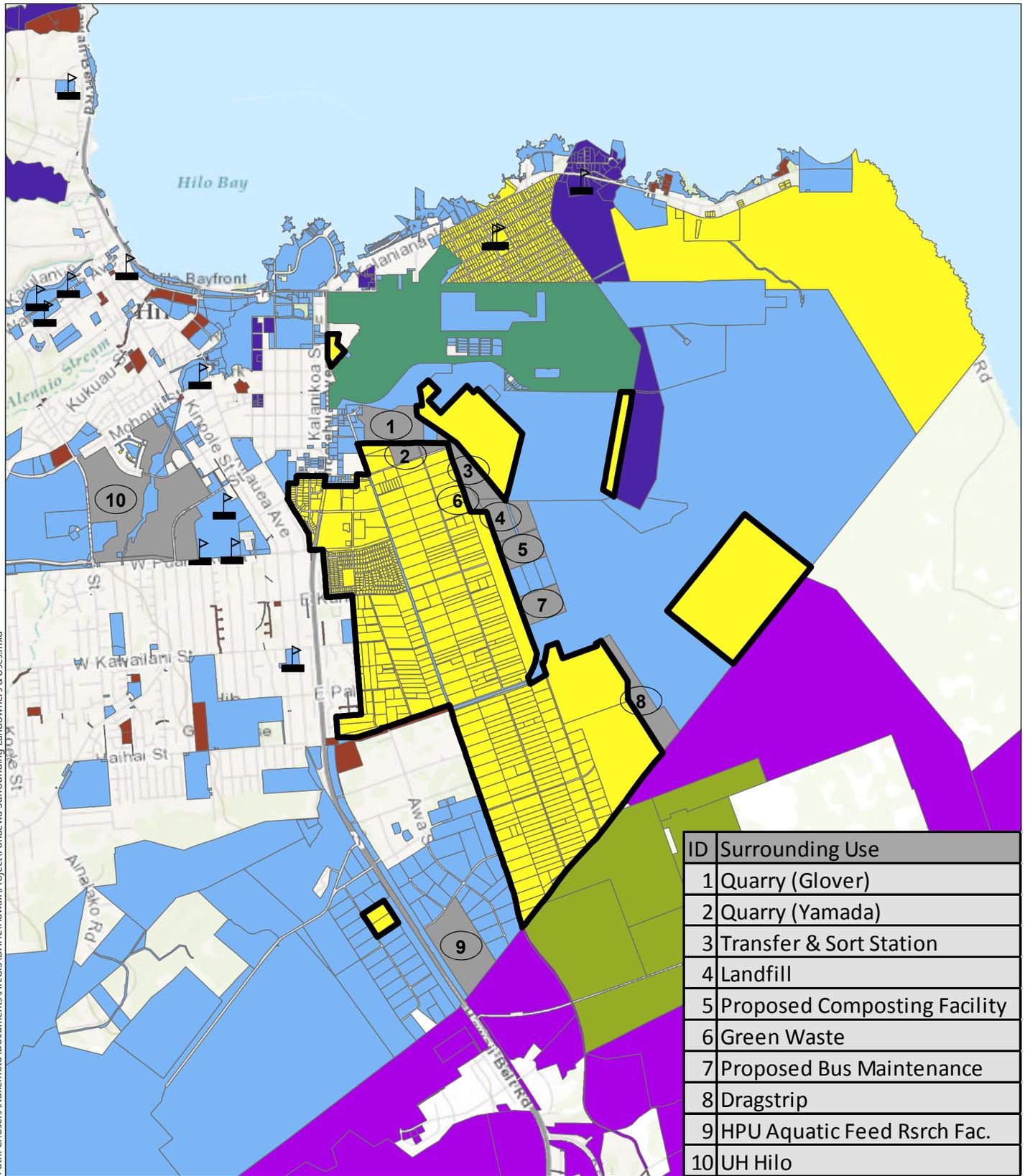
FIGURE 11
General Plan LUPAG
Pana'ewa
Regional Plan Update

Department of Hawaiian Home Lands Island of Hawaii

North

0 1,500 3,000
Feet

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



ID	Surrounding Use
1	Quarry (Glover)
2	Quarry (Yamada)
3	Transfer & Sort Station
4	Landfill
5	Proposed Composting Facility
6	Green Waste
7	Proposed Bus Maintenance
8	Dragstrip
9	HPU Aquatic Feed Rsrch Fac.
10	UH Hilo

LEGEND

- Planning Area
- Public Schools
- Major Owner**
- Govt. County of Hawaii
- Govt. State
- Govt. State DHHL
- Govt. State DOT
- Kamehameha Schools
- Royal Hawaiian Orchards
- W.H. Shipman
- Surrounding Uses

FIGURE 13
Surrounding Landowners & Uses
Pana'ewa
Regional Plan Update

Department of Hawaiian Home Lands Island of Hawaii

North

Miles

[This page left blank intentionally]

5 Infrastructure

5.1 County Water System

There are County water lines along the length of Railroad Avenue and the existing Auwae Road (see Figure 14).

5.2 County Wastewater System

The County sewer system extends to a manhole serving Home Depot (see Figure 14). The Department of Health (DOH) requires connection to a sewer system for any subdivision exceeding 50 lots. The Planning Area north of Mahiai Street is within an area designated as a “Critical Wastewater Disposal Area”, where there would be a higher need to hookup to a sewer system. According to DOH Rules, lot sizes need to be a minimum of 10,000 s.f. to allow an individual wastewater system.

5.3 Road System—Existing and Planned

The County maintains the following roads in the Planning Area (see Figure 15):

- North-South: Ahuna Road, Railroad Avenue, Auwae Road, Elama Road
- East-West: Makaala Street, East Kahaopea Street, East Kawalani Street, Manuia Road, East Palai Street, Mahiai Street, East Mamaki Street

All of the above streets have two lanes. Makaala Street and Ohuohu Street (by Kuhio Mall) has sidewalks on both sides (see Figure 15). Puainako has a sidewalk on the Kamoleao side of the street. All other streets do not have sidewalks. Ohuohu and Pilipaa Streets have speed humps within the homestead neighborhood.

The long straight-aways of Railroad and Auwae Roads encourage speeding. The dead-end at Railroad harbors nuisance gatherings. Since these are County roads, DHHL will coordinate with the County Department of Public Works appropriate mitigation measures.

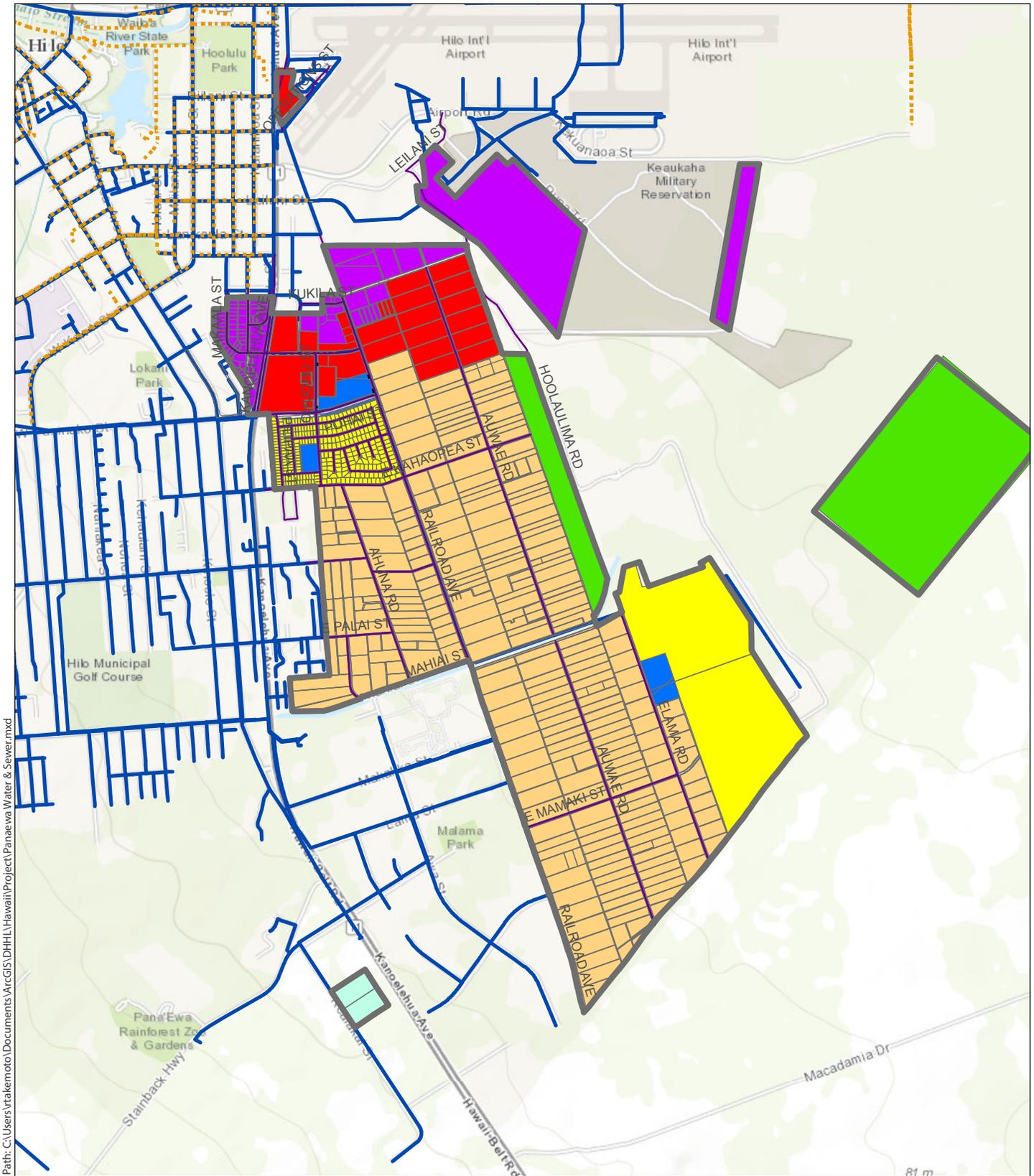
The State highways in the vicinity of the Planning Area include:

- Kanoelehua Avenue (Route 11)
- Puainako Street (Route 2000).

The State has plans to widen Puainako Street outside the Planning Area from Kanoiehua Avenue to Komohana Street (Department of Transportation, Statewide Transportation Improvement Program (STIP), FY 2015-18, Project #HS-22).

The County General Plan shows an extension of Puainako Street through the Planning Area to the airport; however, the most recent State long-range transportation plan does not include this extension (Federal-Aid 2035 Transportation Plan for the District of Hawai'i, July 2014). [Instead of extending Puainako, this Plan proposes to extend Maka'ala Street to Auwae Road.](#)

The County General Plan also shows a proposed connection to Railroad Avenue by a future Puna mid-level collector (also known as the Puna Makai Alternate Route), which is included in the State' long-range transportation plan. The Pana'ewa homestead community opposed the connection of the mid-level connector to Railroad Avenue in the 2009 regional plan and reiterated their opposition in this regional plan update. The connection would exacerbate the existing busy traffic on Railroad Avenue. Figure 15 recommends an alternate route to connect the mid-level to the more appropriate regional State highway.



Path: C:\Users\rtakemoto\Documents\ArcGIS\DHHL\Hawaii\Project\Panae'wa Water & Sewer.mxd

DATE: 8/17/2016

- LEGEND**
- Planning Area
 - County Sewer Mains
 - County Water Lines
 - DHHL Island Plan Designations**
 - Residential
 - Subsistence Agriculture
 - Supplemental Agriculture
 - Pastoral
 - Community Use
 - Commercial
 - Industrial
 - General Agriculture
 - Special District
 - Conservation

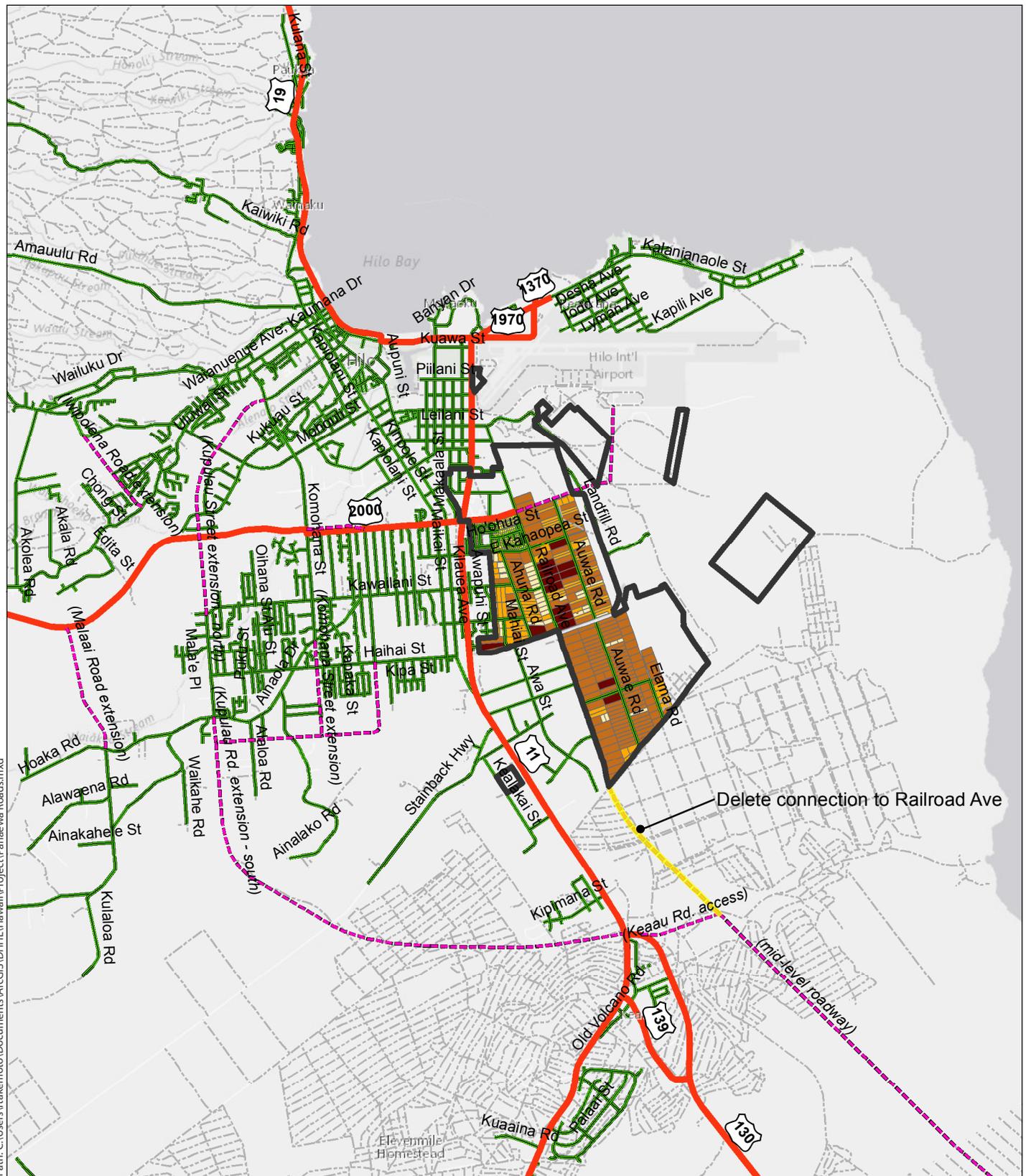
FIGURE 14
County Water and Sewer Systems
Pana'ewa
Regional Plan Update

Department of Hawaiian Home Lands
 North

0 1,500 3,000
 Feet

Island of Hawaii
 PBR HAWAII & ASSOCIATES, INC.

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



DATE: 8/17/2016

LEGEND	
	Planning Area
	Proposed GP Roads Amendment
	Proposed GP Collector Roads
	State Highways
	County Roads
	Other unimproved roads
Residential_Homestead_Lots	
	<0.5 acre
Supplemental Ag Lots	
	1.000000 - 3.000000
	3.000001 - 5.000000
	5.000001 - 10.000000
	10.000001 - 12.500000

FIGURE 15
Existing and Proposed Roads
in Relation to Lot Density
Pana'ewa
Regional Plan Update

Department of Hawaiian Home Lands
 North

Miles

6 Priority Projects

Beneficiaries from Pana'ewa that attended the Regional Planning meetings discussed regional issues and opportunities with DHHL. The topics discussed, while varied, focused around the values discussed in Chapter 2 (Vision and Values) including: Culture, Community Facilities, Services, and Amenities, Agriculture, Youth, Housing Development and Settlement on Hawaiian Home Lands, The Economy, and Infrastructure.

The numerous issues and opportunities identified by beneficiaries were consolidated into a list of potential projects. Meeting participants categorized the potential project list into a priority matrix that assessed level of difficulty and level of impact. Based on this group exercise, priority projects were identified as those projects with high impact despite the level of difficulty. These projects also achieve Pana'ewa's vision of creating "a connected community that promotes collective health and wealth, succession of generational knowledge and practices, and access to resources and services through community and agriculture activities."

Appendix C includes all of the potential projects and identifies those elevated to priority projects by community consensus. The details of the four priority projects described on the following pages were evaluated and expanded upon by DHHL, their consulting team and key stakeholders.

6.1 Kamoleao

Past Actions

The concept and efforts by the community to develop Kamoleao have evolved since 1986:

- **1986:** DHHL commissioned a master plan for Pana'ewa that identified 32.3 acres as the "Kamoleao Block" for community use.
- **1993:** DHHL subdivided a 7.326 portion for a parking lot needed by the Prince Kuhio Mall shopping center, resulting in a net of 24.987 acres.
- **1994:** As a community benefit, a developer sponsored the preparation of a master plan for the 24.987-acre Kamoleao site (Kimura International, March 1994) (see Figure 16). The master plan identified 3 acres for a Hawaiian Community Center, 3 acres for a cultural preservation area, and the balance of 18.987 acres to preserve the rainforest. The community center included a multi-purpose assembly hall (10,000 s.f. to accommodate a capacity of 1,425 people), one-stop Hawaiian

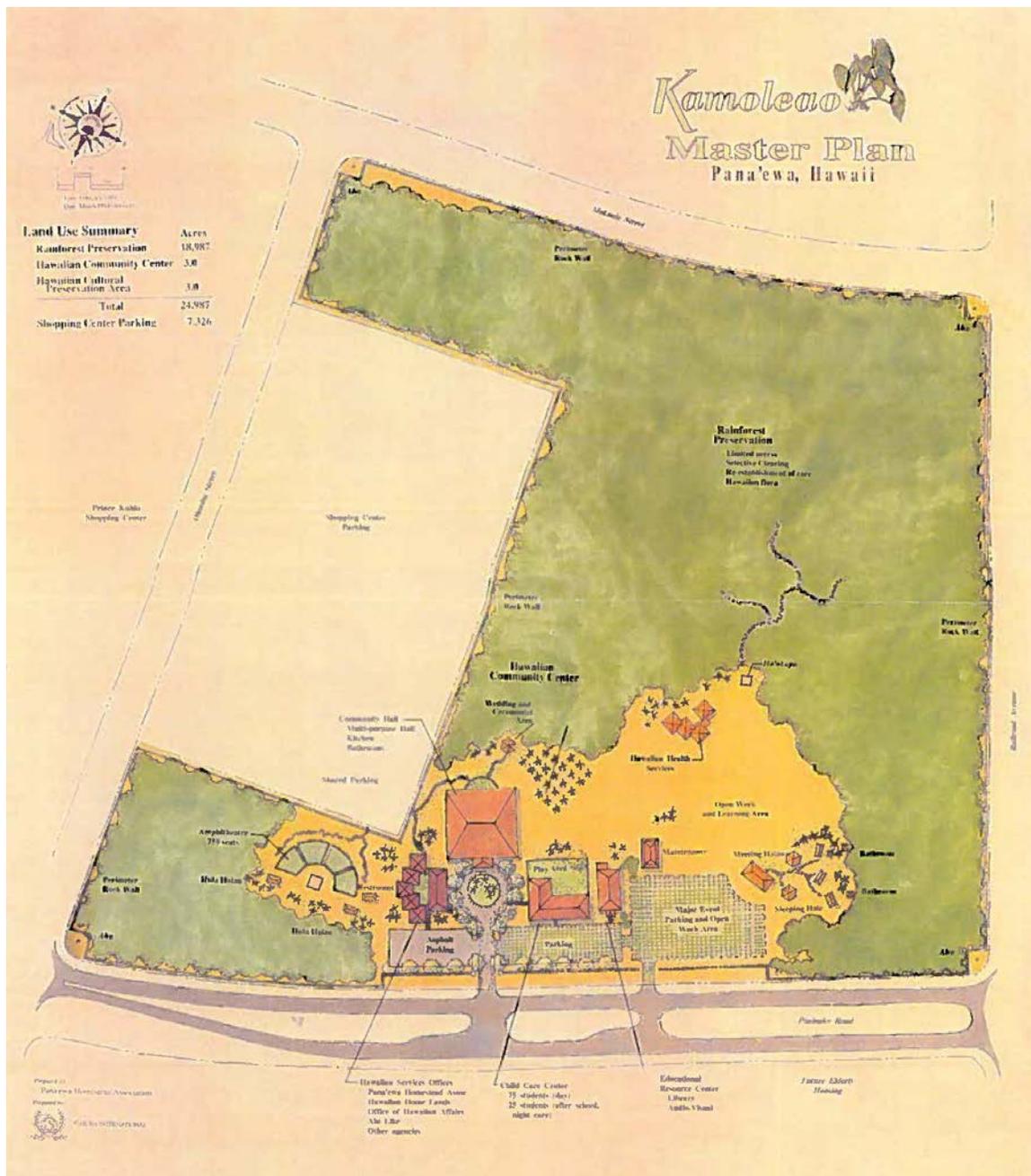
6 Priority Projects

services office complex (3,200 s.f.), childcare center (3,300 s.f.), educational resource center (2,000 s.f.), and amphitheater (750 seats). The Hawaiian Cultural Preservation Area included a sleeping hale and meeting halau, agricultural fields to teach traditional farming methods, green houses to grow traditional Hawaiian plants to restore the rainforest, Hawaiian health services, and sacred Hookupu place. The construction cost estimate for Phase 1 (see Figure 16), consisting of the 10,000 s.f. multi-purpose hall, was \$1.5 million (Charles Aina Planning & Design Consultants, 1995).

- **1995:** HHC granted a 30-year license to PHHLCA and Haola, Inc. (“Haola”), a 501(c)(3) nonprofit, for 12.77 acres (License No. 365) to develop the community-envisioned master plan. DHHL created Haola for the purpose of receiving and disbursing community benefit funds negotiated with general lessees. Haola has since been dissolved.
- **2004:** DHHL officially subdivided the 24.987 parcel to create the 12.774 acre parcel for Kamoleao (Subdivision No. 7856, TMK 3-2-2-047:075).
- **2005:** Haola Inc. prepared an illustrative master plan for the 12.774-acre site shown in the 2009 Pana‘ewa Regional Plan (see Figure 17). The site plan was essentially the same uses/services presented in the 1994 Plan except that it shifted away from rainforest restoration to focus on health care services, educational assistance, social opportunities for youth, and a market place for the Pana‘ewa farmers.
- **January 2010:** A Final Environmental Assessment (Final EA) for Kamoleao was completed by Pana‘ewa Hawaiian Home Lands Community Association and accepted by the Hawaiian Homes Commission for a 1.5 acre portion of the 12.77 acre parcel. The project described in the FEA defined and focused on Phase 1. Phase 1 consisted of an 1,800 s.f. building containing a commercial kitchen, classroom, and support facilities (e.g., parking, septic system) on about 0.5-acre, with the balance of approximately 1-acre in Phase 1 proposed for community gardens (see Figure 18). The FEA did not provide any plans for Phase 2.
- **May 2015:** Pana‘ewa Community Alliance received \$150,000 Grant-in-Aid (GIA) from the State Legislature for planning and design work.
- **September 2015:** HHC approved issuance of a new 30-year license to Pana‘ewa Hawaiian Home Lands Community Association (PHHLCA) and Pana‘ewa Community Alliance (PCA) to develop Kamoleao for purposes of a community center and other related uses (License No. 788 [confirm license no.]).
- **October 2015:** Pana‘ewa Community Alliance conducted a survey of community members to reassess the needs of the community with regards to the development of Kamoleao. Based on a response rate of 27% of 301 survey forms mailed, the respondents ranked a health clinic as most important and favored the continuation of the multi-purpose room and incubator kitchen.

- March-April 2016:** DHHL convened meetings on Pana'ewa Regional Plan Update. During these meetings, beneficiaries identified potential activities and uses that could be implemented on the Kamoleao site.

Figure 16: 1994 Kamoleao Master Plan



Source: Kimura International

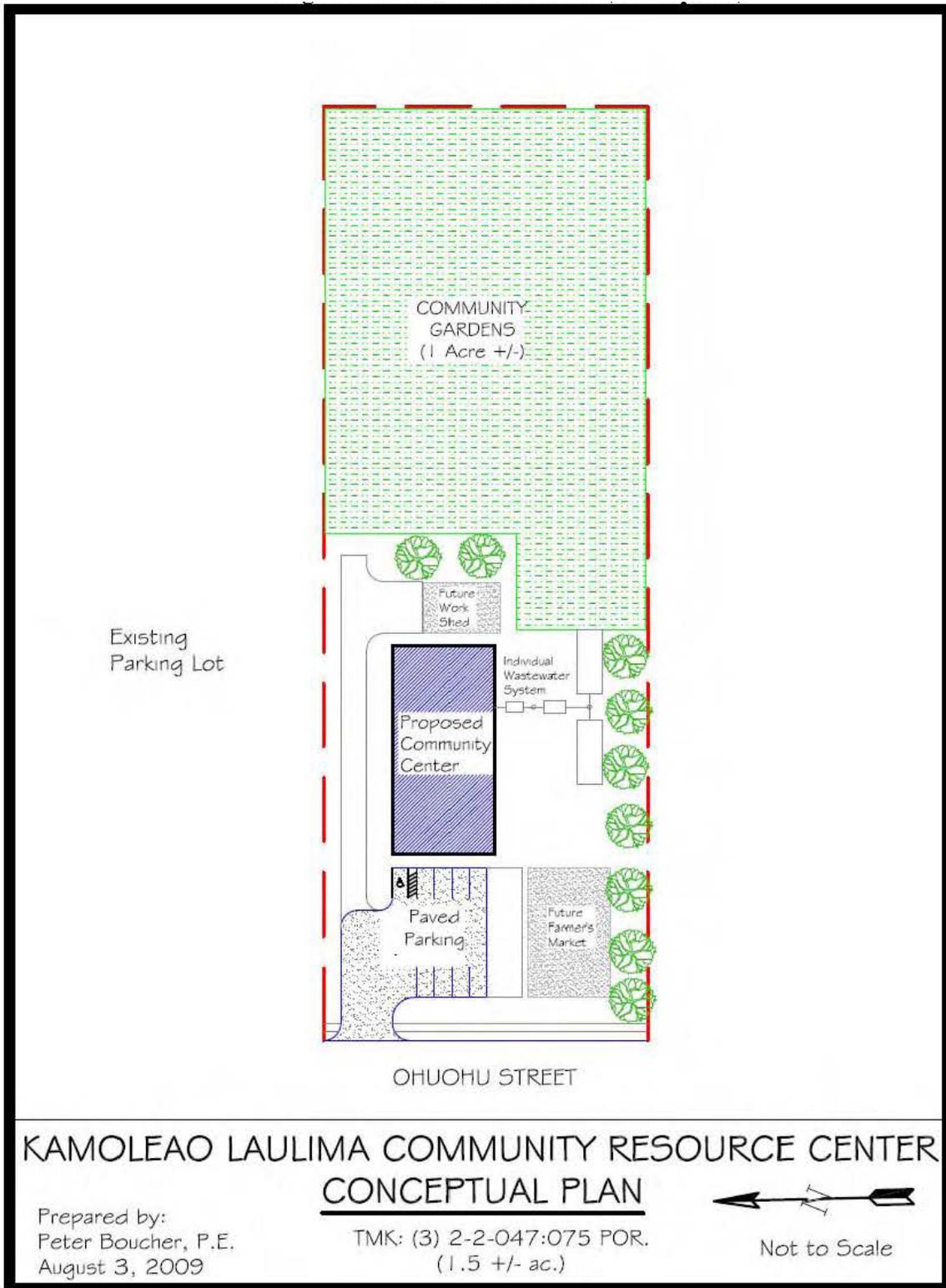
6 Priority Projects

Figure 17: 2005 Kamoleao Master Plan



Source: PBR Hawaii & Associates, Inc.

Figure 18: 2010 Kamoleao Final EA Site Plan 1.5 acres



Source: Geometrician Associates LLC

Community Input

Beneficiaries identified the following types of activities they would like to see in Pana‘ewa:

- Open/Natural space at Kamoleao
- Health education and outreach for prevention
- Multi-purpose center as proposed in EA (Add innovation renewable energy component for findings)
- Multi-purpose facility and kitchen with multi-media
- Sewer connection to Kamoleao
- One-stop Hawaiian agencies
- Health center /medical clinic (partner with hui malama)

Many of these uses could be incorporated into the Kamoleao project depending upon beneficiary preferences and physical characteristics of the Kamoleao site.

Objectives

Kamoleao means the young shoots of the taro plant (mole) nurtured by the bright sun (ao), symbolizing “growing from the foundation of the elders.” True to its name, Kamoleao is rooted in a rich history of mana‘o and discussion (see “Past Actions” below), which created several iterations of a Master Plan. The project objectives have changed over time. Based on recent community meetings, the current objectives are as follows:

- **Health & Wellness.** Improve health and wellness by conveniently locating services that provide education, evaluation, affordable medical services, and incorporation of traditional Hawaiian holistic practices;
- **Economic Self-Sufficiency.** Provide a venue for employment training and hiring notices to implement the general lease conditions of the commercial general lessees, and for business development training;
- **Access to Native Hawaiian Opportunities.** Provide convenient access to the range of services available to Native Hawaiians by providing a one-stop consolidation of these various agencies in one location;
- **Technology Capability.** Provide a technologically equipped meeting area to enable remote learning, video-conferencing, and engaging presentations;
- **Refuge.** Incorporate into the landscaping a quiet rainforest retreat restored with plants native to the area that would be part of the holistic physical, emotional, and mental health and wellness practices.

Implementation Action Steps

The action steps to accomplish the above objectives include:

- 1) **Finalize Phase 1 Programming.** PHHLCA and PCA will need to determine whether or not to implement the Phase I development program described in the January 2010 FEA (floor plan for an approximately 1,800 s.f. building consistent with the Final EA). PHHLCA and PCA have two options:
 - a) **OPTION 1.** If PHHLCA and PCA choose to implement the development described in the January 2010 FEA, then a new EA will not be needed. PHHLCA and PCA can allocate a larger portion of the \$150,000 GIA towards design and engineering work of the project described in the January 2010 FEA. OR
 - b) **OPTION 2.** If PHHLCA and PCA instead choose to change the characteristics of the development described in the January 2010 FEA, then a new master plan and EA will need to be developed. The new master plan and EA should be done for the entire 12.77 acre parcel for both Phase I and Phase II. Some of the more popular proposed uses articulated in regional plan outreach meetings and October 2015 PCA survey results include a health center and/or a one-stop center for Native Hawaiian service agencies. During the master planning and EA process PHHLCA should obtain commitments and space requirements from those service providers. For other anticipated uses (e.g., workforce training), PHHLCA should identify partners and/or specific programs to confirm their space and design requirements.

Based on DHHL's meeting with the PHHLCA executive board on June 7, 2016, PHHLCA's preference at this time is to proceed with Option 2 and complete a new master plan and EA for the entire site. The estimated cost of a new master plan and EA is between \$80,000 and \$100,000.

[Whichever option is selected and pursued, Phase 1 of the plan should be simple and attainable to ensure the project is developed within the next few years.](#)

- 2) **Develop a Financial Plan.** Regardless of which option is chosen above, PHHLCA and PCA should develop a financial plan for design, construction, and operations of its planned facilities. The Hawai'i Small Business Development Center at the UH Hilo is available to provide technical advisory services [need to confirm]. A portion of its \$150,000 GIA could be utilized to develop a financial plan. If Option 2 is chosen, the financial plan should be included in the scope of a master plan.
- 3) **Phase 2 Master Plan** (Only if OPTION 1 is chosen). PHHLCA should use a portion of its GIA funding (\$150,000) to develop a conceptual master plan for Phase 2 uses to ensure compatibility and

6 Priority Projects

optimization between Phases 1 and 2. Potential ideas for Phase 2 uses that have been mentioned in recent community meetings are listed above.

- 4) **Sewer Line Extension.** The amount of wastewater that is generated by the Kamoleao project is unknown until definitive proposed uses of the site are clearly identified in a master plan for Phase I and II. Based on estimated wastewater generation requirements that are identified in the Master Plan for Phases 1 and 2, the connection to the county sewer system may or may not be required. If the amount of wastewater generation is low, wastewater from Kamoleao could be handled by an individual waste water system (IWS). On the other hand, if the amount of estimated wastewater is high, then connection to a county sewer system would be required. If hook-up to the county sewer system is required, the preferred sewer line extension (see attached map) is along Ohuohu Street to connect to the existing sewer line on Makaala in order to have the sewer lateral closest to the Phase 1 portion of the site. The cost of an IWS could be between \$30,000 to \$60,000 depending upon the size of the system and the existing conditions of the site . The cost to hook up to the county sewer line could be as much as \$380,000 or more.
- 5) **HHC Approval.** HHC approval of a new EA is required if PHHLCA and PCA decide to develop a new master plan and EA. Additionally, PHHLCA and PCA have inquired about amending their existing license agreement to a general lease. Any amendment to the terms of the existing license agreement would also require HHC approval. Prior to requesting a general lease from DHHL, PHHLCA and PCA need to complete a new master plan, EA, and Financial Plan. These reports would help to identify why PHHLCA and PCA's proposed plans cannot be accommodated under the existing license agreement to justify a general lease.
- 6) **Annual Review.** PHHLCA should submit an annual report to HHC to assess its accomplishments and challenges. The spirit of this report is to encourage open communication on the successes and challenges faced by PHHLCA so the HHC and DHHL is fully apprised of PHHLCA efforts and in order to encourage Departmental assistance as needed.

6.2 Pana'ewa Park & Family Center Management

Past Actions

- **1975.** HHC approved a 20-year license agreement with the County Department of Parks and Recreation to manage and operate a park on a 6.641 acre parcel of Hawaiian Home Lands.
- **1978.** County opens the Pana'ewa Park.
- **1983.** In a project spearheaded by PHHLCA, park playground equipment was installed.

- **1995.** PHHLCA worked with the County Council and DHHL to renovate the park playground. The renovation cost was \$60,000. Under the terms of the agreement, the County contributed \$30,000, DHHL contributed \$20,000, and PHHLCA covered the remaining \$10,000. Also as part of the agreement, the County requested and the HHC approved a 20-year license extension to the County for Pana'ewa Park.
- **2007.** A fire caused severe smoke and structural damage to the Family Center. County summer fun and other programs were discontinued due to the lack of useable space and facilities.
- **2009.** DHHL Pana'ewa Regional Plan identified the renovation of the Family Center as one of its priority projects.
- **2012.** Pana'ewa Park and Family Center renovation is completed and a rededication ceremony was held. The renovation was made possible in large part from the contributions of volunteers from the Pana'ewa homestead community.
- **2016.** The term of 20-year license extension with the County is set to expire in October.

Community Input

The Pana'ewa Family Center is a multi-purpose building that provides space for programs and meetings. In addition to the Family Center, Pana'ewa Park includes a playground, covered court, and ballfields. The Park, consisting of 6.641 acres (TMK 3-2-2-059:011), has been licensed to the County for operation as a public park since 1975 (License No. 6). The existing term of the license is up for renewal on October 13, 2016. The park is centrally located in the heart of the residential homesteads.

The County operates and controls the use of all facilities at the park, including the Family Center. The County uses the Family Center for County programs such as summer fun and youth intersession programs, and makes the facility available for meetings and other community or social functions. However, the County gives its programs priority in scheduling park facilities, not beneficiaries. If homestead associations request use of facilities, their request is only granted if the facility is not in use by the County at that time. After the renovation of the Family Center was complete, many of the homestead community members who had volunteered their labor on the project expected the County to reciprocate their efforts by allowing the homestead associations to utilize some of the facility for office space and storage as well as give beneficiary programs priority in reserving park facilities. However, that has not been the case as the County has not made beneficiary requests to utilize park facilities a higher priority than County programs.

Beneficiaries have expressed a desire for more direct control of the Family Center to enhance its potential as a vibrant community gathering place for social, cultural, and educational programs. In meeting with the PHHLCA executive board, the board indicated that it would like to have increased control over the scheduling and use of park facilities, but still would like to partner with the County on park maintenance.

6 Priority Projects

The potential renewal of the license agreement with the County will offer an opportunity for DHHL and PHHLCA to explore alternative management agreements with the County. Many of the ideas voiced by beneficiaries during consultation meetings could be accommodated at the Pana'ewa Park and Family Center. These ideas include:

Objectives

The County Department of Parks and Recreation has been open to negotiating various levels of shared management with other community organizations on the island. There are three levels of community commitment to share management of County park facilities. The minimum level of commitment (for example, to just help with landscape maintenance), is a friends of the park agreement where the County retains full control of the facility. The next level of commitment allows the community to control management with negotiated assistance from the County—this is the partnership or cooperative agreement. An example of a partnership agreement is the Cooper Center in Volcano Village. The highest level of commitment is a lease, where the community assumes full control of the facility.

Objectives for this project include:

- **Social, Cultural, and Educational Programs.** Provide increased opportunities for beneficiary programs for all ages (pre-school, youth, adults, seniors) to enhance the quality of life – socially, intellectually, culturally, economically, politically, and spiritually.
- **Park Management.** Increase beneficiary control over management and scheduling of park facilities.

Implementation Action Steps

The action steps to accomplish the above objectives include:

- 1) **Programs at the Park.** PHHLCA should develop a program plan for the park. The plan would identify the different types of programs and activities the association would like to offer at the park and potential program partners. For each program or activity, the plan would also identify the estimated frequency in which the program or activity would be held (daily, weekly, monthly etc.), whether the program or activity is seasonal, and number of hours per use (ex: two-hours per week or five hours per month etc.) The program plan would also identify which existing park facility the activity would take place in. The program plan would also identify more permanent uses such as space for PHHLCA storage or a computer lab.

- 2) **Cooperative Agreement.** Taking into consideration the above-mentioned PHHLCA park program plan, DHHL in collaboration with PHHLCA will develop a draft cooperative agreement. DHHL and PHHLCA will then negotiate the resultant cooperative agreement with the County Parks Department in license renewal discussions. Once the terms of a new cooperative agreement has been reached between the County and PHHLCA, the license renewal between DHHL and the County will be presented to the HHC for approval.
- 3) **Financial Plan.** Depending upon the outcome of the license renewal discussions with the County and the County's future level of financial commitment for operations and maintenance of the park, PHHLCA may need to develop a financial plan to sustainably operate park facilities. Under the existing license agreement, the County covers all park operation and maintenance costs. If the County continues its existing level of financial commitment, then a financial plan will not be needed. However, if the County decides to not fully fund the operation and maintenance of the park, then PHHLCA will need a financial plan to address potential shortfalls. A financial plan could include a schedule of fees for use of park facilities or other revenue streams such as food concessions. While the existing facilities have been recently renovated or are relatively new, the financial plan should also project major long-term maintenance projects and associated costs over the term of the new license agreement.
- 4) **Scheduling Procedures and User Protocols.** PHHLCA should develop park scheduling procedures and protocols in consultation with its members and their families. The procedures and protocols should articulate the process for reserving park facilities and reservation cancellations. The procedures and protocols could identify which types of activities and/or users are higher priority than others and therefore would receive preference in facility reservation should there be scheduling conflicts. The scheduling procedures and protocols should also identify who makes the final decision in the event of scheduling conflicts and the days and hours of park operations. A copy of the scheduling procedures and protocols should be made available at the park office as well as the DHHL East Hawaii District Office.
- 5) **Annual Review.** PHHLCA should submit an annual report to HHC by December 31 to assess its accomplishments and challenges. The spirit of this report is to encourage open communication on the successes and challenges faced by PHHLCA so the HHC and DHHL is fully apprised of PHHLCA efforts and in order to encourage Departmental assistance as needed.

6.3 Agricultural Capacity Building—Marketing and Training Center

Past Actions

KPFA has provided support and encouragement to agricultural homesteaders over the past several years:

6 Priority Projects

- **2000:** An Agricultural Task Force formed to address the challenges faced by DHHL's agricultural homesteaders. Reported recommendations in 2001.
- **2009:** Pana'ewa Regional Plan recommended formation of a working group to improve agricultural use of the agricultural homestead lots.
- **2010:** HHC preliminarily approved the issuance of a license agreement to the Keaukaha-Pana'ewa Farmers Association for a 5-acre portion of a lot.
- **2010:** Hui Mahiai O Keaukaha A Me Pana'ewa O Ka Aina Hoopulupula (the Keaukaha-Pana'ewa Farmers Association Hilo, Hawaii, By-Laws adopted.
- **2011:** KPFA released an Operations Manual for the farmers market.
- **2012:** By-Laws adopted for Keaukaha Pana'ewa Community Alliance (KPCA)
- **2012:** KPCA filed its Articles of Incorporation with state Department of Commerce and Consumer Affairs.
- **2013:** Right-of-Entry No. 482 granted to KPCA for 1.0 acre portion of parcel 3-2-1-025:091.
- **2015:** KPFA released 2nd edition of the Operations Manual to revive vendor participation.
- **2016:** KPFA sent a survey to the Pana'ewa agricultural homestead lessees to assess interests and needs.

Community Input

- Community garden (along Puainako) La'au Lapa'au
- Establish program to market ag/value-added products
- KPFA lot ROW to permanent license (1 acre to 10 acres)
- Farmer training programs
- Animal husbandry
- Hydroponics
- Shared gardening (training, Trade, Strengthen relationships)

Objectives

The Keaukaha-Pana'ewa Farmers Association (KPFA) currently holds a right-of-entry to 1.0 acre on a strategically located parcel along Railroad Avenue across from Home Depot (TMK 3-2-1-025:091 por.) (Right-of-Entry No. 482). The site provides an opportunity to synergistically combine a farmers market with an agricultural training center. By offering training or demonstration programs, the training center could be an additional attraction to bring the public to the farmers market. The training center could also be a source of produce for sale at the farmers market. The training expertise would be provided by the UH College of Tropical Agriculture and Human Resources (CTAHR) cooperative extension program. KPFA would operate the farmers market. The idea is to encourage homesteaders for the sake of health and

economic self-sufficiency to start small with subsistence agriculture to feed the family, and for those homesteaders who are interested, to scale up to commercial agriculture to supplement the family income.

Project objectives include:

- **Agriculture Business Capacity Building.** Organize a market known for quality, diversity, and food safety. Beneficiaries would like to see the existing farmers market expand for health and safety and at the very least “break-even” financially. Technical assistance programs for beneficiaries should include budgeting, financial planning, leadership training, and marketing. [Emphasis should also be focused on raising awareness of and gaining access to financial capital for homestead farmers via agriculture loan or grant programs.](#)
- **Agriculture Production Support.** Establish demonstration areas of potential opportunities, with a schedule of training sessions that address needs and interests primarily of the agricultural homesteaders from seed to harvest education and training. Training should also educate lessees on how to make decisions about what level of farming they would like to pursue (subsistence or commercial), how much land to farm, what types of crops to grow or animals to raise. Trainings should also include awareness about curtailing over-production and over-consumption of Earth's finite resources as well as lessons to teach lessees about sustainable practices such as re-using, re-purposing, and recycling resources.
- **Pooling Resources.** For small farmers to become commercially viable, it is often advantageous to pool resources to provide affordable access to facilities, equipment, and capital. Organizing into an agricultural cooperative provides a means to pool resources. Cooperatives can economize on supply inputs (e.g., seeds, fertilizers, chemicals, fuel, machinery) and/or provide economies of scale to access larger markets (e.g., Ocean Spray cranberries, Sunkist Growers). Business trainings can involve education about farming cooperative business models.
- **Interdependence.** Provide a community garden area with preference to residential homesteaders, agricultural homesteaders who want to have a more community experience, and open to the general public as space is available. The community garden, together with the farmers market and training, fosters interaction and interdependence among the residential and agricultural homesteaders.

Implementation Action Steps

The action steps to enhance the farmers market and training program include:

- 1) **Farmers Market Strategic Plan.** To supplement the Operations Manual, KPFA should prepare a strategic plan to diversify and ensure quality. Possible ideas to consider include:

6 Priority Projects

- a) Train homesteaders to serve as entrepreneur vendors who would consolidate and sell produce preferably but not limited to homestead farmers (training to include running a business, food safety, packaging);
- b) Encourage a vendor for la'au lapa'au to demonstrate use and sell the medicinal plants grown on the Pana'ewa community use lot;
- c) Enable EBT card acceptance;
- d) Invite food vendors, including food trucks;
- e) Invite supply vendors (e.g., farmer's coop, Del's, Garden Exchange, Home Depot);
- f) Provide a central place to sign-up for community supported agriculture (CSA) with individual homesteaders or the agricultural cooperative;
- g) Explore unmanned roadside stands for days when the farmers market is not in operation;
- h) Provide space for nonprofits to setup fundraising booths to attract supporters of the fundraising organization to broaden market exposure.

2) Collaboration with Department of Agriculture. KPFA and DHHL should collaborate with the state Department of Agriculture (DOA) Agriculture Loan Division. The DOA Agriculture Loan Division has knowledge and familiarity with private, state, and federal agriculture loan programs. A good first-step would be for KPFA and DHHL to request for informational workshops from the DOA Agriculture Division for homestead farmers interested in obtaining agricultural capital. Additionally, other loan providers such as the USDA could be scheduled in a similar manner for future workshops.

2)3) Demonstration and Training Program. KPFA should consider entering into an understanding with UH to have CTAHR take the lead in establishing a demonstration and training pilot program for one year. Based on KPFA's survey and input from KPFA's board of directors, CTAHR would present their proposed program to KPFA for approval. CTAHR and KPFA would devise an effective means to publicize the program. Formalize a long-term program based on the results of the pilot program.

KPFA could also provide training program for those association members interested in participating in a farming cooperative. The USDA provides technical assistance through its Rural Cooperative Development Grant (RCDG) program. The current RCDG provider of technical assistance is the Kohala Center. Technical assistance would explore topics such as potential membership and volume, identify member needs, estimate capital cost to meet those needs, explore marketing strategies, specify food safety measures, explore grant opportunities, estimate member capital contributions, and project cashflow based on alternative assumptions.

3)4) Community Gardens. KPFA should request CTAHR technical assistance to community garden participants through the agricultural extension's master gardener program.

4)5) **Long-Term License.** Convert the right-of-entry to a long-term license [for TMK parcel \(3\)-2-1-025:091](#) based on the following steps:

- a) **Qualified Licensee.** The licensee shall be a 501(c)(3) nonprofit corporation or agricultural cooperative organized under HRS chapter 421. The licensee need not be the current permittee under Right-of-Entry 482.
- b) **Site Plan.** [Based on input received at the September 2016 beneficiary consultation meeting for this plan, KPFA had completed an initial site plan for this parcel. However, to date, DHHL has not received a site plan from KPFA. When KPFA is comfortable sharing the site plan with DHHL, DHHL will work with KPFA to DHHL shall approve a site plan for all or a portion of parcel 3-2-1-025:091. In its review of the site plan, DHHL will](#) ensure the site plan incorporates any future road or infrastructure planned for the region that may affect the parcel. The site plan should identify the farmers market, parking, demonstration/training area, community gardens, and a portion for agricultural cooperative facilities. HHC would have an option to license incrementally and defer disposition of the area for the agricultural cooperative, or other shared facilities, until the cooperative or other entity is ready to present specific plans.
- c) **Financial Plan.** If the site plan includes structures or infrastructure, KPFA or the prospective licensee shall submit a financial plan to demonstrate capability to design, construct, and operate the facilities. The Hawai'i Small Business Development Center at the UH Hilo may be available to provide technical advisory services.

5)6) **Annual Review.** KPFA shall submit an annual report to HHC by December 31 to assess its accomplishments and challenges. The spirit of this report is to encourage open communication on the successes and challenges faced by KPFA so the HHC and DHHL is fully apprised of KPFA efforts and in order to encourage Departmental assistance as needed.

[6.4 Traffic Calming and Safety Improvements on Railroad Avenue and Auwae Avenue.](#)

[Past Actions](#)

[None taken.](#)

[Community Input](#)

[Railroad Avenue and Auwae Avenue run through the heart of DHHL the Panaewa Agriculture lessee community. Both of these avenues were designed as long straight-aways \(see Figure 15\). Each avenue runs for almost three miles from the northern terminus to the southern terminus which is at the district boundary line of South Hilo and Puna. The population and traffic is sparse at the southern terminus of](#)

6 Priority Projects

both avenues. Because of the remoteness, Panaewa Agriculture lessees have reported that there have been dangerous activities that occur at the Puna end of Railroad Avenue and along Auwae Avenue. Harmful activities such as car racing, gun shots, loitering, illegal dumping, and vandalism of lessees' mailboxes have been observed by lessees in this area. These types of activities threaten the safety of agriculture lessees and their families on a regular basis. Lessees have called the County Police Department about these issues on numerous occasions. However, the lessees report that the police do not respond to their calls. Lessees fear for the safety of their families as they have reported that the frequency of these types of activities have escalated over time.

Based on lessee observations, these activities are being perpetrated by individuals that are from outside of the homestead area. In order to prevent these types of activities from occurring, lessees would like to install a gate, signage, and speed humps along these avenues. On Railroad Avenue, lessees identified the intersection of Railroad Avenue and Pauopalae Street as a possible location to install a gate.

Objectives

The objective of this priority project is to:

Improve the safety of lessees and their families. Implementing traffic calming and safety measures should reduce and eliminate the occurrence of precarious incidents that occur along Railroad and Auwae Avenues.

Implementation Action Steps

The action steps to accomplish the above objectives include:

1) Eligibility for Speed Humps. All roads in the Planning Area, except Railroad Avenue, meet the following criteria established by the County to approve speed humps (<http://traffic.hawaiicounty.gov/speed-hump-installation/>):

- Residential local road;
- Posted speed limit not exceeding 25 mph;
- Overall street grade not exceeding 13%;
- Average daily traffic (ADT) between 200 and 3,000 vehicles per day;
- 85th percentile speed over the posted speed limit;
- Minimum 67% support of the adjacent property owners and 100% support of the property owners with a speed hump in front of their property;
- Support of the installation by the HPD and HFD; and
- Traffic study and design performed by the Department of Public Works.

2) Application to the County to Install Speed Humps. The residents along the subject road should designate a contact person. The contact person would fill out the application form provided in the

Speed Humps Application Package and submit to the County Department of Public Works Traffic Division. The Traffic Division would review the application to confirm eligibility, check with HPD and HFD, prepare the traffic study, and notify the applicant whether to proceed with the petition.

- 3) **Petition By Affected Property Owners/Lessees.** Every property owner/lessee along the subject street must submit the petition form included in the Application Package. On the petition, the property owner/lessee would indicate whether the owner/lessee approves or does not approve the installation of speed humps, and whether the owner/lessee approves or does not approve the installation of speed humps fronting their property. Hence, a property owner/lessee could approve speed humps but not fronting their property. The sinusoidal design of the speed humps allows engineering flexibility to space the speed humps to accommodate the areas where owners/lessees disapprove a speed hump fronting their property. At least 67% of the owner/lessees must approve the installation of speed humps.

- 4) **Railroad Avenue Mitigation Measures.** Railroad Avenue would not meet the eligibility criteria for speed humps because it is a collector road with posted speed limit higher than 25 mph and relied upon more than any other road in Pana'ewa for emergency response. Complaints from lessees along Railroad Avenue include speeding, street-racing, passing in the vicinity of driveways, and nuisance gatherings at the deadend. Steps to address these concerns include:
 - a. **Minimize Traffic.** Part of the problem is the increased use of Railroad Avenue due to the inefficiencies of Kanoelehua Avenue. Although Kanoelehua Avenue is State-owned, the County maintains the traffic signals. The County Department of Public Works Traffic Division is studying the feasibility of retrofitting the signals to an Intelligent Transportation System that would synchronize the timing of the signals to optimize traffic flow. With the more efficient traffic flow experience, drivers would be less likely to divert to Railroad Avenue for the sole purpose of avoiding the Kanoelehua bottlenecks.
 - b. **Control Speed.** The posted speed limit for Railroad Avenue is 35 mph. Smart signs that flash the speed of an oncoming vehicle could help, but is not the most effective. Convincing the police department to spend more time monitoring this straight-away road may be the most effective. This would take the concerted lobbying by residents directly to the Police Chief with possible assistance from the County Council member representing the district.
 - c. **Designate a No-Passing Zone.** Most of the driveways are between Mahiai Street and Puainako Street. Designating this segment as a no-passing zone with corresponding double striping requires the County Council to adopt an amendment to the County Traffic Code (Hawai'i County Code chapter 24). The Traffic Division could study and suggest possible pull-out areas to designate limited passing areas within this segment to accommodate impatient drivers.
 - d. **Restrict Access to the Deadend.** The affected residents in the vicinity of the deadend have spoken previously with the County to identify a solution, which is a gate. The gate would be installed across Railroad Avenue just past Pauopalae Street. There is an existing street light at that intersection that should discourage gathering at the gate. The residents or DHHL should coordinate with the Department of Public Works Highways Division to install the gate.

e. [Speed Humps on Limited Segment.](#) To discourage speed racing, interested residents could apply and thereby open discussions with the County Traffic, Police, and Fire to determine to what extent a limited segment of Railroad Avenue towards the deadend would be acceptable to install speed humps.

6.46.5 Involve DHHL Beneficiaries in the Update of the Hawai'i Island Plan for East Hawai'i

Past Actions

- **2002.** HHC adopts the DHHL Hawaii Island Plan. The plan articulates DHHL land use policy for all trust land on the island of Hawaii via designating trust land for the following types of uses: residential homestead, subsistence agriculture homestead, supplemental agriculture homestead, pastoral homestead, commercial, industrial, community use, general agriculture, conservation, and special district.
- **2009.** HHC approves an update of the Hawaii Island Plan in the West Hawaii region for newly acquired trust lands in Kealakehe and Kalaoa.
- **2015.** DHHL considers emergency relocation of Makuu lessees to Pana'ewa. During late 2014 and early 2015, lava from Kilauea Volcano flowed towards the Makuu homestead. Lava flow got as close as a half-mile from Makuu. In response, DHHL contemplated the potential relocation of Makuu lessees to unencumbered lands in Pana'ewa. Fortunately, the relocation of Makuu lessees has not occurred to date as the lava has stopped its advance towards Makuu.

Community Input

Because of the emergency, DHHL did not go through its normal process to amend the island plan land use designation (which includes beneficiary consultation) for the Maku'u relocation in order to expedite the development of homestead lots during this emergency situation. DHHL identified two locations for the Maku'u re-location, a 10 acre parcel (TMK (3)-2-2-061:002) on Mahi'ai Street and four 10 acre parcels (TMKs (3)-2-1-025: 006, 007, 047, 048) at the end of Auwae Street. The Mahi'ai Street parcel was designated for homestead use in the 2002 Island Plan and DHHL is proceeding to subdivide the parcel and award new homesteads on Mahi'ai Street.

However, existing Pana'ewa lessees were very concerned about the potential development of the four parcels at the end of Auwae Street into smaller half-acre subsistence agriculture homesteads. Furthermore, the Hawaii Island Plan did not designate these vacant lands for homestead use. Issues raised by Pana'ewa lessees included traffic, inappropriate lot size (too small), and compatibility of proposed smaller subsistence agriculture lots with existing large lot agriculture homesteads. During the planning process for this regional

plan, KPFA provided comment that the minimum lot size for subsistence agriculture lots in Pana'ewa should be 2.5 acres.

Pana'ewa homestead lessees' primary concern with the Maku'u relocation initiative was that DHHL did not conduct beneficiary consultation prior to making this decision. As a result, they felt that the process in which DHHL made the decision to develop half-acre lots at the end of Auwae Street was not transparent and inclusive. During outreach meetings for this regional plan update, beneficiaries indicated that they wanted to ensure that in the future, there is a clear beneficiary consultation process for amendments to the Hawaii Island Plan and its land use designations so that the relationship between DHHL and its beneficiaries is improved. Prior to implementing a land use designation change in Pana'ewa, they felt that DHHL should meet and consult with the Pana'ewa community associations and during consultation, DHHL should provide an explanation for its recommended land use designation. DHHL should give weight to and incorporate the community's input into the final decision making process and DHHL should issue the final decision in writing to the Pana'ewa associations.

Also during outreach meetings, beneficiaries also mentioned that the addition of new homesteads is a vital part of their vision for a successful community. DHHL should be awarding more lands for homesteading. Additionally, in light of the Nelson Case ruling, beneficiaries would like DHHL to examine whether lands that are currently designated for commercial and industrial use could instead be utilized for homesteading as the ruling mandated the state to appropriate additional funds to DHHL for administrative and operation costs, thus there might be less of a need for these lands to be used for revenue generation. Beneficiaries also voiced that they would like to see a portion of existing commercial properties be used for beneficiary business start-ups where the intent of these dispositions would not be focused primarily on revenue generation for the trust, but rather focused on providing opportunities for beneficiary entrepreneurship.

More specific issues that beneficiaries identified during outreach meetings that could be further analyzed in an East Hawaii Island Plan Update include [\(see Figure 19\)](#):

- Amending the land use of the existing KPFA lot from commercial to community use
- Amending the "buffer strip" along Pana'ewa agriculture homesteads from subsistence agriculture to conservation
- Amending the land use of the large tract of unawarded lands on the Puna side of Pana'ewa from higher density residential homestead development to lower density subsistence agriculture.

Objectives

Objectives of this priority project include:

- **Additional Homestead Opportunities.** The East Hawaii Island Plan Update should identify areas where it would be appropriate for DHHL to provide additional homesteading opportunities and what level of development density would be compatible with surrounding uses.
- **Commercial Opportunities for Beneficiaries.** The island plan update should analyze whether DHHL would be able to afford to forego market rate rent in lieu of providing opportunities for beneficiary start-up businesses.
- **Beneficiary Consultation.** The Hawaii Island Plan for East Hawaii should establish a clear process for beneficiary outreach and input so that beneficiaries can help to identify appropriate land use designations in East Hawaii.

Implementation Action Steps

- 1) **Funding.** Staff advocate for and HHC approve funding for Hawaii Island Plan Update for East Hawaii.
- 2) **Procurement.** DHHL goes through the state procurement process to procure a professional service provider to update the island plan.
- 3) **Inform Community.** Once a professional service provider is selected, DHHL will inform community about Hawaii Island Plan update and communicate the outreach and planning process.
- 4) **Plan.** DHHL will implement the outreach and planning process in order to accomplish the above objectives. [Typically, the following general approach and methodology is utilized to develop an island plan:](#)
 - a. [Identify physical characteristics of land in order to determine potential suitability for homestead and non-homestead development and uses. Physical characteristics identified include but are not limited to proximity to existing infrastructure, natural risk, man-made hazard risks, topography, soil types, rainfall and presence of unique natural or cultural resources.](#)
 - b. [Conduct survey of Hawaii Island waitlist applicants to determine housing-type preferences, location preferences, and demographic characteristics.](#)
 - c. [Conduct beneficiary consultation meetings with all beneficiaries in the region to get input and feedback on preferred land uses and location of those uses.](#)

a-d. Based on the above, identify appropriate land use designations for DHHL land and priority areas for new homestead development and estimated development costs.

4)5) **HHC Approval.** HHC will need to approve the update to the Hawaii Island Plan.

6 Priority Projects

Figure 19: Proposed Island Plan Amendments to Increase Homestead Opportunities

Appendix A

Community Meeting #1 – Beneficiary Consultation Meeting Notes

PANA'EWA REGIONAL PLAN—MEETING #1

GROUP DISCUSSION NOTES – Group 1

Pana'ewa Park

March 8, 2016

6:00 pm – 8:00 pm

Vision of Success

Culture

Culture brings people together by participating in shared positive activities. The culture of this place should be perpetuated for future generations.

- Regular celebrations of National Holidays by the community: Lā Ku'oko'a, Lā Ho'ihō'i Ea
- Informed, engaged, and participating community
- People helping people
- Safe place
- Membership Participation in Association
- Some worthwhile project to benefit community
- Stakeholder and community leaders actively involved in the community and involved with decision makers in coordination with DHHL
- Community that acknowledges its past (history) and proud of its future—the youth
- A community with an active credible association leadership to address the needs of the community
- Members are volunteering to be on committees to better community or keep community engaged with each other and government
- Culturally vibrant in address concern
- Culture – building unity, perpetuating culture
- I believe Panaewa is getting there. We have a neighborhood watch. We want to work toward Kamoleau and gardens for families that want to grow their own veg
- What you folks doing tonight is long coming. I wish this was done long time ago. But never the less, it going to happen. I'm glad working together
- Hawaiian culture alive and well – Hula – Art – Olelo Hawaii – Singing – Protocol
- Athletic Competitions between homesteads

Agriculture (also incorporated into Culture)

Investing in local agriculture creates a self-sustaining community. The majority of our food is imported and not fresh. We need more fresh produce instead of poisoning our people with processed food. An Ag Hub to sell local produce provides a platform for more people to grow food and support their ohana. People can make money off their lots by investing in commercially viable agriculture. While startups are difficult, self-help programs pool together resources for community members to share the use of expensive equipment (i.e. bulldozers) to prep land and farm. All the while, our youth are observing this

collective approach to agriculture and self-reliance whereby it becomes second nature and they are inspired to perpetuate the work of their predecessors and community.

- Productive/vibrant farm lands
- Community gardens (residential lots) provide fresh food for all/most lessees
- More resources for the farmers – less traffic
- Lessees using the ag lands for what it was intended
- Farmers will be successful (plants, etc. growing with workers on hand)
- Families will be lending helping hands to each other to make farms and businesses prosper
- Graduates going off to college
- Lots of gardens
- Community imu
- Being self sustainable e.g. agriculture income
- Teach community to be self sustaining by growing own vegetables: 1) soil process; 2) hydroponics
- Solar grid for Ag – self sustain – less expensive – organic
- Self-help – getting people back on the land

Youth

The youth are the future of our community. If there's nothing here for them they will leave. They need a means to stay. The data shows that there are no transitional programs for youth during afterschool, breaks, etc. There is an opportunity and need to develop a safe place for keiki during these transitional times. Programs could be developed and centered around growing farmers, growing keiki on aina. This creates the message for youth that "farming is sexy".

- Variety of youth programs specific for Pana'ewa keiki – education/academic – sports

Services/Amenities

- Nearby school facility
- Health and wellness culture center
- Nearby fire department
- Nearby police department
- Nearby medical facility
- Build bowling alley
- Washerette
- Commercial eateries
- Health facility
- Safe housing
 - Evict drug house
 - Assist to fix up old housing
 - Sidewalks
 - Childcare/preschool with adult care combo
 - Self help shed for farmers with tools, large equipment, poison

Economy

- Self sufficient in terms of \$
- Education on business and financial success
- Economic guidance and well being for all businesses and ohana
- More funds for homes, farmers market, small business
- Nearby shopping
- Maximize land use for future gain
- Healthy and thriving families with job opportunities
- Business incubator to help native Hawaiian business start ups
- Access to existing funds – Nelson Case

Infrastructure

Community facilities provide a safe place for keiki to grow, learn, farm. Infrastructure and facilities built together by neighbors and beneficiaries galvanizes the community. Energy facilities such as micro-grids feed into homestead lots and relieves lessees of energy expenses which can go toward more important resources.

- Renewable energy for all lessees (reduced dependence on HELCO)
- Updated and improved infrastructure for a safe community
- Sustainable, thriving community with various resources easily accessible to the residents

Protection/Perpetuation

Develop homes to get more people on the land. People are dying on the list. Award lands with or without infrastructure.

- More leases/homes for Hawaiians
- Develop lands to build more homes for those on the waiting list
- Farm lots – those who are not using their lots should be terminated so those on the waiting list can get a farmlot – this was done in 1986 when I got mine
- Stop all Hawaiian names “Eviction” – DHHL work with families
- More Hawaiians “on” the aina
- Lowering blood quantum

Issues & Opportunities

Resources/Financing

- \$\$
- Grants are out there
- Lack of support and resources to accomplish the community's need
- Provide community heavy equipment
- Kanaka on the aina
- Release the money from "Nelson Case"
- Water Rights
- Provide affordable financing
- Issue: little to no financial support (or advertisement of) for farmers
- DHHL should help us succeed!! Rather than threaten eviction
- Resolution on Nelson case
- Reserve/separate income from general leases for Panaewa
 - What is the leave rent monies
 - Accounting for lease money to know how much
 - Beneficiaries direct where money goes
- Subdivide lands

Partnerships/Governance

- Partnerships with those who have large commercial properties leases
- Law makers need to be present at one community meeting. No one is here tonight.
- Issues: Na'i Aupuni Fed rec rules over DHHL lands

Housing Options

- More people on the land
- No housing contracts for land
- Opportunity: Immediately award lands to kanaka willing to accept no infrastructure
- Lessees renting their homes in Panaewa and Keaukaha to outsiders not Hawaiians
- Fee simple loans
- Home options 1 bedroom/3 bedroom
- Assistance in homeownership
- Private funding
- Issues: first priority get people on the waiting list a home or land; use \$13 million lease rental income to fund this
- Build affordable homes
- Restart self help building homes
- Use habitat for humanity
- Kupuna housing
- Issue: Reduce home sizes or loan amounts for elderly on the list

- Provide senior housing
- Allot funds for house repairs for those need in form of grants especially kupunas or older residential lots

Sense of Community

- Opportunity: Sufficient open lots in various “zones” – promote native Hawaiian business and increase beneficiaries on aina
- Farmers come together to help develop each other’s properties – sense of community
- Too much infighting
- Lack vision; unable to move ahead
- Opportunity: close proximity to town. Ease to outreach to people from outside community. Develop more revenues for community
- Poor leadership; and people (good people) are unwilling to get involved.

Programs

- Housing assistance
 - Identify/increase options
 - Move-in ready/affordability
- Financial literacy
- Holistic programs
- Capitalize on skill-set of community
- Farming/Ag training
- Entrepreneurial classes
- CRN Nursing classes
- Provide training workshops
- Our youth will be more Akamai by participating in community activities whether it’s farming – or helping to direct groups in different activities

Infrastructure

- Fill gap areas: cheaper ag water rates and water (free water); install photovoltaic on roofs (leasing) cheaper energy
- Provide neighborhood transportation

Waitlist

- Plans derived for Makuu farmers – but they refused to move – funds already expanded for development should be continued for homes for those on waiting list
- Opportunity: build homes for waitlist people using lands earmarked for Makuu
- Help to create homesteads on our other trust lands – Piionua – Lifting moratorium on agriculture was to help lessees provide for land for their ohana.
- Stop lessees from selling vacant lands...no conditions

Who should we contact? Who should participate?

- Hawaii Community College in collaboration with Alu Like (for training programs)
- Waitlist/applicants
- DHHL Leadership
- Farmers
- Residential
- Construction companies (for pro bono work)
- Kamehameha Schools (develop programs; help with developing facilities)
 - East Hawaii Regional Team
 - Community Education Division
- DHHL has to be more involved after the planning phase and truly support beneficiaries

Appendix **B**

Community Meeting #2 – Beneficiary Consultation Meeting Notes

PANA'EWA REGIONAL PLAN -- MEETING #2

MEETING NOTES

Waiākea Elementary School

April 30, 2016

9:00 am – 3:00 pm

Questions/Comments from meeting participants on Introductory Presentation (see Power Point):

- I don't see discussion on 1/32 succession that we mentioned last meeting as part of vision
- Where in this are we going to be able to address the land use issues in our community? Is that on the agenda today, not only talk about projects
- Can we develop a consultation policy for land use amendments specific to Pana'ewa and put into regional plan? Will Hawaiian Homes Commission (HHC) and DHHL honor that?
- Is every single ag lot occupied by lessee?
- Can you clarify, is the whole yellow box for KPCA? Farmers market is only 1 acre but want to expand to 5 acres

Presentation by Pana'ewa HHLCA

- In 1993, establish as a multi-million dollar corporation
- 1995 – Hāola Inc. – did study to determine what programs were wanted in community; did vital statistics study: avg amount of \$ income; who lives in home; demographics of our community
- Started with playground, then enclosed the open pavilion,
- Summer programs, hula, etc. the park wasn't enough room – so we developed Kamoleao Plan
- We used to use forest area before it became a parking lot; that was the last lowland lama/Hala forest intact; community was torn by that; went after land at Kamoleao to protect rest of forest
- Rehabilitation Act – when you are looking at developing land – homestead (farming per Webster)
- We went after Waiākea Center money in lease agreement - \$ directly to community - \$100K annually; we didn't want the money originally but wanted them to build us the community center
- Kamoleao was named by Pua Kanaka'ole

- Wanted a stone wall around entire area – wanted a Pu‘uhonua; created a Wahi pana
- The community center was the forest first – not the building
- Kamoleao is surrounded by commercial, AG, and residential – how do we heal/rehabilitate with buildings?
- Did recent survey – strong support for health care facility – 3,000sqft concentrated facility;
- It's gotta be self-sustainable; can't live on grant alone; needs a return to manage the facility

Keaukaha - Pana‘ewa Farmers Alliance

- 280 leases on 1600 acres of land at lots
- Have a ROE for land – what we have is an education center where UH professor – Dr. Sakai is giving classes – open to community and public (want to expand to organic hydroponic system)
- Have a water meter now – hoping to submit a plan to open up more of the land; offices; open for farmers to utilize
- Here’s our issue – doing a survey for all of our farmers so we can better identify the needs for them
- We need help with association and our board – if you are an AG lessee please get involved

Participants then broke-out into two groups. Each group had the opportunity to talk about two topics: **Community Facilities** and **Agriculture Programs**. Participants suggested possible projects and programs related to the two topics.

DISCUSSION ON COMMUNITY FACILITIES

Group 1:

- We should have a small facility / pavilion to sell concessions at the community park
- Health Center
 - Services need to be affordable to people with limited income
 - The location of a health center needs to be near kūpuna. Existing health facilities are too far for kūpuna.
 - The plan 20 years ago – was a one-stop shop, center, kūpuna housing; health care is #1; can still do cultural practices near health care facility;
- The current plan for Kamoleao is a multi-purpose, kitchen and office – still in planning on 1.5 acres. The previous plan was too big; hard to implement. Taking it in phases – fulfill dreams now.

- The multi-purpose building can be used as a venue for graduation parties, weddings, gathering and convening's; 500 person occupancy.
- Big opportunity to partner with Hui Mālama Na Ola Oiwi; several of its board members are Pana'ewa homesteaders.
- Hui Mālama provides health education, nurse training, outreach services and community events. Provides diabetes, cancer, hypertension, covers the whole island.
- Hui Mālama is on Railroad Avenue now, but moving to Kilauea; it is looking for a permanent site.
- Hui Mālama does not service only Native Hawaiians because of the grant money it receives, but if its located in a Hawaiian community, a higher percentage of its clients should be Hawaiian.
- One-stop institution in Pana'ewa, OHA, Alu Like, KS, QLCC. Need office space.
- Need infrastructure – need sewer line at Kamoleao (stub-out Home Depot) [site at Kamoleao]
- Preschool / after school programs / tutoring / educational programs.
- Provide meals for community – keiki and kūpuna; healthy meals.
- Cultural programs; language; knowledge of land base at Pana'ewa; know that place.
- Provide agricultural and animal husbandry.
- Location-near residential / Kamoleao is ideal.
- Native forest – if there is something there, identify where / what to save. Need to have some open space / integrate need some green.
- Take out commercial development out of future land use.
- Look at what is going around on neighboring land and look for opportunities to partner.
- No Railroad Avenue connection to Pana'ewa.
- Integrate complete streets into the design of the community. Needs to be more walkable and safer for pedestrians.

Group 2:

- Elderly housing was planned to be across the street from Kamoleao. Maybe site housing in strip on the residential side versus at Kamoleao; not at park because it is congested;

- Elderly “playground” – facility to help kūpuna exercise and stay active – there are existing models.
- Site elderly playground closer to Ohuohu Street – linkage to residential lots to facility in safe reasonable level – “complete streets.”
- Build a pedestrian bridge.
- Kūpuna housing – near farmers’ market?
- Turn Pana’ewa Park into Kūpuna Housing and then Park uses Kamoleao.
- We need a cemetery to keep our loved ones nearby.
- Lease space in commercial industrial to farmers and new entrepreneurs and small businesses. Keep the rent affordable.
- Partner / leverage surrounding uses and activities to help community.
- Access to green waste mulching.
- Health services (all) kūpuna care and community clinic in one facility.
- Possible partner – Hui Mālama at Kamoleao.
- Health Education / Prevention
- Education – history of Hawaiian Home Lands (classroom).
- Multi-media center – campus/ access/ video conferencing so DHHL doesn’t have to fly us in all of the time.
- Maintenance is expensive – need to generate money to pay for the operation of the facility. It doesn’t matter what is on the land (Kamoleao, it needs to be economically self-sustaining).
- Every general lease needs to have a community benefits agreement in it. The community needs to get something in return. It does not have to be in the form of money. The developer could build and construct the facility for us. That was the original desire of the community during the Prince Kuhio Mall construction. The developer was going to plan and design Kamoleao for us. But DHHL did not select that developer and the new developer that DHHL did select only agreed to pay the community money in annual installments. That is where we are now.
- Kamoleao is a prime area and location. Consider a mixed use facility. For instance, bottom floor could be a community center and the second floor could be medical offices.
- Every time the lease comes up for negotiation, require a CBA and money to community.
- There were lease provisions that required the Kuhio Mall lessee to provide training and employment opportunities for Hawaiians. Those provisions haven’t been enforced. We need to enforce those provisions.

- Expand the bus service to go into the homestead area so people do not have to walk to the mall to catch the bus.
- Flooding at Puainako and Kanoelehua is a safety issue.
- No Railroad Avenue Extension.
- No Leilani Road to Airport extension.
- One stop shop for Native Hawaiian services at Kamoleao.
- La‘au lapa‘au garden.

DISCUSSION ON AGRICULTURE PROGRAMS

Group 1

- Subsistence Ag lot size
 - Different for all islands
 - Makuu Relocation is a good example of “right” size for Hawaii Island: 2 ½ acres
- Provide definition of subsistence agriculture
- Residential parcel (in yellow) – provide sound mitigation to protect future homes (i.e. walls)
- Barriers to successful agriculture
 - Lack of loan programs
 - High start-up costs
 - Limited access to water
 - Land prep – high cost
- Help expedite farm start-ups
- If have funding/loans for agriculture, who is responsible to communicate to ag lessees?
- Agronomics H2O
 - Good program, how do they get to know about it?
- Ag and pastoral lots will have failure – so have to stop this – get educated
- There was another program for people that were declined on their loan application. Where’s this program now?
- Vacant lots in residential
- Who farmers need to see for ag resource programs?
- The disadvantage of doing agriculture in Pana‘ewa is the cost of water – 45 cents
 - No breaks for farmers, but sources are on DHHL lands
- Agriculture is not the problem; residential use is not the problem
 - 18 year old + 30 year old + 50 years going down
- A barrier to farming (successful ag homesteading) is enforcement—there’s no consequence to breaking the ‘rule’ of having to farm.
- Ask successful farmers how they did it? What was their motivation to farm? How did they remain focused over time?

- 2 phases – help existing farmers and put more people on land
- DHHL support existing program
- Right of Entry
- 30 years didn't farm – USDA not going give you loan
- DHHL get surplus equipment
 - Bulldozers
- For Pana'ewa, subsistence agriculture should be 2.5 acres. Anything less than that should be called residential.

Group 2

- Promote self-sustaining families first
 - Enough land to farm for entire family
 - If excess, then provide food for community, then larger region
- Preserve forest vs. farming
- Marijuana opportunity
- Diversified Agriculture
- Food sovereignty
- Backyard gardening
 - Supplement meals = save money
- Specialization among neighbors
 - Rotation between each resident
 - Sharing produce
- Farm loan – make available
- CTAHR Programs
- Dept. look for additional funding to move agriculture forward
 - From both Federal and State
- Lā'au Lapa'au gardens
 - Puainako strip?
- Hui Mālama O Na 'Ōiwi program
- Specialization among farmers
 - Bring product to farmers market
 - Need more vendors to be successful; at least 30
- Learning Center
 - Different cropping systems
 - Teach future generation
- Processing plant
 - Value-added goods
- Hydroponics
 - Soil-less, easiest, cheapest
- Ag water
 - DHHL providing proper infrastructure
 - Should be free for farming
 - Rain catchment – sometimes denied by County
 - Well water – there's lots of wells in Pana'ewa, can we have access to that water?

- 1"-meters for ag lots
 - Increase meter size
 - DHHL buy meters
- Pana'ewa should be a pilot project to push free water system
- Exchange of products for farmers
 - Mulching, soil
 - Working group to start conversation
 - Seek grant to support effort
- Not enough rain water anymore
- Water catchment on Ahuna Road
 - Denied by County because within County limits
- DOE school lunch
 - We don't have the product
- Subdivision of ag lots?
- Land use designation policy
- Opposed to residential designation
- Check vacant lots first
- Bad planning to mix residential and ag
- Concerned about density
- Continue existing programs

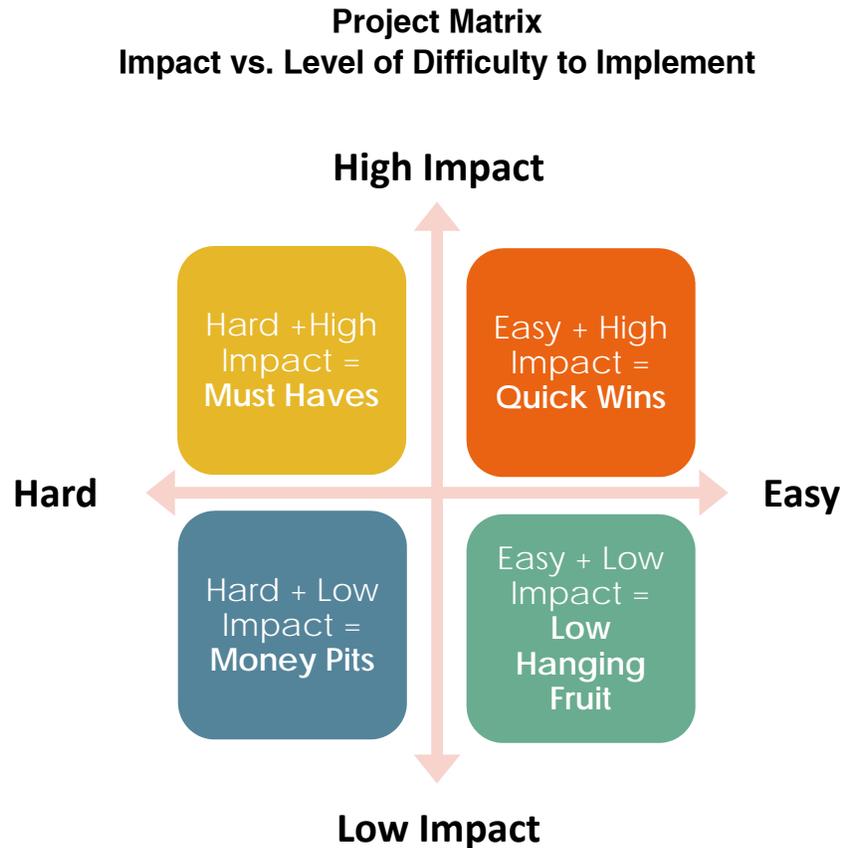
The following map and related notes, illustrates the physical location of where participants would like to see changes in their community.

Appendix C

Project Matrix

PRIORITY MATRIX EXERCISE

During the afternoon, both groups came back together. DHHL Planners and PBR Hawaii Planners led meeting participants through an exercise to prioritize the ideas that were discussed in the morning through a “Priority Matrix Exercise.” Participants were asked to prioritize the ideas discussed above by discussing whether a proposed project would have a high impact on the community as well as whether a proposed project would be easy or hard to implement.





The hand written notes in the photo above were transcribed in the notes below.

EASY / HIGH IMPACT

- Open/Natural space at Kamoleao
- Green waste mulching (access to)
- Health education and outreach for prevention
- Expand bus service
- Training and employment
- Facility
- Enforce General Lease
- Elderly “Playground” (check realtors program)
- Preschool and after school program
- Cultural programs and history of Panaewa
- Stop PMAR/Leilani connection to Railroad (advocate to County)
- Land use amendment beneficiary consultation process for Panaewa

- Multi-purpose center as proposed in EA (Add innovation renewable energy component for findings)
- Community garden (along Puainako) La'au Lapa'au
- Complete/safe streets – bus routes (Puainako – State highway tap State complete street fund)
- Multi-purpose facility and kitchen with mult-media
- Expand existing programs
- Establish program to market ag/value-added products
- KPFA lot ROW to permanent license (1 acre to 10 acres)
- Farmer training programs
- Animal husbandry
- Hydroponics
- Shared gardening
- Training
- Trade
- Strengthen relationships

HARD / HIGH IMPACT

- Sewer connection to Kamoleao
- Meals to keiki to kūpuna (certified kitchen)
- Mixed community use and commercial
- Exchange lands – outlying lands
- Senior housing (location?)
- Park – Kamoleao
- One-stop Hawaiian agencies
- Hawaiian agency one-stop
- Future development areas – partner infrastructure
- Target and expedite start-up funding programs
- Commercial /industrial incubator small business (Affordable)
- Health center /medical clinic (partner with Hui Mālama)
- DHHL assert right to free ag water
- Ag lease enforcement
- Increase water meter size (currently ag lots is 1")
- Farm-to-school
- Ag processing plant for value added products
- Community ag facility with access to shared equipment

HARD / LOW IMPACT

- Small concession facility at the community park (Panaewa Park)
- Community garden in “subsistence ag” buffer
- Cemetery

EASY / LOW IMPACT

[NONE]

OTHER ISSUES

At the end of the meeting, participants were asked if there were any other issue that they would like to discuss that was not discussed previously in the meeting. The following is a list of other issues that participants identified.

- DHHL needs to answer phones or return calls in a timely manner.
- Any new places that DHHL develops, make sure that the new use is consistent and compatible with surrounding uses. New homesteads should not be restrictive and have DCC&R's.
- How do we get more people to participate in meetings?
- Meeting should be in community in which the subject matter is being discussed.
- Meeting farm plan and financial requirements are hard.
- Don't open up Railroad Avenue and Leilani Rd to Airport to the public. But keep Leilani Road open as an emergency access route for Keaukaha only).
- Definition of sub-ag lots needs to be completed in rule before implementing sub-ag lots.
- In the Hawaii Island Plan, change the yellow area delineated for homesteading in Panaewa to agriculture.
- The agriculture program was supposed to be subsistence focused first. Any crop production in excess of what a family needs should go to the community. A farm plan should not require the farmer to generate an income.
- Existing larger lot sizes should have the opportunity to be [grandfathered into] the subsistence agriculture program. Families should have the opportunity to subdivide a larger lot so that their children can live by each other over time and don't have to move away.
- Allow accessory dwelling units.
- In divorce, a lessee and their ex-spouse may have to sell the lot in order to equitably divide their assets between each other.
- Subsistence rules – each island/place should have unique lot sizes, be flexible.
- Allow medical marijuana as a crop on homestead land?

Appendix D

Community Meeting #3 – Beneficiary Consultation Meeting Notes

DHHL PANAewa REGIONAL PLAN -- MEETING #3

MEETING NOTES

Panaewa Park

Wednesday September 14, 2016

6:00 pm – 8:00 pm

- Plan should suggest ag-loan programs to expand operations.
- DHHL should make lessees more aware of resources that are out there.
- Plan not just for the 1-acre KPFA lot, but for the larger area.
- Look at state and federal funding opportunities for agriculture.
- Vote on entire regional plan, not just priority projects.
- Figure 19 – concerned that DHHL will redistribute all the land.
 - Propose deleting / more discussion needed;
 - If leased lots, DHHL needs to discuss and vet with lessees;
- County vs. DHHL land use.

Comments on Kamoleao

- Connectivity from Railroad Avenue to projects; Puna (related to multiple priority projects).
- Simplify (Kamoleao) to start with a smaller portion; one facility and infrastructure; the rest will follow.
- PHHLCA has completed design plans for a phase 1 community center and certified kitchen.
- DHHL will advocate that the County delete the Puna By-Pass Railroad Avenue connection as an option from the County General Plan. DHHL will put this recommendation into the executive summary of the Updated Panaewa Regional Plan.

Comments on DHHL Hawaii Island Plan Update Priority Project

- What is this map showing (Figure 19)? I am concerned about the recommendations in this map. It hasn't been vetted by the community.
- DHHL: To implement Figure 19, requires an Island Plan amendment. But based on previous comment, Figure 19 will be deleted.
- DHHL: Updating the Island Plan allows both DHHL and beneficiaries to take a comprehensive look at DHHL's land use designations. The plan was adopted in 2002 so 14 years have passed. Because of that, some of the recommended land use designations in the existing Hawaii Island Plan need to be re-evaluated.
- DHHL: The Hawaiian Homes Commission approved the administrative rule for DHHL subsistence agriculture program to be transmitted the Governor's Office. Once the Governor's Office reviews and 'ok's' the draft rule, the draft rule will go out for public hearing. The current draft rules that the HHC approved to be transmitted to the

Governor's Office incorporated feedback received from beneficiary consultation held in the fall of 2015. It is recommending that the minimum lot size for subsistence agriculture range from half acre to 3 acres.

- A half-acre lot is not agricultural, it's residential. I am very upset that we will not be given a chance to opine that a half-acre lot is not appropriate for Panaewa.
- DHHL: Updating the Hawaii Island Plan will be an opportunity for beneficiaries and existing lessees in Panaewa to define what they think the appropriate minimum lot size for agriculture homesteads should be.
- DHHL needs to avoid referring to subsistence agriculture as a half-acre size lot because the administrative rules have not been approved.
- We should change the title of this priority project to "Involve DHHL beneficiaries in the Update of the Hawaii Island Plan for East Hawaii."
- Area near proposed farmers' market zoned residential.
- Island Plan -- leases are ending and land is opening up. This should be considered in the Island Plan.
- Commercial leases across the highway should be a part of the Panaewa Regional Plan analysis.
- Engage the Panaewa Community in land use designations
 - Thresholds for land use (i.e. adequate water)
 - Designation prescriptives (i.e. subsistence agriculture should be 3-5 acres)
- DHHL: In the priority project write-up for Hawaii Island Plan update, we will outline in more detail the process and analysis that is involved in developing an Island Plan.

- Beneficiaries should be notified about administrative rule making, EA's and EIS's. DHHL shouldn't respond to request for comments on EA's and EIS's without consulting with communities that may be impacted by these projects.
- Plan needs to be answerable to community.

Panaewa Park / Family Center Management

- Need transparency – today!
- Community association should have a say.
- DHHL should be present at license renewal discussions with the County and PHHLCA.

Ag Training Center

- 38 respondents to survey – representative of larger group of farmers. Survey indicated that they need a processing plant, but if farmers are not ready then they don't need.
- Focus on one facility at a time.
- The Panaewa Regional Plan should incorporate the new KPFA plan to be presented at CBA meeting. The plan focuses on addressing the needs of the 38 respondents.

- USDA CF Funds – No brokerage education discussed.
 - i.e. get marketing / wholesale training
 - possible long-term initiative

Other Issues

- At the end of Railroad Avenue, there is illegal dumping, car racing, gun shots, loitering, cars end up in lessees yard. Vandalism of mailboxes.
- These activities are being carried out by others and not Panaewa residents.
- Lessees have called the police department about these issues many times, but the police do not respond.
- Possible priority project is to install a gate to prevent these activities and speed humps and signage along Railroad Avenue.
- The same situation occurs on Auwae Road. All lessees signed a petition to install speed humps except for one lessee.
- DHHL: Perhaps a new priority project should be inclusive of all traffic related issues near the agriculture lots on Auwae Road and Railroad Avenue.
- Monitor development of farm areas and uses, especially those with piggeries that produce noxious smells. Maintain farms so that it is not a nuisance.

Next Steps

- DHHL was planning to take the Panaewa Regional Plan to the Hawaiian Homes Commission for adoption in October when the Commission meets in Hilo.
- However, based on the comments and sentiments heard tonight, the plan is not ready for Commission approval and needs substantive revisions to several sections.
- DHHL will revise the plan based on the comments heard tonight and have another meeting with the community so that the community will have an opportunity to review the revised plan.
- The next meeting will probably be in November.