

2017

KAŪMANA/ PI'IHONUA

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 22 Regional Plans across the State means that all homestead communities have the same opportunity. The 22 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 Kaūmana and Pi'ihonua and is as follows:

Kaūmana and Pi'ihonua Homestead areas are cultural kīpuka that advance energy and food self-reliance, cultural awareness, and economic development throughout the region. A community center supports this effort by providing programs and services to afford the community with opportunities and choices for personal growth and well-being, contributing to the overall peacefulness of this area.

Planning Area. The Kaūmana-Pi'ihonua Planning Area (approximately 1,900 acres) is located in the South Hilo District, Island and County of Hawai'i and spans four ahupua'a: Pi'ihonua, Pōnahawai, Kaūmana, and Kūkūau. The Kaūmana and Pi'ihonua Homestead areas are both designated for residential use. The Lower Pi'ihonua area is designated, according to the DHHL Island Plan, as mostly General and Subsistence Agriculture, with a portion along Pi'ihonua Road designated for Residential use, and the northern and southern borders of the area designated for Conservation.

Planning Process. This Plan is an entirely new regional plan for the Kaūmana-Pi'ihonua area. The process kicked off with a community meeting held on September 17, 2016. Input from this meeting identified community values and concerns. Following this meeting, the Planning Team met with the community association to delve into more detail on ideas. A second community meeting held on October

22, 2016 translated the various issues and opportunities identified by beneficiaries into a draft vision statement and a list of potential projects. The Planning Team synthesized and prioritized the list of potential projects and presented the priority projects at meeting held on January 14, 2016. Following the meeting, the Planning Team compiled all of the information into report form and presented the plan at a community meeting on March 25, 2017. Several changes were proposed by meeting attendees and incorporated into the plan. The plan was finalized for HHC approval.

Priority Projects. The priority projects, summarized in the table below, reflect the community’s desires to create “cultural kīpukas that advance energy and food self-reliance, cultural awareness, and economic development throughout the region.

Priority Project	Tasks	Required Resources
<p>Kaūmana-Pi‘ihonua Community Center</p> <p>Lead Responsibility: Kaūmana Community Association/Pi‘ihonua Community Association</p>	<ul style="list-style-type: none"> • Identify a preferred location <ul style="list-style-type: none"> ○ Identify potential sites ○ Develop evaluation criteria ○ Compare and select a site • Prepare Phase 1 bid documents • Determine the overall operations and management • Develop a program plan • Prepare a financial plan 	<ul style="list-style-type: none"> • Technical Assistance • Funding (professional services) • HHC Approval
<p>Agricultural Sustainability – Community Pasture</p> <p>Lead Responsibility: Kaūmana Community Association/Pi‘ihonua Community Association & DHHL</p>	<ul style="list-style-type: none"> • Develop a community base to maximize participation • Develop a program plan to cover funding, management, membership, access, infrastructure improvements, etc. • Prepare a financial plan 	<ul style="list-style-type: none"> • Technical Assistance • Funding (professional services and infrastructure improvements) • HHC Approval (Right-of-Entry) • DHHL assist with identifying interested waitlist applicants
<p>Community Tool Shed & Work Days</p> <p>Lead Responsibility: Kaūmana Community Association/Pi‘ihonua Community Association</p>	<ul style="list-style-type: none"> • Conduct a survey to help identify scope of project • Conduct research on other successful models 	<ul style="list-style-type: none"> • Technical Assistance • Funding (Professional Services)

Priority Project	Tasks	Required Resources
	<ul style="list-style-type: none"> • Develop a startup plan to cover membership, fees, maintenance, lending policy, liability, etc. • Prepare a financial plan • Incorporate Community Work Day projects 	
<p>Pest Control Mitigation (Kaūmana only)</p> <p>Lead Responsibility: Kaūmana Community Association</p>	<ul style="list-style-type: none"> • Identify priority pest populations to target • Develop an effective and safe pest control management plan • Garner support and participation in the project 	<ul style="list-style-type: none"> • Technical Assistance • Funding (supplies)

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1 Introduction

1.1 Purpose of a Regional Plan

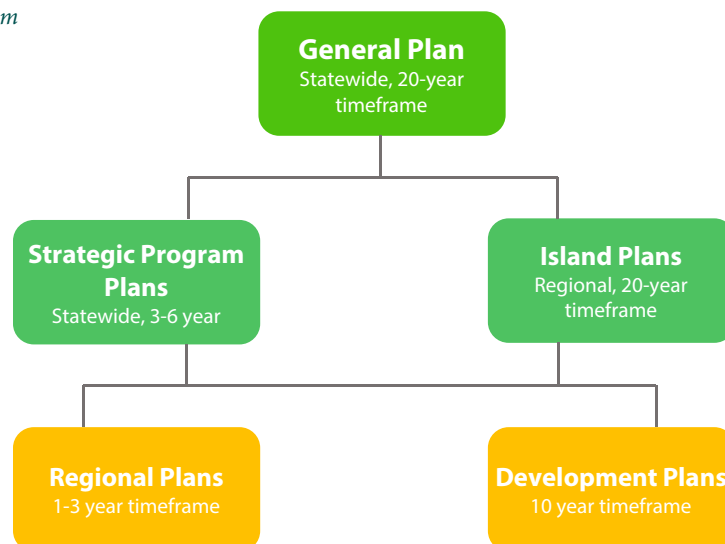
The mission of the Department of Hawaiian Home Lands (DHHL) is to manage the Hawaiian Home Lands trust effectively and to develop and deliver lands to native Hawaiians. DHHL will partner with others towards developing self-sufficient and healthy communities. Towards this end, DHHL works in partnership 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 22 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:

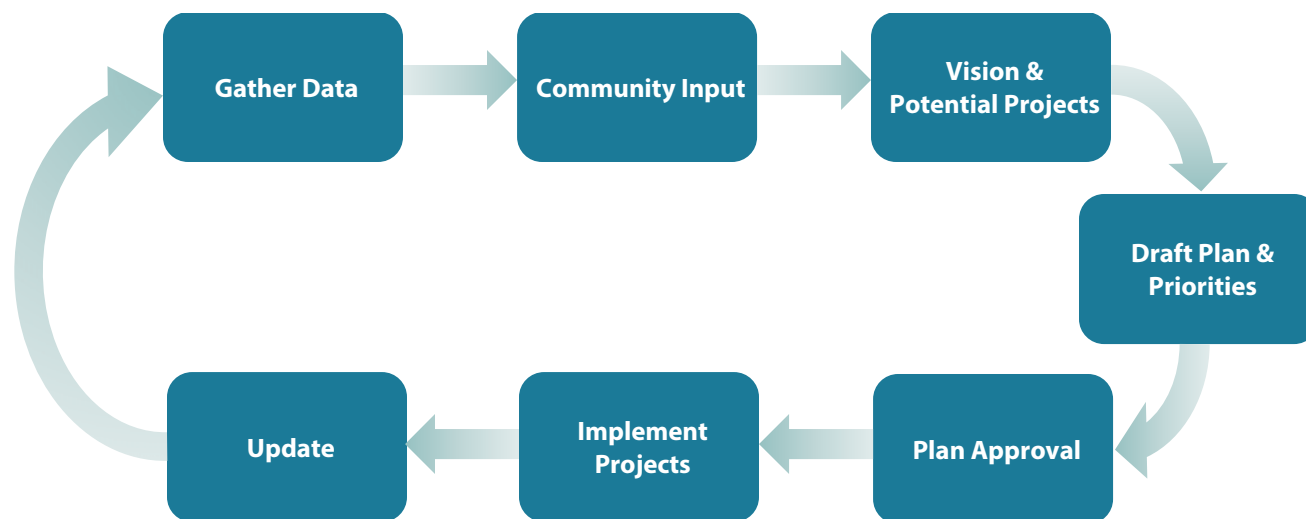
- Apply the goals, policies, and land use designations of the General Plan, program plans, and applicable island plan to specific geographic regions;
- Directly involve the community in planning their region;
- Compile comprehensive information about the region to provide a factual basis to identify 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 Kaūmana-Pi'ihonua Regional Plan Timeline

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 association 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 was as follows:

July 30, 2016: Meeting with Kaūmana and Pi'ihonua board members. DHHL met with the boards of the Kaūmana Community Association and Pi'ihonua Community Association to review the regional plan planning process and schedule with them. DHHL incorporated board member suggestions to improve the process and schedule.

September 17, 2016: Community Meeting #1. The purpose of this kick-off meeting was to explain the purpose of a Regional Plan, the planning process and schedule, and to seek input on concerns, opportunities, values, and visions. DHHL mailed meeting notices to beneficiaries in the region. Participant responses to questions such as “What does a successful Kaūmana-Pi'ihonua 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 Kaūmana-Pi'ihonua. See Appendix A for a more detailed record of the meeting.

1 Introduction

October 22, 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.

November 14, 2016: Community Survey. A community survey was mailed out and available online to provide an additional opportunity for beneficiaries and their families to get involved in the planning process and build upon the ideas and feedback DHHL received at the September and October 2016 meetings. The survey was administered from November 14 to 28, 2016. A summary of the survey results are provided in Appendix C.

January 14, 2017: Community Meeting #3. The purpose of this meeting was to confirm priority projects and discuss action steps for selected priorities. At this meeting, DHHL also presented the results of the regional plan survey launched in November 2016. The first part of the meeting was dedicated to discussing new project ideas expressed in the regional plan survey, what these projects would look like, and how these projects would provide an overall benefit to the community. Meeting attendees revisited the project matrix exercise to incorporate the new project ideas. Projects were measured and categorized by level of difficulty and level of impact to identify priorities. The last part of the meeting was used to discuss action steps to implement the priority projects. See Appendix D for a more detailed record of the meeting.

March 25, 2017: Community Meeting #4. The purpose of this meeting was to review the draft regional plan and gather feedback. The draft regional plan was disbursed to the Kaūmana and Pi‘ihonua Community Associations for their review prior to meeting. Several changes were proposed by meeting attendees and incorporated into the plan. The plan was finalized for HHC approval. See Appendix E for a more details.

1.5 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.

1.6 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 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.

1 Introduction

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.

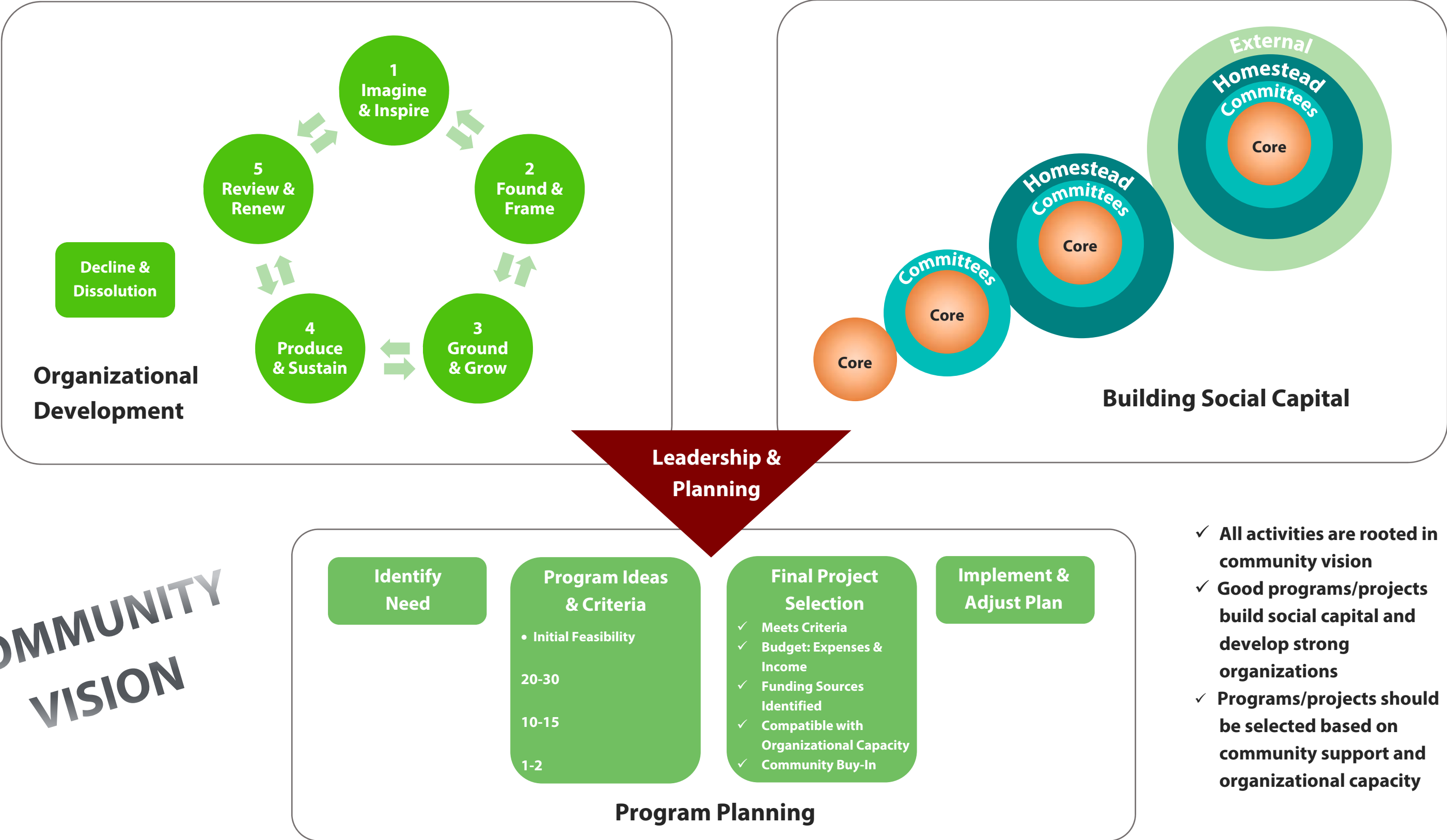
Once an association has outreached with its community to identify its vision and goals, established criteria for selecting projects that help them accomplish their vision and goals, and selected project(s) that have strong community support, then the association can begin with the actual physical master 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.

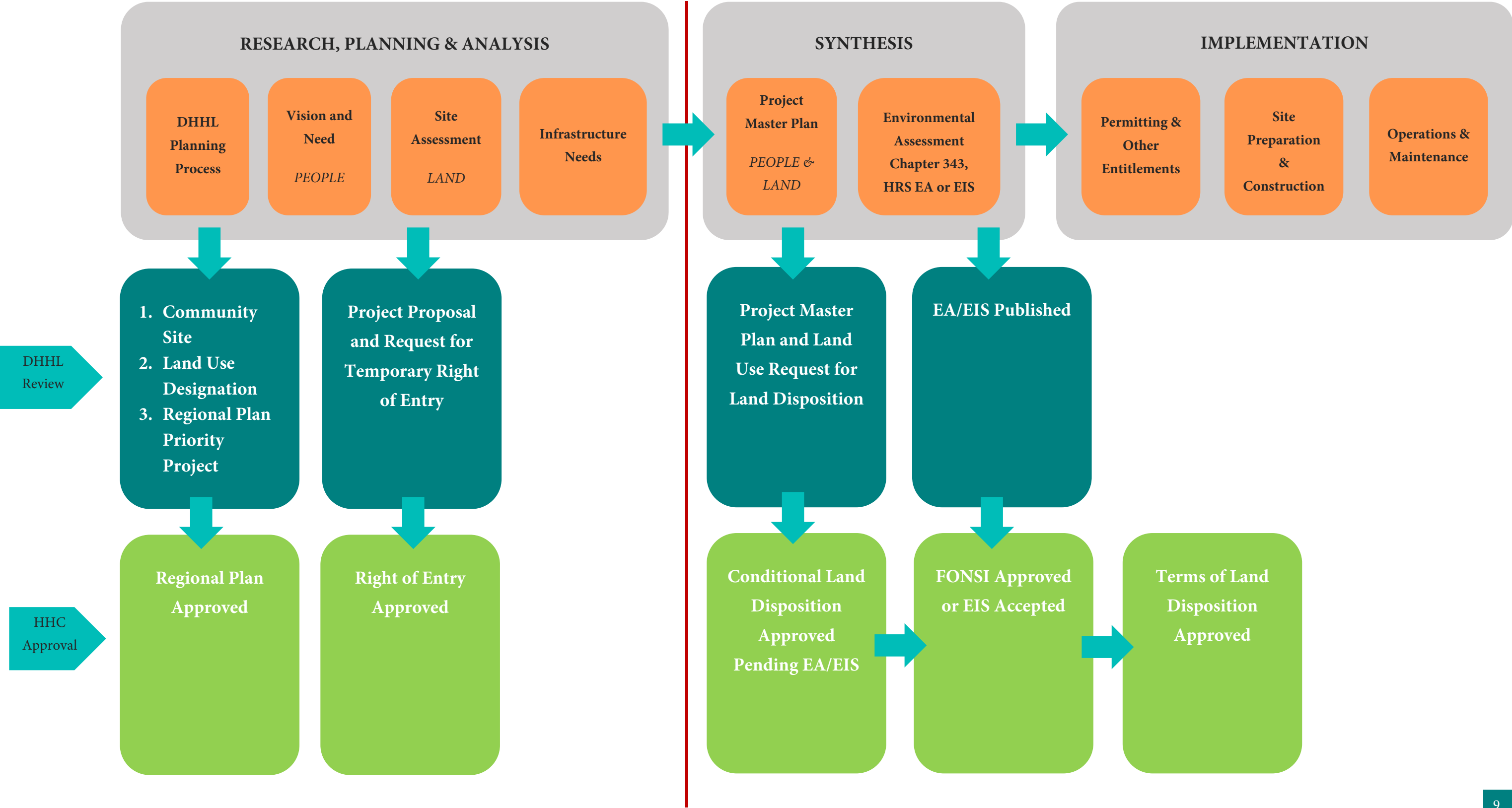
The next two levels below the top level, include various DHHL staff reviews and HHC approvals the Project Proponent will need at each step.

Figure 3: Community Organization & Development



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



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2 Vision and Values

At the first community meeting for Kaūmana-Pi‘ihonua, community members envisioned what a successful Kaūmana-Pi‘ihonua would look like to them. Thoughts and ideas were collected and organized into common themes that helped to develop value statements. This information was then used to develop an overall vision for Kaūmana-Pi‘ihonua and further vetted through a community survey process. Based on community input and feedback, the vision for Kaūmana-Pi‘ihonua is as follows:

“Kaūmana and Pi‘ihonua Homestead areas are cultural kīpukas that advance energy and food self-reliance, cultural awareness, and economic development throughout the region. A community center supports this effort by providing programs and services to afford the community with opportunities and choices for personal growth and well-being, contributing to the overall peacefulness of this area.”

This vision statement captures a desired end-state for the Kaūmana-Pi‘ihonua Homestead community. For example, it captures concepts like ‘energy and food self-reliance,’ ‘cultural awareness,’ and ‘economic development.’ Taken together, it articulates the homesteaders’ vision of a successful homestead community.

This vision provides a unified direction for homestead, Departmental and Commission actions in Kaūmana-Pi‘ihonua and provides important context for the Regional Plan Priority Projects that follow. The vision provides a steady beacon of light that remains strong, no matter what storms may roll in.



2.1 Guiding Principles

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

- Food Self-Reliance
- Energy Self-Reliance
- Cultural Awareness
- Economic Development
- Community Center

Food Self-Reliance

Agriculture is rooted in our traditions 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.

Energy Self-Reliance

Energy facilities such as hydropower feed into homestead lots and relieves lessees of energy expenses which can go toward more important resources. There are various streams and waterfalls that traverse DHHL lands that have the potential to generate hydroelectricity.

Cultural Awareness

“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.

Economic Development

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. A business incubator provides the community with job training opportunities.

Community Center

There was an overwhelming desire from the community to develop a shared community facility. A community center brings people together and provides a safe space for all ages to gather and connect. The development of a community center addresses current needs and desires of the community, while also ensuring long-term viability and enhancing quality of life – socially, intellectually, culturally, economically, politically, and spiritually.

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3 Regional Profile

The Regional Profile provides general background information on the planning area, history, natural environment, and land uses in the greater Kaūmana-Pi‘ihonua region to help identify opportunities and constraints and plan for potential projects.

3.1 Planning Area

The Planning Area includes the lands owned by DHHL that are designated in the U.S. Census as *Kaūmana Hawaiian Home Lands* and *Pi‘ihonua Hawaiian Home Lands*. The Planning Area is located in the South Hilo district, island and County of Hawai‘i and consists of three distinct areas: 1) Kaūmana; 2) Pi‘ihonua Homestead; and 3) Lower Pi‘ihonua (Figure 5).

Table 1. Planning Area Acreage and Number of Lots

Sub-Area	No. of Lots	Acres
Kaūmana	54	17
Pi‘ihonua Homestead	17	6
Lower Pi‘ihonua	0	1,882
TOTAL	71	1,905

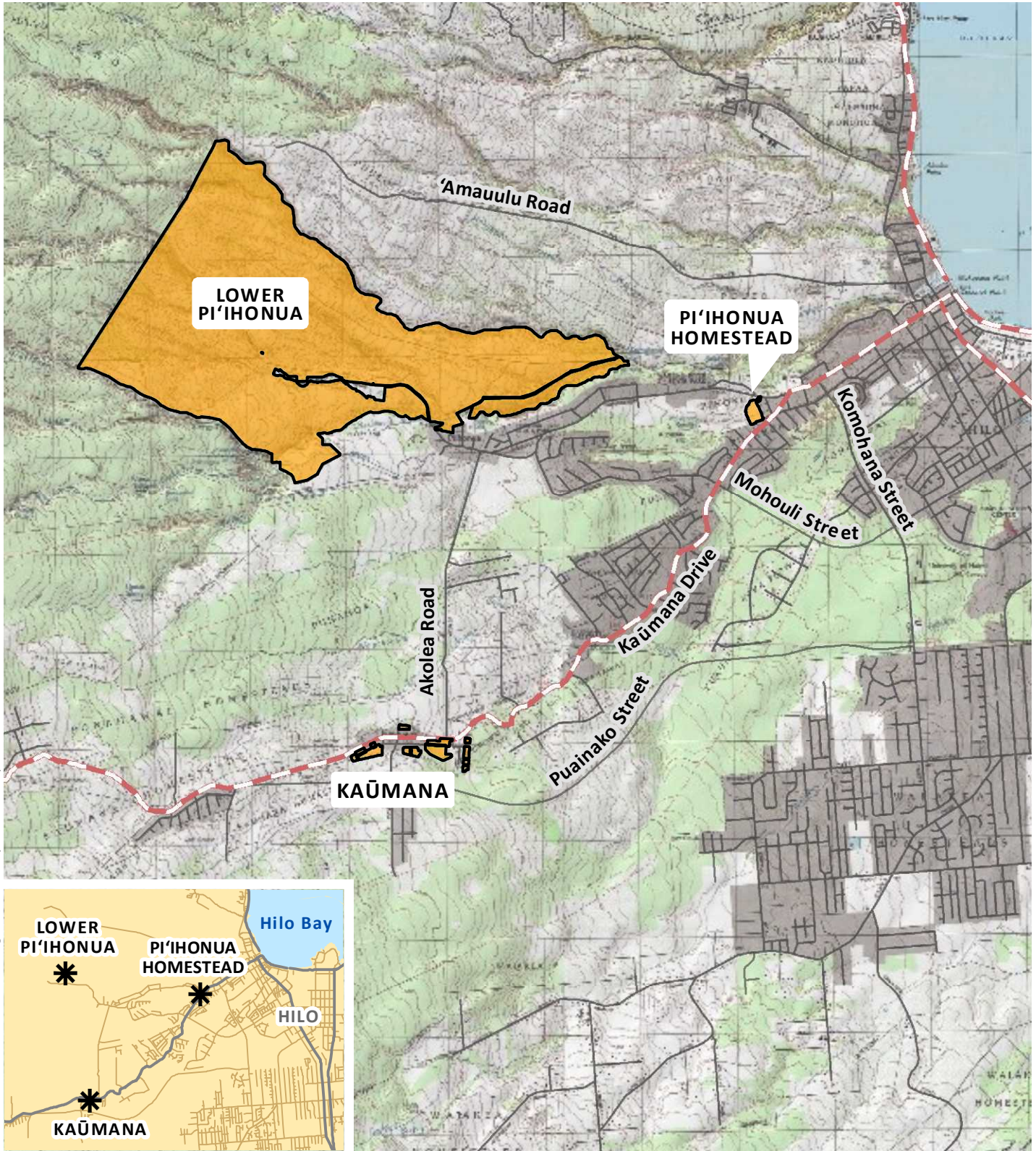
The Kaūmana area consists of 54 scattered residential lots covering approximately 17 acres off Kaūmana Drive between Kaūmana School and Kaūmana Cemetery. Three parcels remain vacant and six have not been awarded. DHHL lands in this portion of the Planning Area span three different ahupua‘a: Pōnahawai, Kaūmana, and Kūkūau 2. The area is approximately 4.5 miles from Hilo Town.

Pi‘ihonua Homestead is an existing residential subdivision just mauka of Hilo Town, in the Pi‘ihonua ahupua‘a. The Pi‘ihonua Homestead area consists of 17 parcels on approximately 6 acres. All of these parcels have been awarded and occupied by lessees.



Photo 1: Pi‘ihonua Homestead Lots (Source: PBR Hawaii)


Lower Pi‘ihonua is a 1,882-acre undeveloped site on the lower slopes of Mauna Kea, also located in the Pi‘ihonua ahupua‘a. Lower Pi‘ihonua is made up of two parcels and neither have been awarded or built upon. The lower eastern portions border the Pi‘ihonua house lot subdivision, and the Hilo Forest Reserve Boundary is adjacent to the west. The area is approximately 3 miles from Hilo Town.



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LEGEND

 Planning Area



**Figure 5
Location Map**

**DHHL Kaūmana-Pi'ihonua
Regional Plan**

Department of Hawaiian Home Lands Island of Hawai'i

North Linear Scale (feet)

0 1,250 2,500 5,000

Source: County of Hawai'i. ESRI Online Basemap.
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

3.2 Overview of Regional History

Kaūmana and Pi‘ihonua Homestead areas are located in Hilo and span across four ahupua‘a systems: Pi‘ihonua, Pōnahawai, Kaūmana, and Kūkūau 2. Situated at the interface of upland agriculture and lower forested areas, the region has long been known for its agricultural pursuits, forest products procurement, and associated temporary habitation.



Photo 2. Sugarcane field early 1900s (Source: Edmund Olson Trust)

Beginning in the late 1880’s, the Kaūmana-Pi‘ihonua region was home to the Hawaii Mill Company, built on the Alenaio Stream. By 1905, the Hawaii Mill Company had 10 miles of cane flumes and produced 25 tons of sugar per day. In 1920, Hawaii Mill Company was taken over by Hilo Sugar Company. Commercial sugar production lasted in Pi‘ihonua until the mid-twentieth century, at which time many of the fields were converted to pasturage associated with cattle ranching.

The Kaūmana and Pi‘ihonua Homestead lands were a part of 16,518 acres conveyed to the Department of Hawaiian Home Lands (DHHL) from the Department of Land and Natural Resources (DLNR) on October 28th, 1994. These lands were to be conveyed after a governor’s task force, formed in 1990, investigating land and title claims by DHHL. The resulting investigation found 16,518 acres to be restored to the DHHL, a figure that was agreed to by both DHHL and DLNR, and lead to the drafting of Act 14 of 1995 to settle the claims the 1990 governor’s task force was set up to investigate. In anticipation of Governor’s Act 14 of 1995, these lands were conveyed by the DLNR board. Act 14 ratified this conveyance when it became law after a special session of the legislature in 1995.

3.3 Geology & Topography

The Kaūmana area has an elevation of approximately 1,100 feet, and is mostly flat with some gentle slopes. The Pi‘ihonua Homestead area has an elevation of approximately 240 feet, and, while the area itself is mostly flat, it is surrounded by relatively hilly terrain with Wailuku River gulch to the north. Lower Pi‘ihonua is about 1,000 feet in elevation at its makai boundary, to around 1,700 feet at its farthest point mauka, with winding, mountainous terrain containing a few large river gulches and numerous smaller gulches that make up various tributaries.

3.4 Climate & Hydrology

The climate in the area is mild and moist. Annual rainfall in the Kaūmana-Pi‘ihonua region averages between 150 at lower elevations and 210 inches at higher elevations. Winds are generally light trades from the east-northeast, shifting to downslope winds at night.

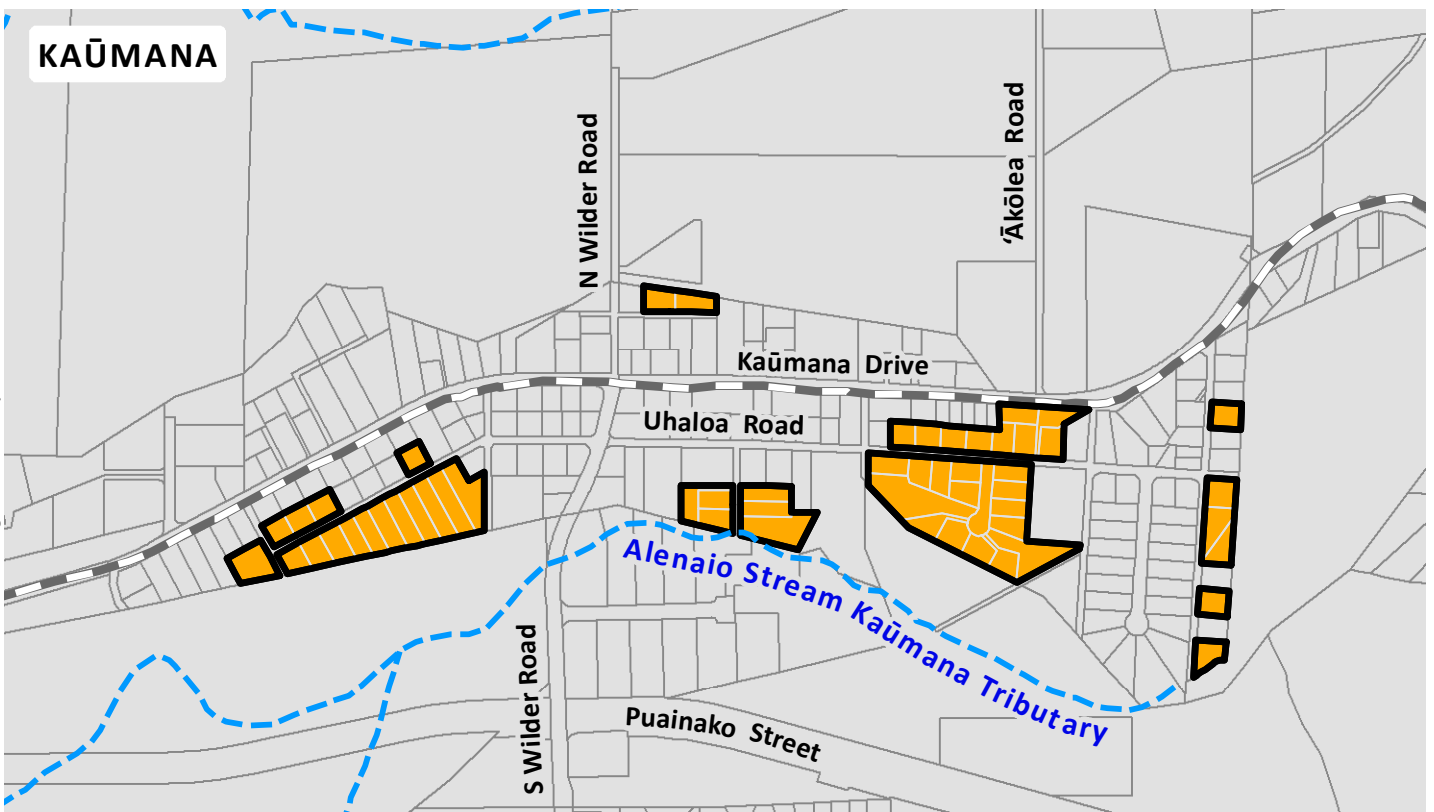
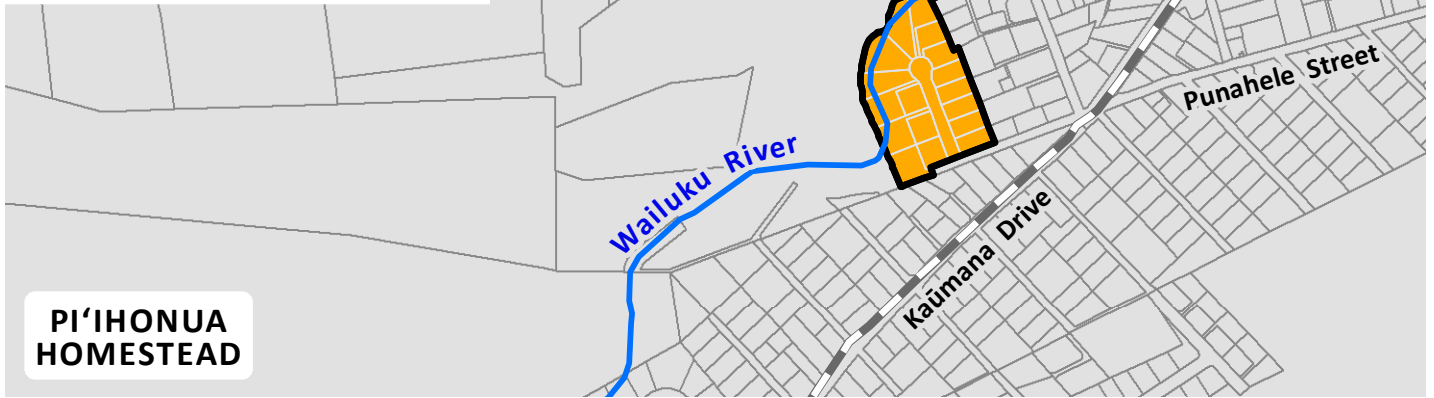
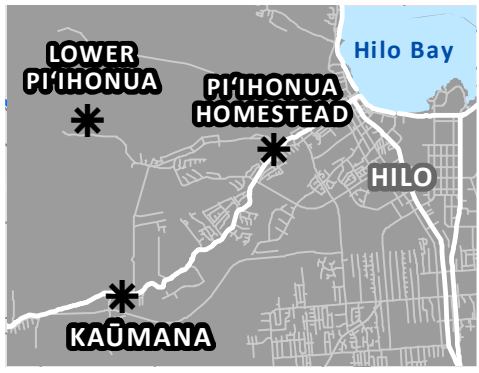
The Kaūmana-Pi‘ihonua region is located within the Wailuku and Alenaio watershed areas. Watershed areas capture rainfall and atmospheric moisture from the air and allows the water to drip slowly into underground aquifers or enter stream channels and eventually the ocean.

The Wailuku watershed area measures 252.2 square miles and collects into a number of major streams and tributaries that are considered perennial streams, including Wailuku River. Wailuku meaning “water of destruction” is characteristic of the river as water levels often rise above the stream banks and recede rapidly. Wailuku River and its tributaries Kapehu, Waiau, and Pakaluahine flow through Lower Pi‘ihonua. Several stream diversions exist in this area. A portion of the Pi‘ihonua Homesteads borders the bank of the Wailuku River (Figure 6 and Figure 7).

The Alenaio watershed area is directly south of Wailuku watershed. It is long and narrow and extends from the slopes of Mauna Loa at approximately the 10,400 foot elevation to the ocean. Alenaio watershed area measures 72.3 square miles and encompasses four stream channels—Kaluiiki, Kaūmana, Waipāhoehoe and Alenaio. A portion of the Kaūmana area borders Alenaio Stream, which is non-perennial (Figure 6).



Photo 3. Wailuku River at Manaolana Place (Source: PBR Hawaii)



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LEGEND




-  Planning Area
- Stream
-  Perennial
-  Non-Perennial

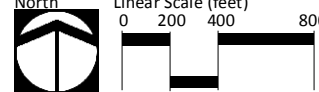

Figure 6
Surface Water and Streams

DHHL Kaūmana-Pi'ihonua Regional Plan

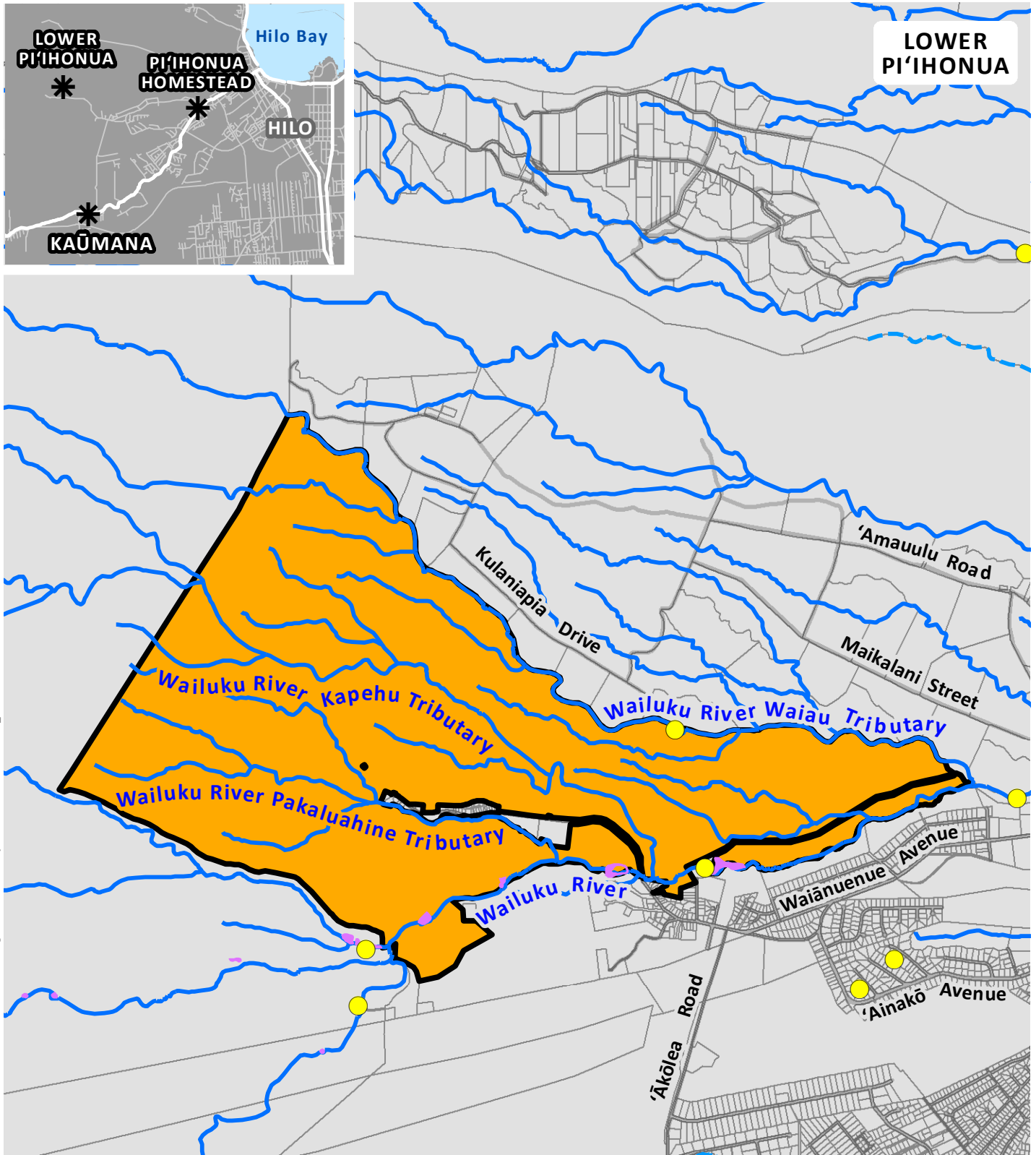
Department of Hawaiian Home Lands Island of Hawai'i

North

Linear Scale (feet)
 0 200 400 800

Source: DLNR Division of Aquatic Resources (2008). County of Hawai'i. ESRI Online Basemap.
 Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



Path: Q:\Hawaii\DHHL Kaumana Pi'ihonua Regional Plan\GIS\Project\Surface Water Streams_LowerPi'ihonua.mxd

DATE: 5/11/2017

LEGEND

- Planning Area
- Stream
- Wetland
- Freshwater Pond
- Non-Perennial
- Stream Diversion

Figure 7
Surface Water and Streams
DHHL Kaūmana-Pi'ihonua
Regional Plan

Department of Hawaiian Home Lands Island of Hawai'i

North

Linear Scale (feet)

0 750 1,500 3,000

Source: DLNR Division of Aquatic Resources (2008) and Commission of Water Resources Management (2016). U.S. Fish and Wildlife Service National Wetland Inventory (2015). County of Hawai'i.
 Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

With the many streams that traverse the area, flooding is a potential risk for lands abutting these waterways. In the Planning Area, a total of 22 parcels (13 in Kaūmana and 9 in Pi‘ihonua Homesteads), are located in Flood Zone A. This means that these parcels are in an area with a 1% chance of annual flood (also known as a 100-year flood), where the base flood elevation has been determined. These parcels must meet mandatory flood insurance requirements, and development on these parcels must conform to the regulations set forth in Hawai‘i County Code §27-17, Standards for general floodplain.

3.5 Land Use Designations

DHHL is not subject to the County of Hawai‘i land use planning allocation guidelines or zoning regulations. Being exempt from these regulations provides DHHL with the opportunity as well as the responsibility to ensure that the designated land uses are appropriate based on the needs of the Department, its beneficiaries, as well as protective of key environmental and cultural resources. DHHL lands are categorized into ten different land use designations or zones. There are four homesteading designations: Residential, Subsistence Agriculture, Supplemental Agriculture, and Pastoral. The remaining six designations are General Agriculture, Special District, Community Use, Conservation, Commercial, and Industrial. While lands designated “General Agriculture” may be utilized for agriculture, it is also the designation given to lands that DHHL has not determined the final disposition.

Table 2. Land Use Designations

According to the DHHL Hawai‘i Island Plan land use designations, the Kaūmana and Pi‘ihonua Homestead areas are both designated for Residential use (Figure 8). The Lower Pi‘ihonua area is designated as mostly General Agriculture and Subsistence Agriculture, with a small portion along Pi‘ihonua Road designated for Residential use, and the northern and southern borders of the area designated for Conservation (Figure 9).

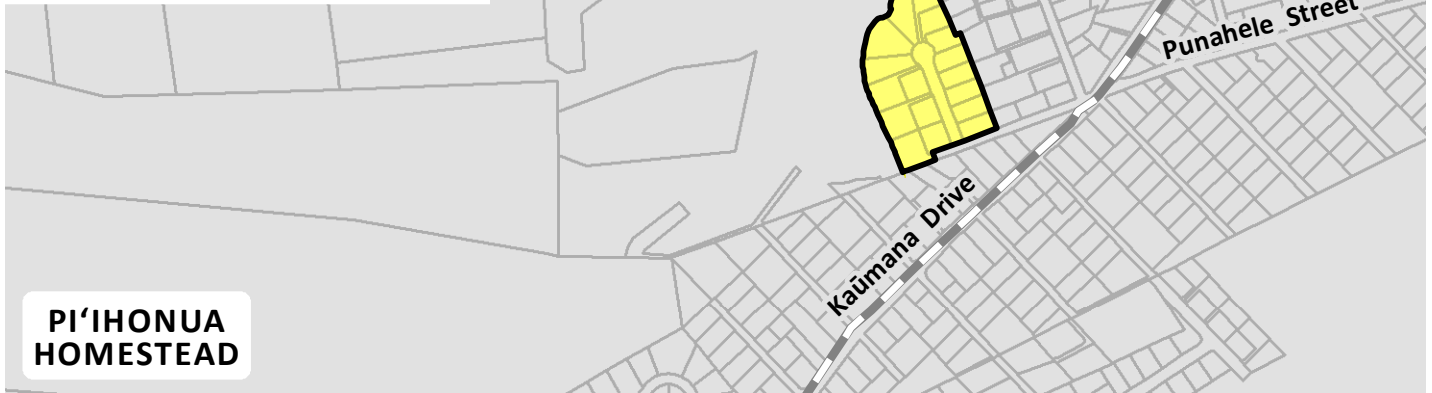
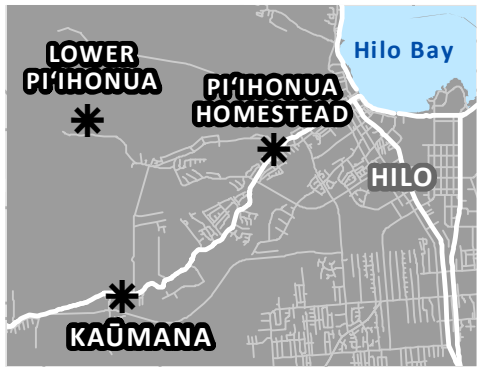
Sub-Area	Land Use Designation	Acres
Kaūmana	Residential	17
Pi‘ihonua Homestead	Residential	6
Lower Pi‘ihonua	General Agriculture	1,078
	Subsistence Agriculture	533
	Conservation	240
	Residential	31

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 inconsistencies, DHHL may preempt the State Land Use Law and county land use regulations pursuant to the Hawaiian Homes Commission Act, as amended.

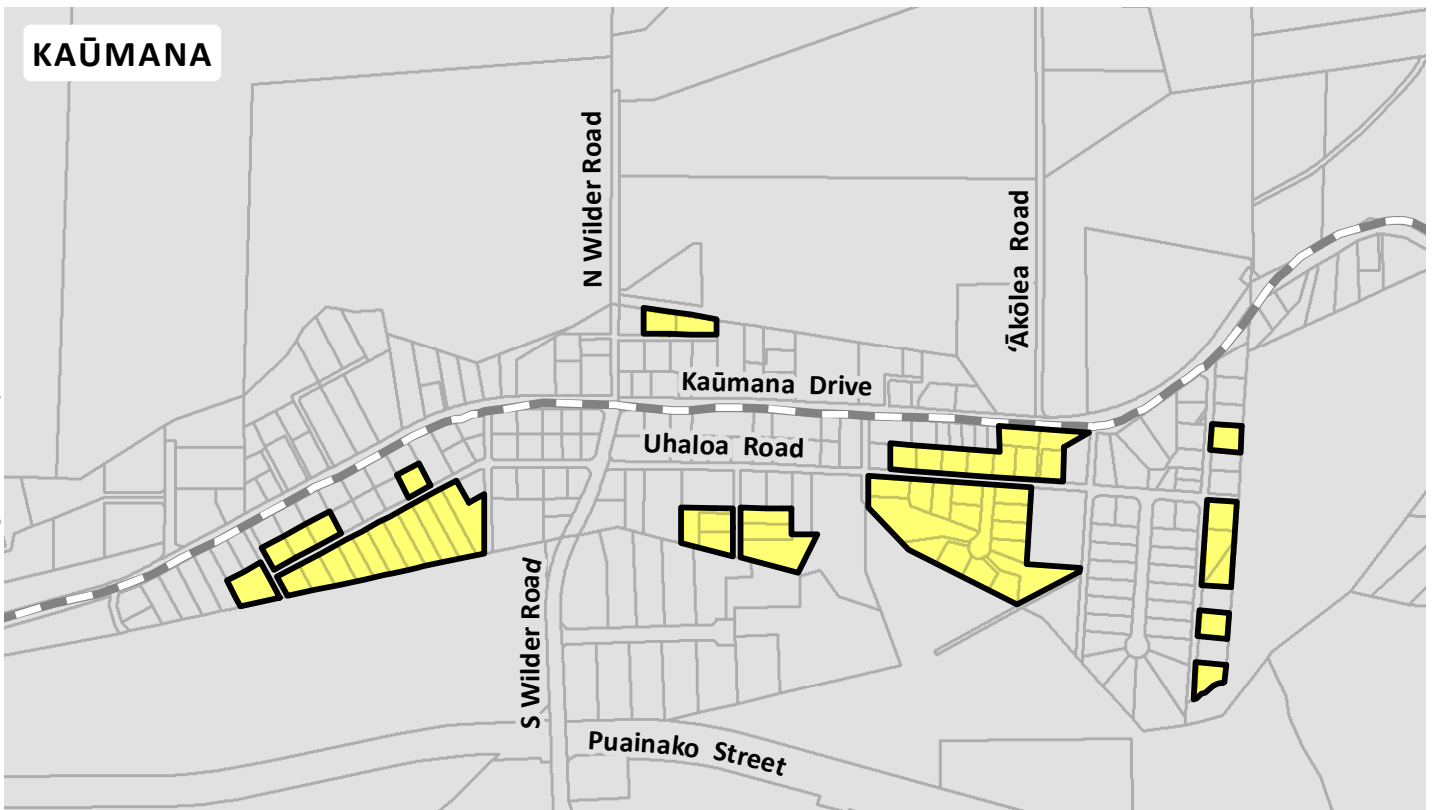
3.6 Population

Residential Homesteads. Kaūmana is a well-established existing residential community. At the time of the 2010 United States Census, the Kaūmana Hawaiian Home Lands had a total population of 111 people, of which 30 (27%) were school-age children. The Pi‘ihonua Hawaiian Home lands had a total population of 46 people, of which 11 (23.9%) were school-age children.

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.



**PI'IHONUA
HOMESTEAD**



KAŪMANA

Path: Q:\Hawaii\DHHL Kaumana Pi'ihonua Regional Plan\GIS\Project\DHHL Land Use.mxd

DATE: 2/17/2017

LEGEND



-  Planning Area
- Land Use Designation
-  Residential

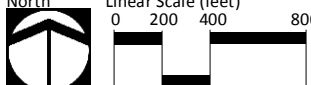

Figure 8
DHHL Island Plan Land Use
Designations
DHHL Kaūmana-Pi'ihonua
Regional Plan

Department of Hawaiian Home Lands Island of Hawai'i

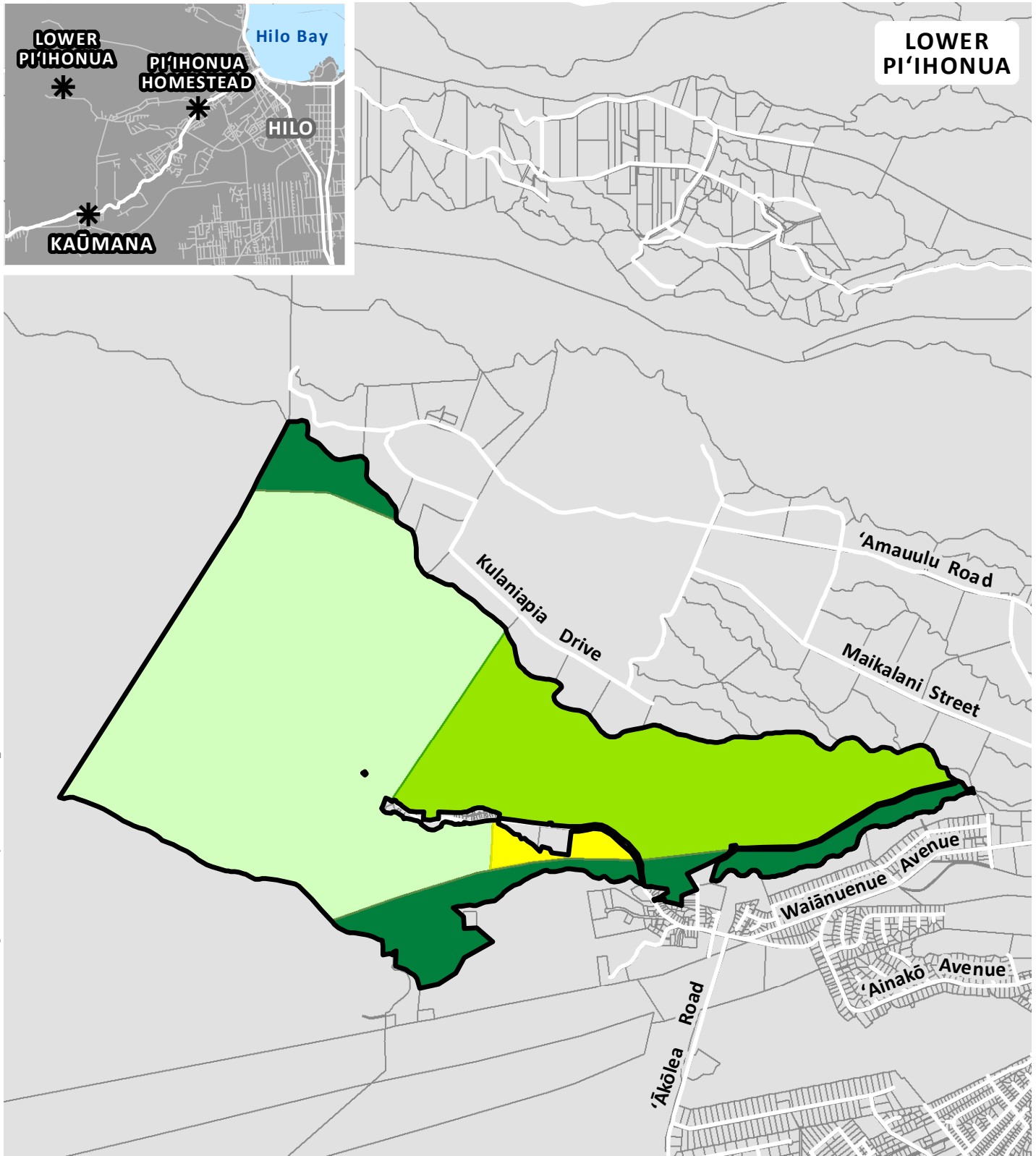
North

Linear Scale (feet)

0 200 400 800

Source: State Department of Hawaiian Home Lands (May 2002). County of Hawai'i (2015).
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Path: Q:\Hawaii\DHHL Kaumana Pi'ihonua Regional Plan\GIS\Project\DHHL Land Use_LowerPi'ihonua.mxd

DATE: 2/17/2017

LEGEND






-  Planning Area
-  Residential
-  General Agriculture
-  Subsistence Agriculture
-  Conservation

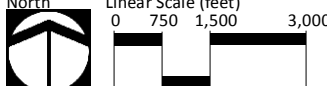

Figure 9
DHHL Island Plan Land Use Designations
DHHL Kaūmana-Pi'ihonua Regional Plan

Department of Hawaiian Home Lands Island of Hawai'i

North

Linear Scale (feet)

0 750 1,500 3,000

Source: Department of Hawaiian Home Lands (May 2002). County of Hawai'i (2015).
 Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

4 Infrastructure & Facilities

4.1.1 County Water System

The Hilo Water System extends to 'Alae from the north, Pana'ewa Agricultural Park to the south, Keaukaha in the east and Kaūmana and Waiākea to the west. The water system is a combination of both surface and groundwater sources.

In Kaūmana, the county water line extends beneath Kaūmana Drive, Uhaloa Road, Akolea Road, and South Wilder Road (Figure 10). A water tank/well is located north of Kaūmana Drive at the northeast of the Kaūmana area.

In the Pi'ihonua Homesteads, the county water line extends beneath Punahale Street, Kaūmana Drive, Rainbow Drive, and portions of Waianuenue Avenue (Figure 10). The line branches off Kaūmana Drive and Punahale Street to service connected side streets as well. A group of water tanks is located north of Waiānuenue avenue to the northeast of the Pi'ihonua Homestead area.

In Lower Pi'ihonua, the county water line runs under Waiānuenue Ave mauka until it becomes Pi'ihonua Road. A water tank is located across from the first house on Pi'ihonua Road. The water line continues up Pi'ihonua Road until it terminates at a water tank near the end of the road (Figure 11).

4.1.2 County Wastewater System

The County wastewater system is supported by one wastewater treatment plant and eight pumping stations. The Hilo Wastewater Treatment Plant is located east of Hilo International Airport. Maximum capacity for the wastewater treatment plant is 5.0 MGD. Current running capacity for the wastewater treatment plant is 3.1 MGD. The majority of the County is served by cesspools. The Department of Health (DOH) requires connection to a sewer system for any subdivision exceeding 50 lots. According to DOH Rules, lot sizes need to be a minimum of 10,000 square feet to allow an individual wastewater system.

The County sewer main extends beneath Punahale Street, Kaūmana Drive, and Waianuenue Avenue in the vicinity of the Pi'ihonua Homestead area but does not service the homestead lots (Figure 12). Kaūmana and Lower Pi'ihonua are not connected to the County wastewater system and are serviced by individual waste water systems (Figure 12 and Figure 13).

4 Infrastructure & Facilities

4.1.3 Electrical Facilities

The Hawai'i Electric Light Company, Inc. (HELCO) supplies electricity for the County. One power substation is located in the Planning Area, at the corner of Uhaloa and Pamoho Roads.

There are three hydroelectric power-generating facilities near the Planning Area. These three hydroelectric plants operate along the Wailuku River. Two of these facilities, the Waiiau plant and the Puueo plant, are HELCO owned and operated, and were built in 1920 and 1910, respectively. The HELCO plants were refurbished as recently as 1998. The third plant, owned and operated by the Wailuku River Hydroelectric Power Company, began operation in 1993, and delivers power to HELCO as-available (Figure 14).

4.1.4 Road System—Existing and Planned

Pū'ainako Street, Kaūmana Drive, and Waiānuenue Avenue are the major thoroughfares in the region and provide vehicle access to the Planning Area. Kaūmana Drive becomes Saddle Road at its western terminus and provides the most direct link between East and West Hawai'i.

Saddle Road. The road was first built in 1943 as the most direct link between East and West Hawai'i. The roadway provides access to the Mauna Kea Observatories, Pōhakuloa Training Area base, Mauna Kea State Park and various hunting and gathering access areas. A project to realign and widen Saddle Road from Māmalahoa Highway at its western terminus to Pū'ainako at its eastern terminus is nearly complete with the last portion near the Kaūmana area remaining. The completed portion of the road has been renamed to Daniel K. Inouye Highway.

Pū'ainako Street is a major State-owned roadway that connects the Saddle Road Highway and Kaūmana Drive to Hilo and terminates at the intersection with Kanoiehua Avenue. The majority of Pū'ainako Street consists of two-way roadways except for the area between Kilauea Street and Kanoiehua Avenue where it widens into four lanes.

Planned road extensions that will affect the region include an extension of Iwipolena Road from Mohouli Street to Kaūmana Drive, an extension of Kupulau Road makai to Komohana Street (Figure 15).

A realignment of Kaūmana Drive mauka of the Kaūmana Planning Area is expected to be completed in August of 2017. The realignment will straighten the highway between mileposts 5.3 and 11. Diverging from the existing alignment at milepost 11, the new alignment will be located further south and will intersect with Pū'ainako road at milepost 5.3. The existing alignment will remain in use.

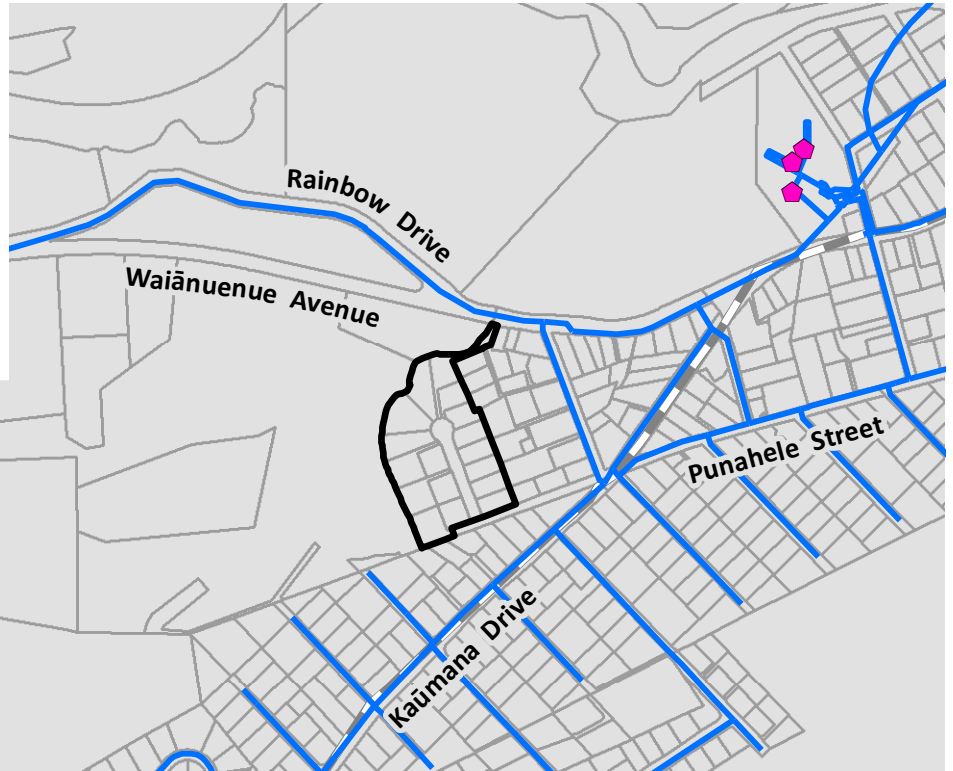
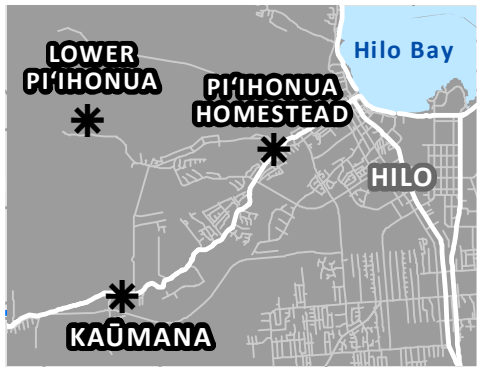
4.1.5 Public Facilities

Schools. Schools within the region include Kaūmana Elementary School, EB De Silva Elementary School, Hilo Union Elementary School, Hilo Intermediate School, and Hilo High School (Figure 16).

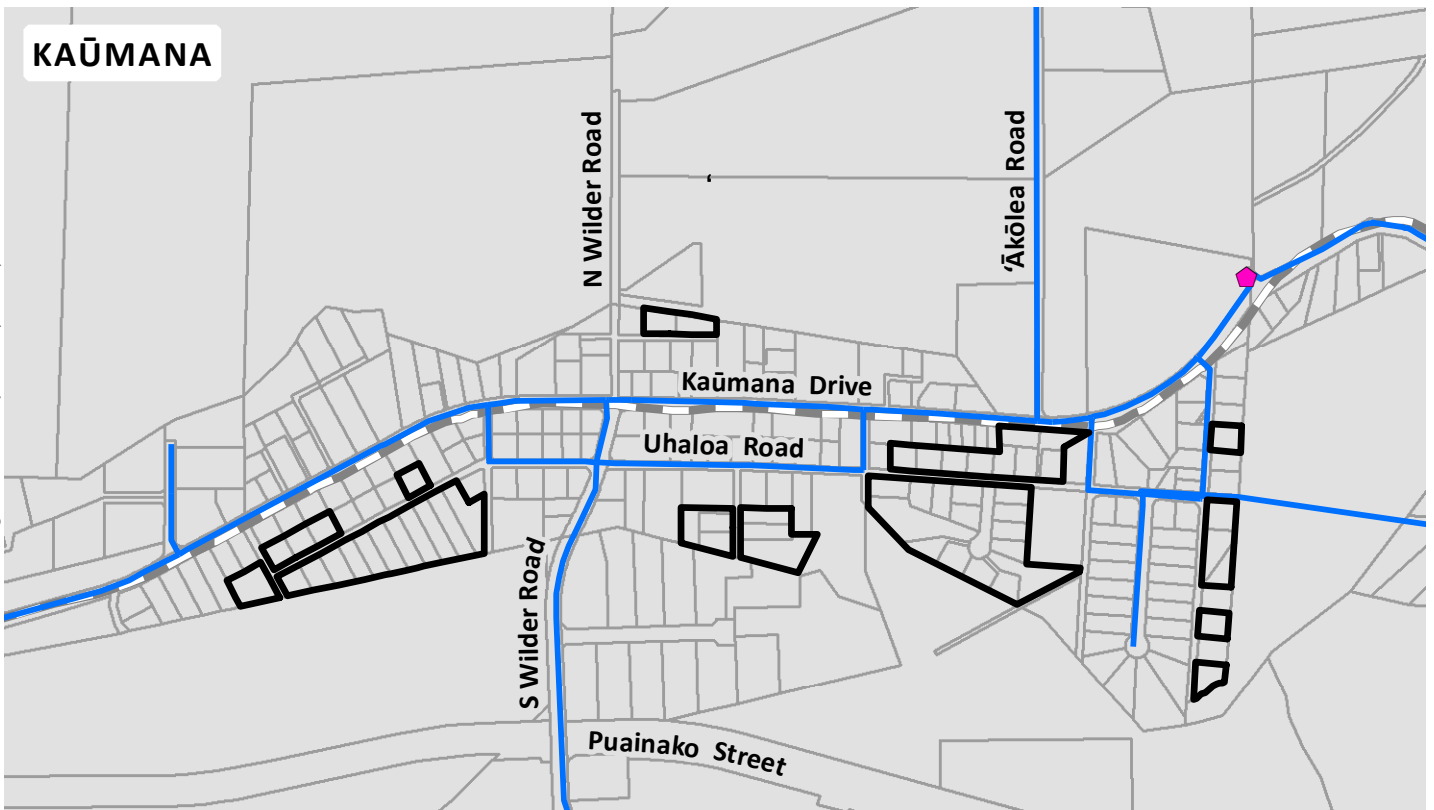
Parks. Carvalho Park and Wailuku State Park provide recreational facilities for the Pi'ihonua area. Kaūmana Public Park and Playground is situated between Akolea Road and Wilder Road. This 1.5-acre park is used for community recreation and maintained by the County. Another significant recreational area includes Kaūmana Caves County Park which contains lava tubes created by the 1881 eruption of Mauna Loa (Figure 16).

Police & Fire Stations. The Kaūmana and Pi'ihonua Homestead Areas are serviced by the Hilo Police Department located on Kapi'olani Avenue. The nearest Fire Station is located on Kaūmana Drive approximately 2,000 feet away from Pi'ihonua Homestead Area and 3 miles away from Kaūmana Homestead Area.

Medical Services. Hilo Medical Center is located on Waiuanue Avenue between Pi'ihonua Homestead Area and Lower Pi'ihonua approximately 3,000 feet away in both directions and 3 miles from Kaūmana Homestead Area. Hilo Medical Center provides a full range of services from emergency medical services, long term care, and various clinical services. The 28-bed emergency room facility services over 43,000 patients a year.



**PI'IHONUA
HOMESTEAD**






KAŪMANA

Path: Q:\Hawaii\DHHL Kaumana Pi'ihonua Regional Plan\GIS\Project\County Water System.mxd

DATE: 2/17/2017

LEGEND

-  Planning Area
-  County Water Line
-  County Water Tank/ Well

**Figure 10
County Water System**

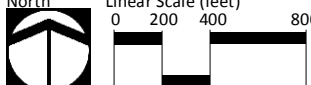

**DHHL Kaūmana-Pi'ihonua
Regional Plan**

Department of Hawaiian Home Lands Island of Hawai'i

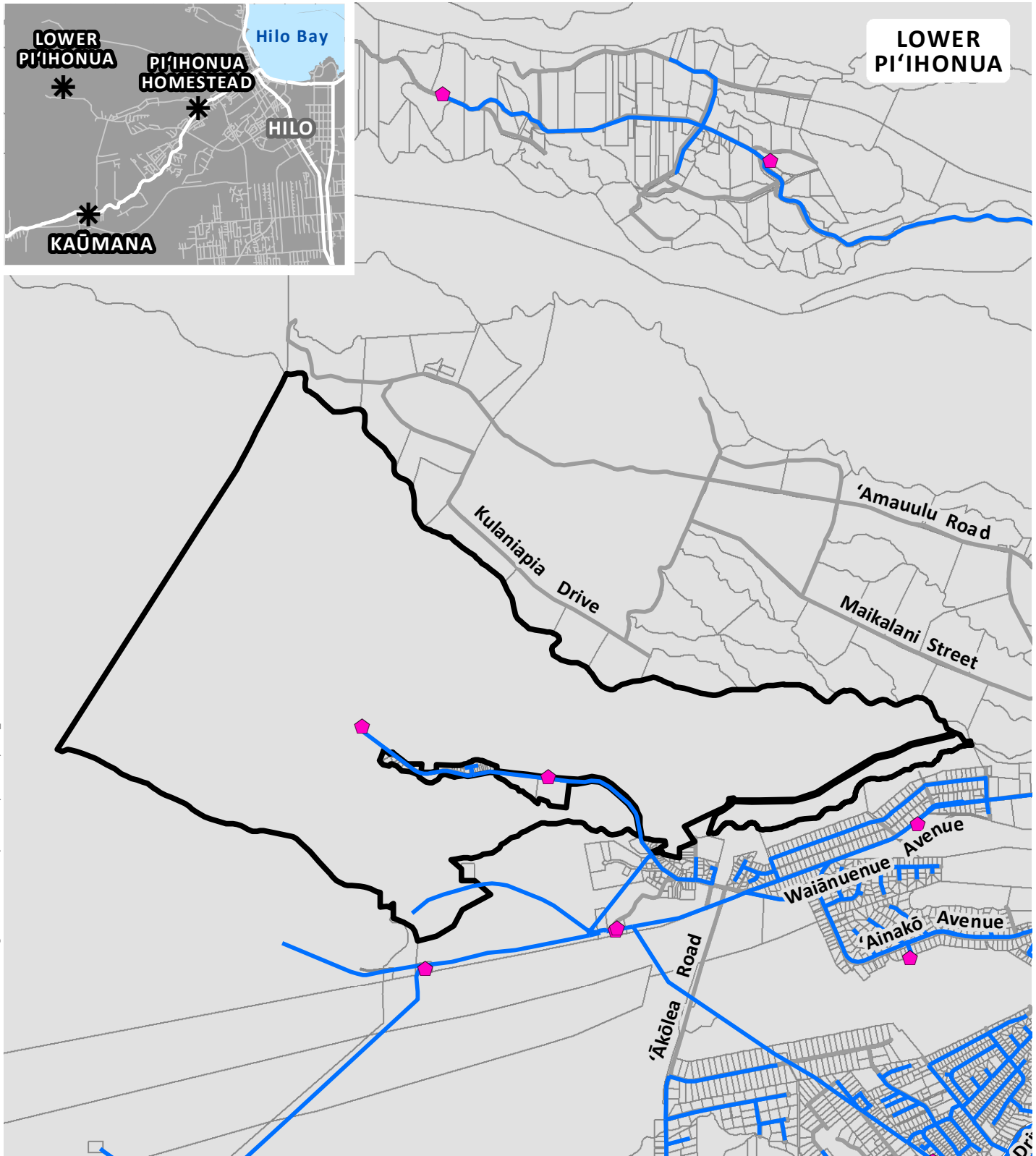
North

Linear Scale (feet)

0 200 400 800

Source: County of Hawai'i (2005).
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



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DATE: 2/17/2017

LEGEND




-  Planning Area
-  County Water Line
-  County Water Tank/ Well

Figure 11
County Water System

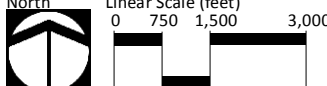

DHHL Kaūmana-Pi'ihonua
Regional Plan

Department of Hawaiian Home Lands Island of Hawai'i

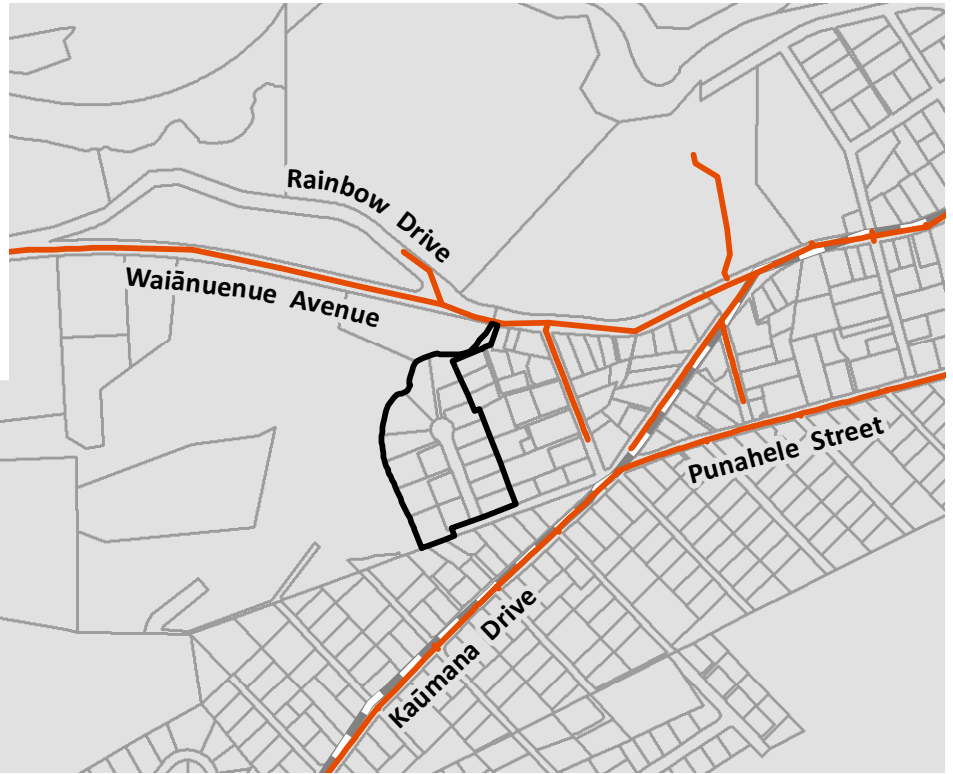
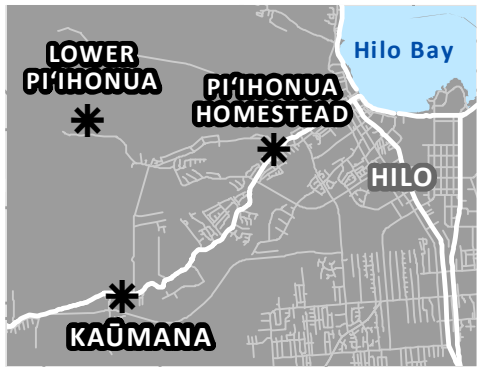
North

Linear Scale (feet)

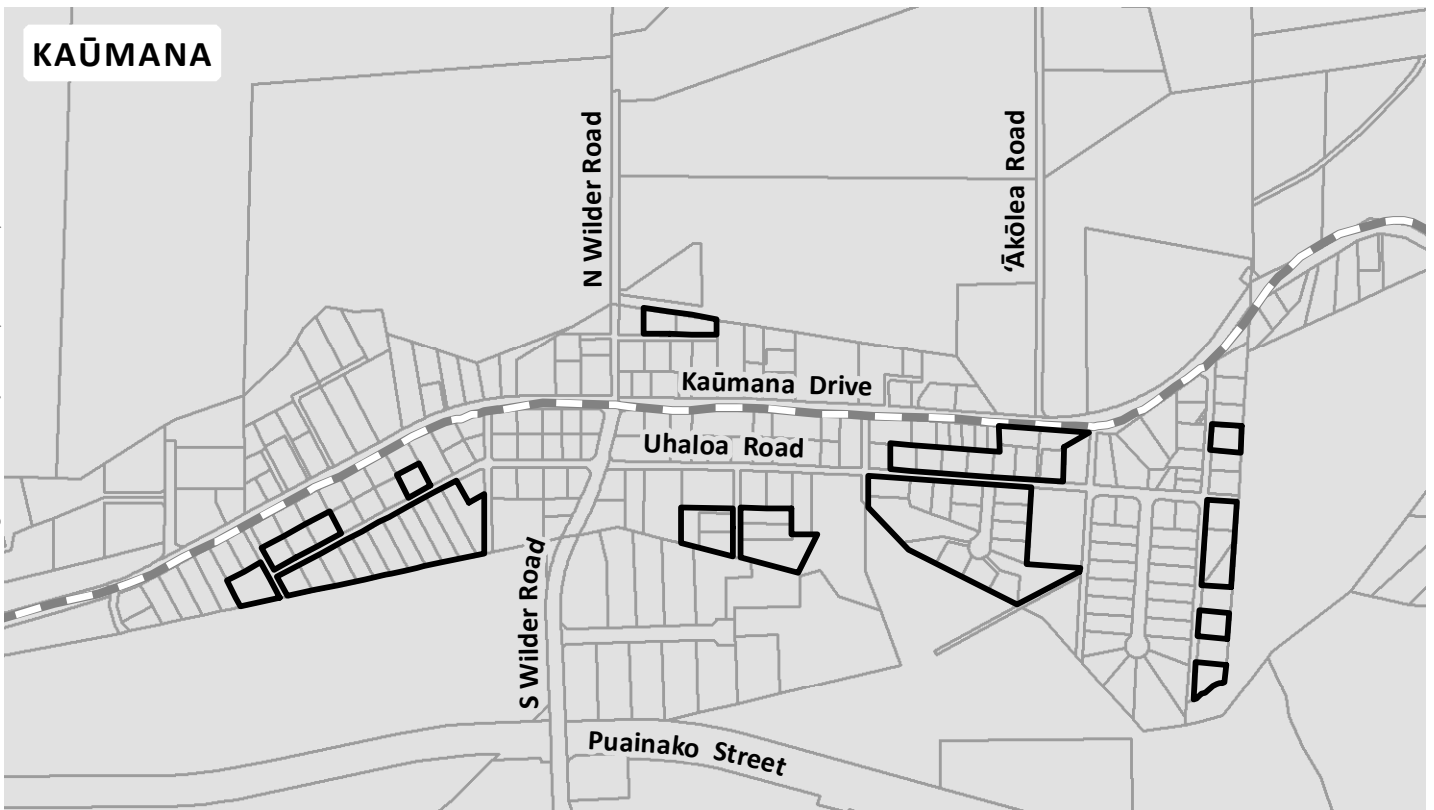
0 750 1,500 3,000

Source: County of Hawai'i (2005).
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



PI'IHONUA
HOMESTEAD



KAŪMANA

Path: Q:\Hawaii\DHHL Kaumana Pi'ihonua Regional Plan\GIS\Project\County Wastewater System.mxd

DATE: 2/17/2017

LEGEND



-  Planning Area
-  County Sewer Main (none in Kaūmana)

Figure 12
County Wastewater System

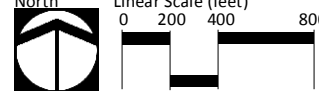

DHHL Kaūmana-Pi'ihonua
Regional Plan

Department of Hawaiian Home Lands Island of Hawai'i

North

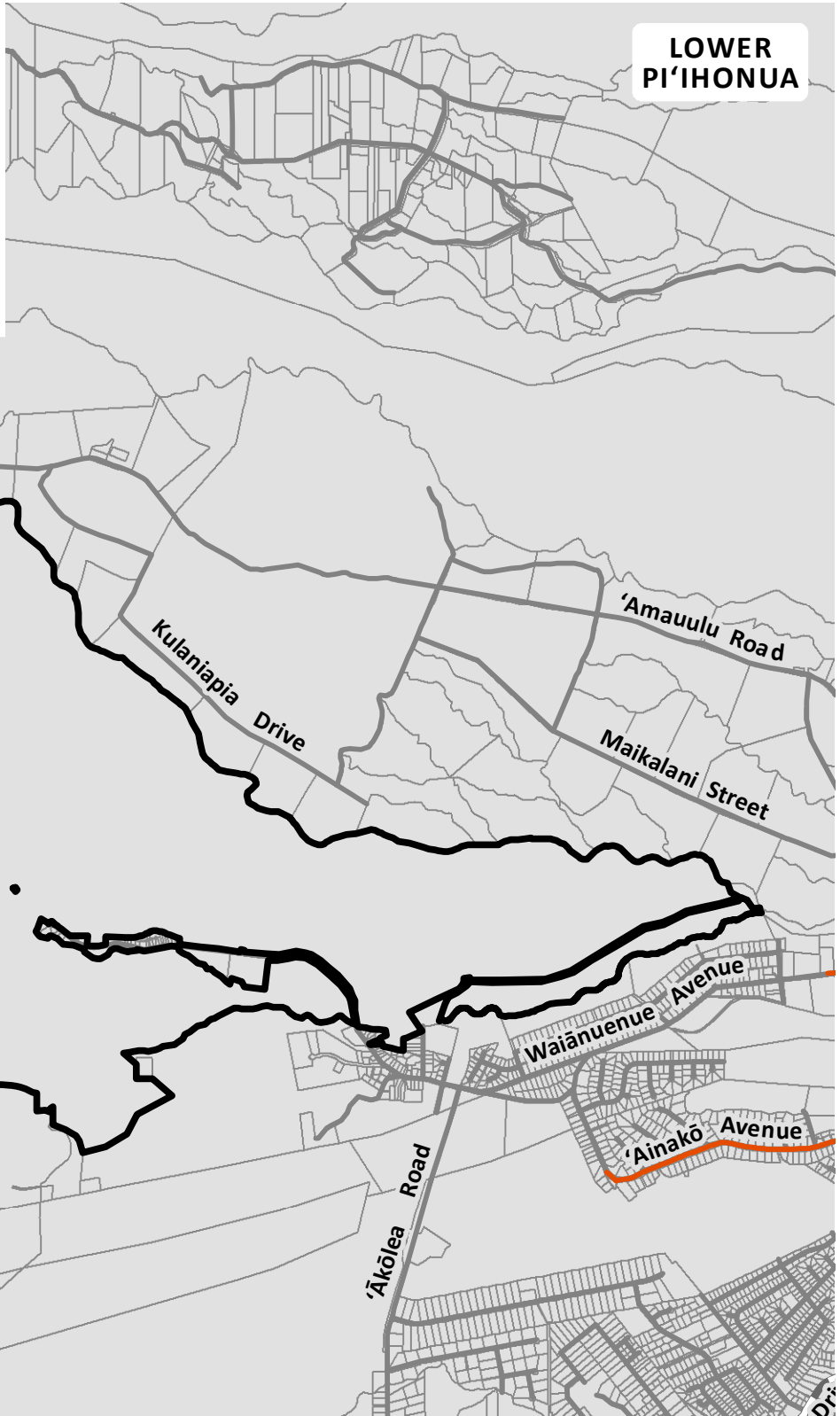
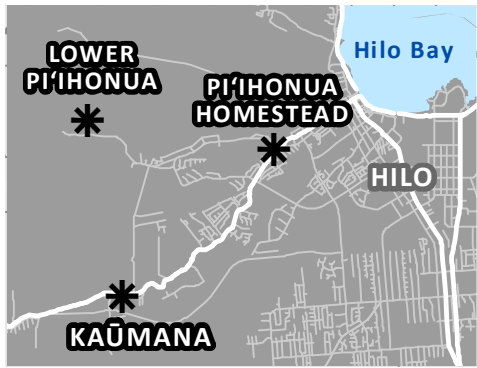
Linear Scale (feet)

0 200 400 800

PBR HAWAII
& ASSOCIATES, INC.

Source: County of Hawai'i (2015).
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



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DATE: 2/17/2017

LEGEND



-  Planning Area
-  County Sewer Main

Figure 13
County Wastewater System

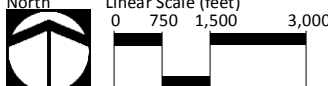

DHHL Kaūmana-Pi'ihonua Regional Plan

Department of Hawaiian Home Lands Island of Hawai'i

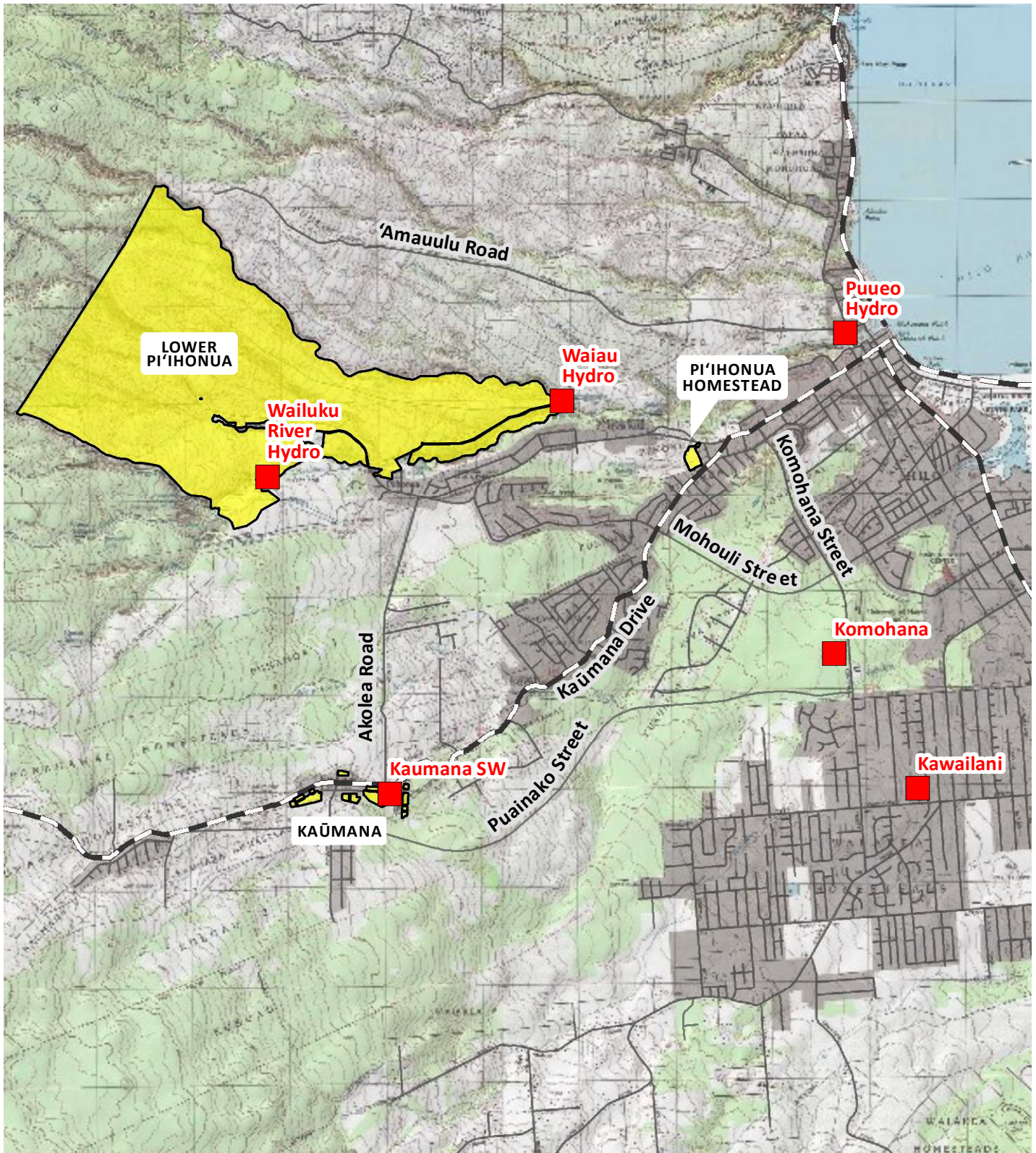
North

Linear Scale (feet)

0 750 1,500 3,000

Source: County of Hawai'i (2015).
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



DATE: 2/19/2017

LEGEND

- Planning Area
- Electrical Facility

Figure 14
Electrical Facilities

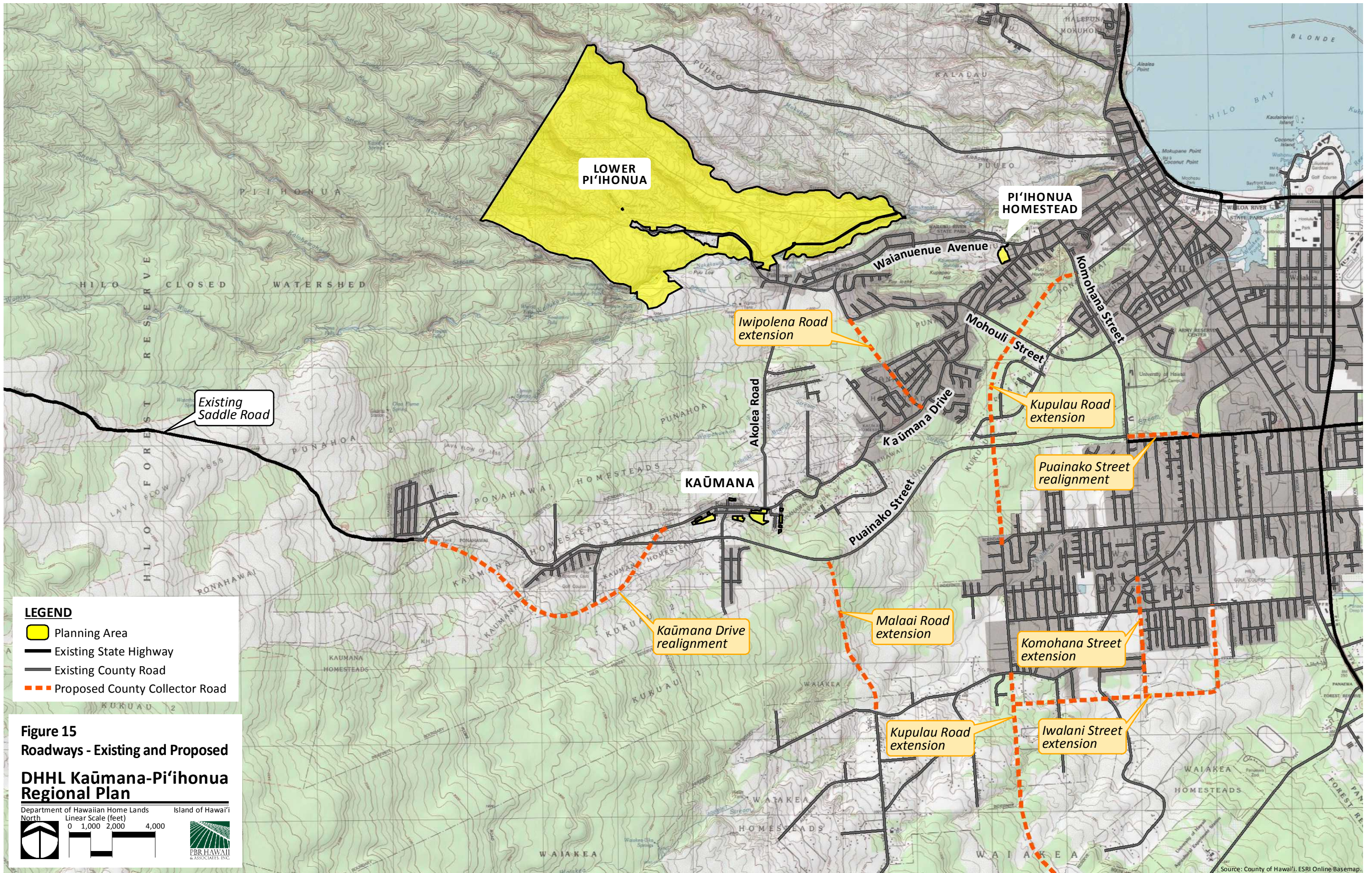
DHHL Kaūmana-Pi'ihonua Regional Plan

Department of Hawaiian Home Lands Island of Hawai'i

North Linear Scale (feet)

0 1,250 2,500 5,000

Source: County of Hawai'i. ESRI Online Basemap.
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



LEGEND

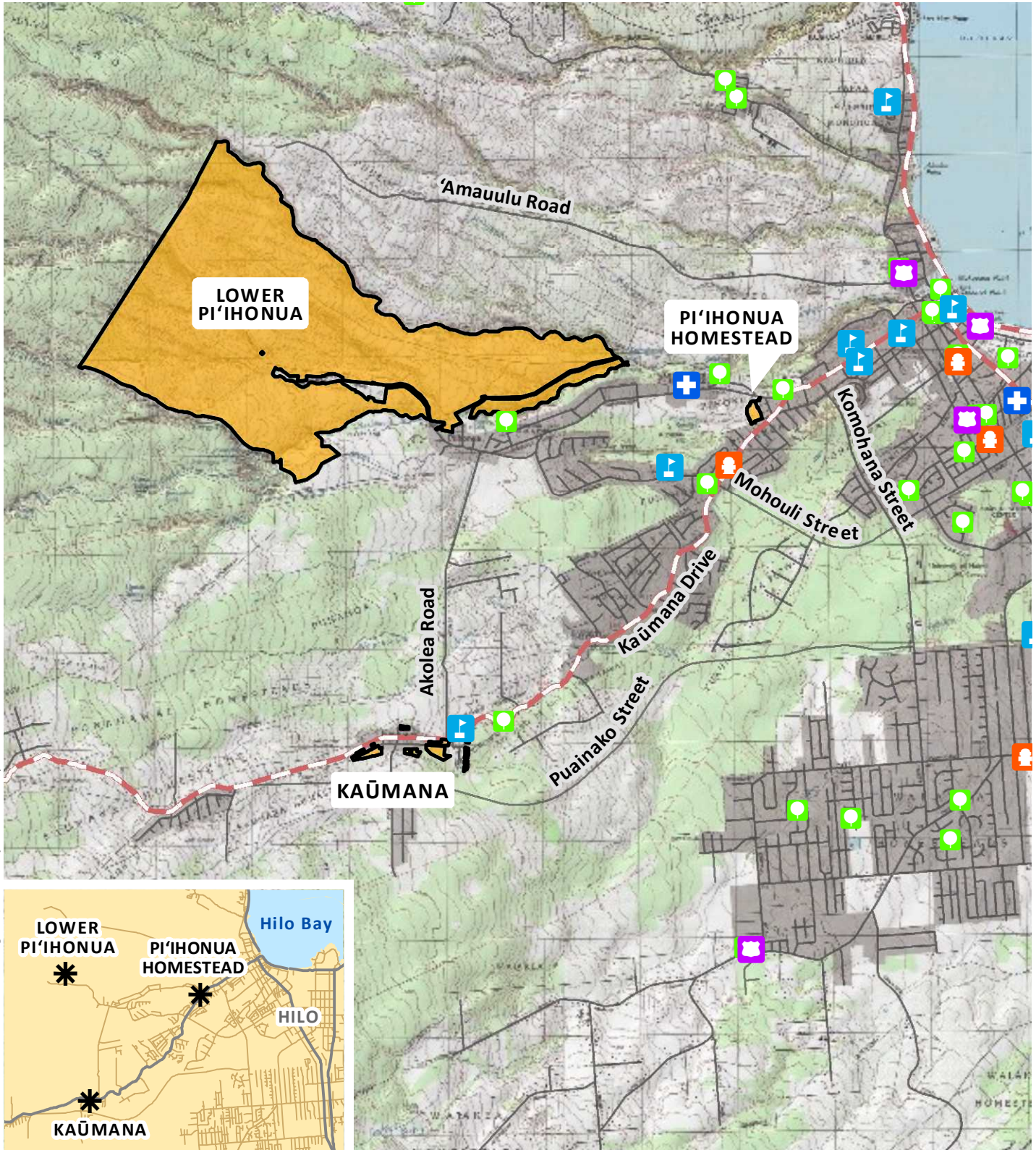
- Planning Area
- Existing State Highway
- Existing County Road
- Proposed County Collector Road

Figure 15
Roadways - Existing and Proposed

DHHL Kaūmana-Pi'ihonua Regional Plan

Department of Hawaiian Home Lands
 Island of Hawai'i
 North
 Linear Scale (feet)
 0 1,000 2,000 4,000

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



Path: Q:\Hawaii\DHHL Kaumana Pi'ihonua Regional Plan\GIS\Project\Public Facility.mxd

DATE: 5/11/2017

LEGEND

- Planning Area
- Fire Station
- Police Station
- Public School
- Hospital
- Park

Figure 16
Public Facilities
DHHL Kaūmana-Pi'ihonua
Regional Plan

Department of Hawaiian Home Lands Island of Hawai'i

North

Linear Scale (feet)

0 1,250 2,500 5,000

Source: State Department of Education (2015). County of Hawai'i. ESRI Online Basemap.
 Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

5 Potential Projects

DHHL held multiple community meetings, corresponded with individual community members, and administered a community-wide survey to solicit input for the Kaūmana-Pi'ihonua Regional Plan. The main objective of the community outreach process was to identify and inventory the needs, opportunities, and concerns impacting the Kaūmana-Pi'ihonua community. The second objective was to identify projects that addressed these needs and resolved the issues. Through this community process, a list of 12 potential projects was generated and presented to the community on January 14, 2017. The list of potential projects are as follows and include a brief description and resulting discussions with the community. Those potential projects that were identified as Priority Projects are indicated below.

1. COMMUNITY CENTER (Priority Project)

Support the Kaūmana and Pi'ihonua Community Associations in the development of a community center with a certified kitchen. A community center would provide a central gathering place to house future planned programs such as youth 'ukulele building project, lauhala weaving classes, youth digital media arts class, as well as other special community cultural and educational programs yet to be developed. This structure can serve as a magnet for the benefit of both Kaūmana and Pi'ihonua communities. In the community survey, some lessees expressed concern that a community center may cause "traffic" and might impact the peacefulness of the area. However, this project was ranked number 1 as a priority in the community survey.

2. AGRICULTURE SUSTAINABILITY (Priority Project)

Create a community pasture as authorized under the Hawaiian Homes Commission Act of 1920, Article 211 as it relates to Community Pastures. This rule allows homesteaders to raise livestock on DHHL lands set aside for that purpose. The area selected by both associations is accessible within a 10 minute drive from either community. This area is referred to by DHHL Planning Department as "lower Pi'ihonua" and consists of 1,837 acres of which 1, 078 acres is designated as General Agriculture.

To support this program, Article 219 of the HHCA Act also allows DHHL to "employ agricultural and aqua cultural experts to instruct, and advise the lessees as to the best method of diversified farming and stock raising." In addition, the associations wish to reach out and develop a relationship with the successful community pasture association on the Island of Molokai whose program has been in existence since 1924. The Kaumāna-Pi'ihonua associations hope to develop a partnership with the Moloka'i community pasture

5 Potential Projects

association in which Moloka‘i can become mentors to Kaūmana-Pi‘ihonua. Kaūmana-Pi‘ihonua would be taught and monitored by Moloka‘i so they can have a successful and sustainable community pasture.

Kaūmana-Pi‘ihonua associations would also like to reach out to other partners on the Island of Hawai‘i who can aide them in the harvesting of their livestock with the necessary sanitary and animal slaughtering process that is approved by the USDA. USDA certification is critically important as the harvested animals processed and approved by the USDA can be sold on the market. This would allow families to bring food to the table as well as bring additional income to their household budget.

3. SUSTAINABLE ENERGY – HYDROELECTRICITY FEASIBILITY

There is potential to take advantage of the quantity of running water in the Pi‘ihonua homestead area. For instance, it was shared during the meetings that a homesteader has a water fall in the back of his property and hundreds of gallons flow through the waterfall on a daily basis. From an article in the Hawaii Tribune Herald on July 7, 2003, it was discovered that in 1930, the average daily discharge of water flowing down the Ainako Stream was a daily discharge average of 2.772 million gallons a day. A low flow of just 445,000 gallons per day was recorded during the drought of 1940. This source of every flowing stream could be an opportunity for homesteaders to utilize an alternative energy source to look into for future use and need.

4. UPPER PI‘IHONUA CAMP GROUNDS

The project would be to develop campgrounds on DHHL lands designated as “Upper Pi‘ihonua” on the slopes of Mauna Kea. The campgrounds would have modest amenities, perhaps traditional hale type shelters for campers utilizing plans approved by the County of Hawai‘i’s Building Department. The camp would provide programmatic opportunities for students such as cultural practices such as stargazing/navigation and could also host visitors and tourists as a way to generate income for homestead associations. Programs could be developed in partnership with other Hawaiian organizations such as QLCC, Kumu Camp of Kaua‘i, Boy Scout Troops of the Aloha Council and KOA. The first step to developing this project is to identify the extent of the project area and locate the ideal access point. When the project details are further developed, the community associations can make a request for an access easement if none exist. In addition, support from other Hawai‘i Island associations would be necessary for use of lands in Upper Pi‘ihonua. This camp ground project could also be implemented on other DHHL lands and with other Homestead Associations on the Island of Hawai‘i including ‘Ūpolu Point and Ka Lae, Akaka Falls, and Waipi‘o Valley by partnering with Kamehameha Schools. Prior to implementation, consultation with other homestead associations in these proposed locations will be necessary in order to get their support.

5. GUN-RANGE

A gun-range could be developed on DHHL lands in “Upper Pi’ihonua” or “Humu’ula” to teach people how to hunt with a gun and could generate income. There are very limited gun-range facilities on Hawai’i Island. The gun-range should be at the 6,000 foot elevation near mile marker 23 away from populated areas. In the next two years, gather community support to move this project forward. Possible collaborations and interested parties include the Hawaii Police Department and Parker Ranch. Per anecdotal feedback from a Pi’ihonua homesteader, on the island of Kauai, the Kauai County Police Officers currently have to travel to O’ahu in order to qualify for firearms proficiency. If Hawai’i County Police have to do the same, then this could be a community economic development opportunity for beneficiaries. With community support and collaborations in place, develop implementation action steps for this project.

Partnerships can be developed with the base commander of Pohakuloa Military Camp to assist in the design, the manpower and equipment needed to develop a world class gun range. In addition, approach gun clubs, gun shops, and the public in helping to build this gun range with their advice, their volunteer manpower, and their financial help in order to educate and train the Hawai’i Island community to respect gun ownership, safety issues and proper protocol when handling firearms. Per Article 207 (B), the Hawaiian Homes Commission is authorized to use Hawaiian Home Lands for “practice target ranges.” DHHL lands could be used for a gun-range. The gun-range could benefit beneficiaries by being used to generate income, teach beneficiaries to hunt and put meat on their table, and provide job opportunities by becoming a firearms instructor after passing an NRA instructor certification process. There are many beneficiaries that are ex-policemen and women or military veterans who could qualify for this position.

6. PEST CONTROL (Priority Project)

Pi’ihonua homesteaders have organized an ongoing pest-control project to minimize the fire ant population in their area. Kaūmana residents have expressed a desire to implement a similar pest-control project in their area that will likely extend to surrounding non-DHHL lands to effectively manage pests such as fire ants, coqui frogs, and termites.

7. COMMUNITY TOOL SHED (Priority Project)

A community tool shed would provide tools and equipment that could be shared by community members to aid in home projects. The community tool shed could also aid in community work days. Possible locations for the tool shed were identified by the community and include easements off of Uhaloa and Lawai’a Streets.

8. RETROFITTING HOUSES FOR RENEWABLE ENERGY

This project would involve looking into solutions to help off-set energy costs to lessees such as retrofitting homes for solar water heaters, photovoltaic (PV) panels, and battery back-up storage systems. The upfront costs to install these systems are expensive. PV and solar ready homes will save homeowners on these upfront costs and allow cost savings to occur as soon as installation of these systems are complete.

9. NEIGHBORHOOD WATCH

A neighborhood watch program would help in crime prevention as well as provide an opportunity for community members to bond through this collective service. The program draws upon the help of neighbors to organize themselves and work with local law enforcement to keep their eyes and ears on their communities and demonstrate their presence at all times of day and night.

10. DOG PARK

A dog park would provide dog owners a location to let their dogs exercise and roam free within the confines of the park. The dog park also provides an opportunity for community to gather and socialize with each other. One idea was to integrate this park as part of the “Wilderness Park” project.

11. COMMUNITY WORK DAYS (Priority Project)

Community work days could involve a whole spectrum of projects from landscape beautification, roadside cleanup, stream cleanup, home maintenance and repairs for elderly residents, to pest control mitigation. Community work days could be combined with the “Community Tool Shed” project to leverage available equipment and resources.

12. DORM FOR NATIVE HAWAIIAN AVIATION STUDENTS

This is a project that would be initiated by the Pi‘ihonua homestead association. This project would create a dormitory on DHHL lands near the old Hilo Airport. Per Pi‘ihonua homestead association members, Senator Kai Kahele would like to establish in Hilo an aviation school that will train future pilots for this financially rewarding career. As the current chair of the higher Education Committee in the Senate, Senator Kahele may be able to convince members of the Legislature as to the positive benefits that Hilo and the State of Hawaii can gain by allowing this school to be built in Hilo. If approved, students from the mainland and Asia will swarm to Hilo to get into this career path. According to the association’s conversations with Senator Kahele, airline pilots need to speak English (international requirement for all pilots) and need to

retire at age 65. There will be a major demand for pilots in the near future because many pilots are reaching this age barrier.

Therefore, if this future airline pilot training school legislation is approved by the Hawaii State Legislature, housing may become an issue and a dormitory will be an ideal business venture for the Hawaiian Community to be involved in. DHHL has 15 acres near the old Hilo Airport and a dormitory structured after the Kamehameha Schools Kapālama Dormitories on O'ahu can be established to aid the foreign students adjust to living here in Hilo by being hosted by Hawaiian families living with them at the dormitory. Consultation with other East Hawai'i homestead associations would be needed prior to moving forward with this project.

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Beneficiaries from Kaūmana and Pi'ihonua that attended the Regional Planning meetings discussed regional issues and opportunities with DHHL. The various 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 the vision for Kaūmana-Pi'ihonua of creating “cultural kīpukas that advance energy and food self-reliance, cultural awareness, and economic development throughout the region. A community center supports this effort by providing programs and services to afford the community with opportunities and choices for personal growth and well-being, contributing to the overall peacefulness of this area.”

Chapter 5 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.

It is important to note that with each priority project, a champion should be identified to lead the effort and initiate project implementation.

6.1 Kaūmana-Pi'ihonua Community Center

Utilizing a *hālau* or the Maori *marae* concept, a community center would help to provide a spiritual, ancestral, and cultural center for the homestead community. The community center could have the following amenities:

- A place for reasonably priced lodging (cots to sleep, bathrooms, showers, meals) during Merrie Monarch or other special events throughout the year
- Provide opportunity for job training programs
- Commercial kitchen for homesteader businesses
- A digital media and communication center with hi-tech equipment
- A place to learn and practice arts and crafts
- Be an emergency shelter

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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 it will meet the needs and desires of the community. It is understood that facilities built together by neighbors and beneficiaries galvanizes the community.

Objectives

The Kaūmana-Pi‘ihonua homestead communities are without a designated, central community facility. The Kaūmana Community Association and Pi‘ihonua Community Association meet at private residences or at one of two public facilities in the area: Carvalho Park and the Kaūmana Elementary School cafeteria. While the long-term goal is to develop a new community center for DHHL beneficiaries in the Kaūmana-Pi‘ihonua region, the immediate goal is to identify a preferred location to site a community center and secure the necessary commitments to develop a community center at that site. .

Objectives for this project include:

- **Community Kīpuka.** Provide a safe, inviting, central facility as a focal point for beneficiaries to gather and foster a cohesive and connected community.
- **Social, Cultural, and Educational Programs.** Provide increased opportunities for beneficiary programs for all ages (pre-school, youth, adults, seniors) to address social, cultural, economic, recreational, and educational needs of the community.
- **Partnerships.** Establish strategic partnerships with key organizations to build a support network and attract resources for the benefit of the community.
- **Health & Wellness.** Provide opportunities for improved health and conditioning.

Implementation Action Steps

Note, based on DHHL’s prior experience with community-based projects as well as development projects in general, the actual construction of a community facility may take 10+ plus years to accomplish. Regional plans have a 5-year outlook. The recommended implementation action steps below identify actions that can reasonably be completed within the 5-year regional plan outlook. The action steps to accomplish the above objectives include:

- 1) **Site Selection.** Identify a suitable location for the Kaūmana-Pi‘ihonua Community Center. Consider engaging a professional facilitator to help facilitate this process along with DHHL staff.
 - a. **Evaluation Criteria.** Develop criteria to evaluate and select a preferred site for a community center. Based on initial discussion during regional plan outreach meetings and feedback from the regional plan survey, criteria may include, but not limited to: (1) proximity to both Kaūmana and Pi‘ihonua

- homestead areas to ensure convenient accessibility by homesteaders in each community; (2) Compatibility with surrounding land uses (i.e. a community facility should be sited in a location that will not disturb the “peaceful tranquility” of surrounding residents or cause unwanted traffic; (3) size of the parcel ; (4) distance to other community facilities; (5) Potential acquisition and/or development costs. (6) Accessibility/availability of needed infrastructure to support the facility. (7) Sites with lease availability or with leases that are due to expire soon. An advisory committee should be formed that includes members from both associations to guide and carry out this process and to gain consensus from the community on the final agreed upon site selection criteria.
- b. **Potential Sites.** The advisory committee should identify a list of potential locations for a community center and conduct exploratory meetings and site visits with various landowners (if on non-DHHL land) to collect more information related to the identified site selection criteria. During the regional plan meetings five sites were identified as potential locations for a community center. Three of the five potential sites are *not* located on DHHL land. Two of the potential sites that are located on DHHL lands are in areas designated by the Hawaii Island Plan for future residential homestead use (See Appendix B). There is a strong probability that the HHC would *not* approve a community center in locations that are designated for future residential homestead use as these areas would provide more homestead opportunities to beneficiaries on the waitlist.
 - c. **Apply Evaluation Criteria.** Evaluate the sites based on the agreed-upon evaluation criteria and compare results to determine the opportunities and constraints of each site. Based on the evaluation of sites, provide a recommendation of the preferred site and present findings to the Kaūmana-Pi‘ihonua Community for input.
 - d. **Site Selection.** Based on site evaluations and community input, select the site for the community center and report to Kaūmana-Pi‘ihonua beneficiaries along with the greater community.
- 2) **Agreements and Approvals to Utilize the Site.** Kaūmana and Pi‘ihonua community associations will need to finalize agreements and approvals with the respective land owner to utilize the preferred site for a community center. There are two possible outcomes from Step-1 above: the selected preferred site for the community center is either (a) located on DHHL land or (b) *not* located on DHHL land. If the preferred site is located on DHHL land, then the following steps outlined in Figure 4 (page 4) “Master Planning and Land Development on Hawaiian Home Lands” apply. These steps include:
- a. **DHHL Evaluation Criteria.** DHHL has prepared evaluation criteria to review requests for land dispositions from non-profit organizations. Review DHHL’s preliminary evaluation criteria and

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provide as much relevant information as possible for their review using the “Criteria” checklist in Appendix F.

- b. **Temporary Right-of-Entry.** Kaūmana and Pi‘ihonua community associations request a temporary Right-of-Entry (ROE) from DHHL in order to conduct planning and due diligence studies of the preferred site. The temporary ROE will need to be approved by the HHC.
- c. **Master Plan & Environmental Assessment.** Once a temporary ROE has been granted to Kaūmana and Pi‘ihonua community associations, then the two associations should initiate a master planning and environmental assessment (EA) process. This is a MAJOR step in the overall process for this priority project. As part of the master planning and EA processes, site assessment technical studies of the project area should be initiated. Site assessment technical studies could include:
 - i. An archaeological survey;
 - ii. Flora and fauna surveys;
 - iii. Assessment of potential natural hazards;
 - iv. Assessment of on-site drainage patterns;
 - v. Identification of existing on-site and off-site infrastructure and its associated capacities;
 - vi. Assessment of traffic activities in the surrounding area;

The master planning and EA processes should also identify and confirm what types of programs and activities that will take place at the facility so that the planned facility will be large enough to accommodate those desired programs and activities. It is strongly encouraged that Kaūmana and Pi‘ihonua community associations enlist the services of professional consultant(s) to help them complete a master plan and EA.

- d. **HHC EA Approval.** Once a final master plan and EA has been completed by Kaūmana and Pi‘ihonua community associations. The final EA must be approved by the HHC in which the HHC will make a determination that the proposed project will be found to have no significant impact to the project area and surrounding community or Finding or No Significant Impact (FONSI).
- e. **Long-Term Disposition.** Kaūmana and Pi‘ihonua community associations request a long-term disposition from DHHL. DHHL staff will work with the associations to identify terms and conditions that are mutually agreeable to each party. HHC approval of the long-term disposition is required. After a long-term disposition is approved by the HHC, Kaūmana and Pi‘ihonua community associations can proceed with the design and construction of the community center.

If the Kaūmana and Pi'ihonua community associations select a preferred site that is *not* on DHHL lands, then the associations will need to comply with whatever process that is required by that land owner to secure a long-term agreement and approval for the associations to utilize the land for a community center.

Regardless of whether or not the selected preferred location of the community center is on DHHL lands, the Kaūmana and Pi'ihonua community associations should complete the following implementation action steps below.

- 3) **Management & Use.** Determine the overall operations and management of the community center. DHHL in collaboration with the Kaūmana Community Association and Pi'ihonua Community Association should identify a managing entity or group of individuals to function as the essential support of the community center's day-to-day operations and overall management. This entity or group will be responsible for: (1) coordinating use and scheduling of programs and events at the center; (2) coordinating facility maintenance; and (3) ensuring financial stability and community accountability.
- 4) **Programs at the Community Center.** The managing entity or group should develop a program plan for the community center. The plan would identify the different types of programs and activities to offer at the community center 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 how these programs provide a benefit to the community. The program plan would also identify more permanent uses such as space for storage of equipment.
- 5) **Financial Plan.** Prepare a financial plan to demonstrate capability to startup and operate the community center. A financial plan could include a schedule of fees for use of facilities or other revenue streams. The financial plan should also project major long-term maintenance projects and associated costs over the term of the lease.

6.2 Agriculture Sustainability – Community Pasture

The community pasture program provides supplementary grazing and livestock opportunities to the local community while ensuring environmental and agricultural sustainability of the land. The community pasture program uses cattle grazing as the primary tool, supported by the latest livestock management science, to maintain an accessible food source. Well-managed pastures also provide air and water

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purification, soil conservation, and carbon sequestration. The community pasture program is consistent with Governor Ige’s overall goal of food sustainability to double local food production by the year 2020.

Lower Pi‘ihonua has supported active agricultural practices in the past. There is potential to put this land back into active agriculture given the soil types, water, and land base. In the interim, Lower Pi‘ihonua can support passive agriculture uses such as pasture for cattle. The community is interested in learning how to raise and dress cattle as a means to feed local beef to the local community.

Objectives

The Kaūmana-Pi‘ihonua homestead communities have identified Lower Pi‘ihonua as an opportunity to implement the community pasture program to provide a local food source as well as to address the wild ungulate (hooved-animal) population on Hawai‘i Island. The portions of Lower Pi‘ihonua designated in the DHHL Hawai‘i Island Plan as “General Agriculture” would be suitable for a community pasture (Figure 9). General Agriculture designated lands in Lower Pi‘ihonua encompass an area of approximately 750 acres. A portion of this acreage could be utilized for a community pasture.

Objectives for this project include:

- **Supplemental Food Source.** Raise livestock on DHHL lands to feed local beef to the local community.
- **Livestock & Land Management.** Manage a productive pasture and promote environmentally responsible land use practices.
- **Training.** Provide training programs on raising livestock and how to dress and butcher animals.

Implementation Action Steps

The action steps to accomplish the above objectives include:

- 1) **Participation.** Develop a community base to participate in the community pasture program.
 - a. **Champions.** Identify an individual or group to catalyze the effort of establishing the community pasture program who would likely be able to divert enough time and entrepreneurial attention to make the project happen. It may be unrealistic to rely solely on working cattlemen, who are busy trying to make their own operations successful.
 - b. **Patrons.** Identify other homestead associations in East Hawai‘i that would like to participate in the community pasture program to maximize the number of patrons. *Kaūmana and Pi‘ihonua lessees should get priority preference in the community pasture*

program if there is a shortage of space, but the program will try to accommodate all who are interested. DHHL will provide assistance in involving waitlist applicants to include in the discussion when forming an organization to manage the community pasture.

- c. **Partners.** Identify partners that are involved in the cattle industry who have the capacity to share knowledge and experience in the production and processing of livestock for consumption like the Molokai Community Pasture Association (comprised of Molokai homestead lessees), and other Hawai'i Island cattle and ranching organizations .
- 2) **Program Plan.** With the established community base, hold planning meetings to discuss various aspects of the community pasture program such as funding, management, membership structure, access, and infrastructure improvements. Document and formalize plan for DHHL review and input. The plan should, at a minimum, provide details on the following:
- a. **Program Structure.** Determine the type of structure the program will operate under: 1) 501(c)(3) nonprofit corporation; or 2) agricultural cooperative organized under HRS chapter 421.
 - b. **Membership Fees.** Consider community buy-in options where participants pay a fee in return for local meat at a reduced cost.
 - c. **Livestock Source.** Identify sources and type of livestock for the community pasture.
 - d. **Management.** Identify a community pasture manager(s) and develop a job description(s) of what the position(s) entails.
 - e. **Processing.** Kaūmana-Pi'ihonua associations would also like to reach out to other partners on the Island of Hawai'i who can aide them in the harvesting of their livestock with the necessary sanitary and animal slaughtering process that is approved by the USDA. Possible membership with the Hawaii Island Meat Cooperative was discussed during regional plan meetings, but the Kaūmana and Pi'ihonua associations would like to explore partnerships with other on island meat processing entities as well.
- 3) **Temporary Right-of-Entry.** Kaūmana and Pi'ihonua community associations request a temporary Right-of-Entry (ROE) from DHHL in order to conduct site planning and due diligence studies in Lower Pi'ihonua for a community pasture. The temporary ROE will need to be approved by the HHC, at which time, the Program Plan that was developed by the community in Step-2 should be presented to the HHC for review and comments.

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- 4) **Site Assessment and Plan.** Initiate the process to identify and prepare the best suited land for pasture at Lower Pi‘ihonua. The site assessment and plan must also identify the types and location of improvements that will be made to the land such as fencing, irrigation lines, and roads. The site plan should depict graphically where improvements will be made. Note, the plan should identify required permits that are needed for proposed uses such as stream water diversion or waste disposal. Also, depending on the type and intensity of the proposed improvements on the site, an EA may be required. Using professional pasture managers, the site assessment and plan should also include a *grazing plan* to ensure that the pasture’s productivity and sustainability is maintained effectively. Natural Resources Conservation Services (NRCS), and the UH College of Tropical Agricultural Resources (CTAHR) may offer technical assistance with completing this implementation action step.
- 5) **Financial Plan.** Prepare a financial plan to determine the amount of capital needed to fund the program and potential funding sources to construct infrastructure improvements (i.e. roads and fencing), acquire livestock, cover the costs of pasture management, and processing.
- 6) **Long-Term Disposition.** Kaūmana and Pi‘ihonua community associations request a long-term disposition from DHHL. DHHL staff will work with the associations to identify terms and conditions that are mutually agreeable to each party. HHC approval of the long-term disposition is required. After a long-term disposition is approved by the HHC, Kaūmana and Pi‘ihonua community associations can proceed with making the necessary improvements to the land and utilizing the area as a community pasture.
- 7) **Annual Review.** The managing entity 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 the managing entity so the HHC and DHHL is fully apprised of its efforts and in order to encourage Departmental assistance as needed.

6.3 Community Tool Shed and Work Days

The vision behind the Community Tool Shed project is twofold. One aim is to create a community tool shed where participants can access the appropriate equipment to aid in the maintenance of homestead lots and common areas. The second is to provide a much needed resource where participants can engage in community landscape and restoration work in a meaningful way. Through the work of the Community Tool Shed Project itself, volunteers partake in beautifying the landscape, learning about the land, helping neighbors in need, and establishing a sense of community pride.

This project is important to the community because it gives residents access to tools they otherwise would have gone without. The cost of tools could be spread between everyone involved in the program through a membership fee. Using these tools, residents can do minor home repairs and projects, improving the overall attractiveness of the community.

Objectives

Objectives for this project include:

- **Shared Resources.** Provide a collection of tools that can be used by the community for home, yard, and community-wide projects.
- **Beautification.** Maintain the beauty of the community landscape and built environment.
- **Collaboration.** Inspire participation in community projects to strengthen and celebrate collaboration among community members and build a sense of pride and accomplishment.

Implementation Action Steps

The action steps to accomplish the above objectives include:

- 1) **Survey.** Conduct a community survey to help define the scope of the project. The survey is a way to identify who will be able to use the tool shed (i.e. Kaūmana-Pi'ihonua homesteaders only, the larger surrounding neighborhoods), the types of tools and supplies people need and what they might want to share or donate for community use (i.e. gardening and lawn tools, home repair tools, ladders, buckets). The survey should also be used to gauge how many people would be interested in using the community tool shed and who would be interested in volunteering their time. Solicit input on community work day projects that can benefit from the community tool shed.
- 2) **Research & Resources.** Conduct research on other successful models of community tool sheds that can be applied to this project. Here are links to resources:
 - **Honolulu Tool Library:** <http://hnltoollibrary.org/>
 - **Phoenix Tool Shed:** phxtoolshed.org
 - **Mount Rainier Community Toolshed:** www.communitytoolshed.org
 - **Cache Valley Community Tool Shed:**
<http://testweb.loganutah.org/CD/CDBG/OneHome/DOC/CommunityToolShedBrochure.pdf>
 - **Pinewood Greens Community Tool Shed:** www.pinewoodgreens.com/toolshed.html
 - **NE Seattle Tool Library:** Neseattletoollibrary.org
 - **Tacoma Tool Library:** tacomatoollibrary.com

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- 3) **Startup Plan.** Based on preliminary research and survey results, develop a startup plan to launch the project.
 - a. **Champions.** Identify the core group of people who will launch this project and see it to fruition. This group may become the managing entity, but to ensure longevity encourage others to get involved throughout the process.
 - b. **Protocols and Procedures.** Identify protocols and procedures regarding usage and management of the tool shed.
 - i. **Membership.** Determine who is eligible and develop a membership application for qualified participants.
 - ii. **Fees.** Calculate an appropriate fee to help fund the ongoing operation of the project.
 - iii. **Maintenance.** Determine how tools and equipment will be maintained. Look into partnering with a local tool shop.
 - iv. **Lending Policy.** Develop a lending policy for proper usage of equipment.
 - v. **Liability Waiver.** Establish a liability waiver to hold harmless the volunteers and employees of the community toolshed project and DHHL. Consult with a legal team to develop waiver or release form.
 - c. **Location.** Identify a facility to house the community tool shed project and obtain necessary permissions to locate toolshed at the site. In the future, the tool shed can be housed at the proposed Kaūmana-Pi‘ihonua Community Center.
 - d. **Roles and Responsibilities.** Create a set of roles and responsibilities needed to manage this project successfully. Consider the following roles and determine if an individual can participate in multiple roles or if a role is too large to be coupled with another.
 - i. **Coordination.** Scheduling the lending of tools and equipment.
 - ii. **Equipment.** Maintaining an inventory list of all equipment. Seeking equipment donations.
 - iii. **Operations.** Manning the toolshed during operating hours. Inspecting tools upon return.
 - iv. **Storage.** Maintaining proper storage of equipment. Keeping the tool shed and inventory secure.
 - v. **Maintenance.** Maintenance and repair of equipment.

- vi. **Membership.** Collection of membership applications. Keeping record of members.
 - vii. **Funding.** Collection of fees for member participation. Seeking monetary donations.
- 4) **Financial Plan.** Prepare a financial plan to determine the amount of capital needed to fund the program and potential funding sources.
 - 5) **Community Work Days.** Based on survey results and community input, develop a list of community projects. Organize community work days and solicit participation from the community. Identify the tools and equipment needed for the project and check to see if available in community tool shed. One of the first community work days can be focused on setting up the community tool shed at its desired location and incorporate a training day for using various types of equipment.
 - 6) **Annual Review.** The managing entity 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 the managing entity so the HHC and DHHL is fully apprised of its efforts and in order to encourage Departmental assistance as needed.

6.4 Pest-Control Mitigation and Removal (Kaūmana Only)

Pi'ihonua homesteaders have organized an ongoing pest-control project to minimize the fire ant population in their area. Kaūmana residents have expressed a desire to implement a similar pest-control project in their area that will likely extend to surrounding non-DHHL lands to effectively manage pests such as fire ants, coqui frogs, and termites.

Objectives

Objectives for this project include:

- **Optimization.** Optimize pest-control management efforts among residents to efficiently suppress imminent and incipient pest populations.
- **Suppression.** Suppress priority pest populations in targeted areas to prevent further establishment and spread.
- **Environmental Responsibility.** Use responsible and best management practices to preserve the integrity of the natural environment while implementing pest control measures.

Implementation Action Steps

The action steps to accomplish the above objectives include:

- 1) **Identification.** Identify priority pest populations to manage and control collectively. Some species of concern include fire ants, coqui frogs, and termites.
- 2) **Research & Resources.** Conduct research on effective pest-control measures for the targeted species. Here are links to resources:
 - **U.S. Environmental Protection Agency:**
<https://www.epa.gov/managing-pests-schools/introduction-integrated-pest-management>
 - **Hawaii State Department of Agriculture:** <http://hdoa.hawaii.gov/pi/pest/>
 - **Hawaii State Department of Land and Natural Resources:**
<http://dlnr.hawaii.gov/hisc/info/invasive-species-profiles/>
 - **University of Hawaii College of Tropical Agriculture and Human Resources (CTAHR):**
<http://www.ctahr.hawaii.edu/Site/ExtINV.aspx>
- 3) **Participants.** Identify homeowners who would like to include their lots in the overall pest-control management program. Garner support and participation by sharing information through various communication channels. Seek out 100% participation for the Kaūmana community including non-DHHL homestead neighbors.
- 4) **Program.** Develop an integrated pest-control management program based on research and community knowledge and experience. Consult with Pi‘ihonua residents for effective measures.
- 5) **Funding.** Seek funding from DHHL and/or other available grants sources for purchase of pest-control supplies. DHHL does not currently have a specific grant program for pest control management. However, the Fiscal Year 2017 \$5,000 DHHL Homestead Association Capacity Building Grant or a portion of the Kaūmana Community Association’s annual Waiākea Shopping Center Memorandum of Agreement funds could be utilized for this project. Another potential funding source is a Grant-in-Aid from the State Legislature.