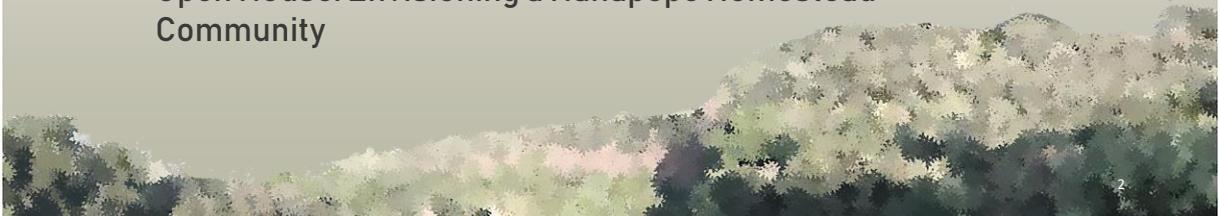




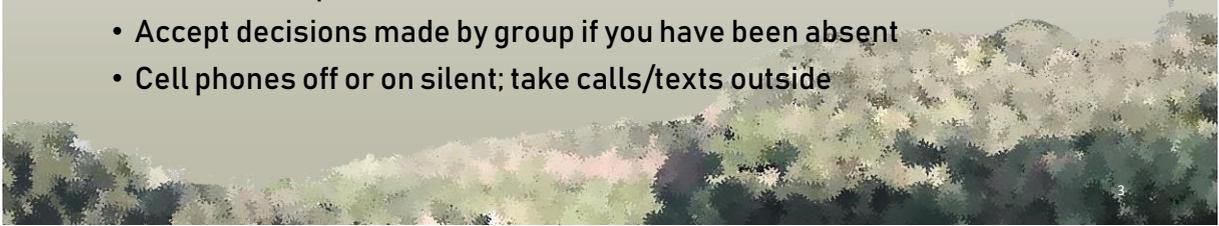
TODAYS AGENDA

- Discussion Kuleana
- Introductions
- Presentation
 - Project Background & Overview
 - Stakeholder Engagement
 - What's Been Done to Date
 - Land Use Plan Alternatives
 - Location for Next Phase of Residential Homesteads
- Open House: Envisioning a Hanapēpē Homestead Community



Discussion Kuleana

- Be Open: open your mind, ears and heart
- Be Comfortable: move around and use facilities
- Be Respectful: courteously listen and share differing opinions
 - Disagreement is okay as long as we are respectful to each other
- Be Creative: work towards future solutions/aspirations
- Everyone gets a turn first, then repeats
- Ask a LOT of questions
- Accept decisions made by group if you have been absent
- Cell phones off or on silent; take calls/texts outside



1 PROJECT BACKGROUND & OVERVIEW



PURPOSE OF THE PROJECT

To provide residential and agriculture homesteading opportunities to DHHL's waitlist beneficiaries.

This is in support of DHHL's mission to manage the Hawaiian Home Lands trust effectively and to develop and deliver lands to native Hawaiians.



PROJECT GOAL



To conduct planning and permitting for additional homestead opportunities on approximately 365 acres of lands owned by the Department of Hawaiian Home Lands (DHHL) in Hanapēpē, Kaua'i.

OBJECTIVES

- Focus on providing homestead lease awards to wait list beneficiaries in a timely manner.
- Involve beneficiaries & other stakeholders in identifying land uses and design elements for a homestead community that meets beneficiary needs and reflects the unique character of Hanapēpē.
- Align as much as possible with existing County & community vision, plans, and policies for the West Side and Hanapēpē.



WHY HANAPĒPĒ? WHY NOW?

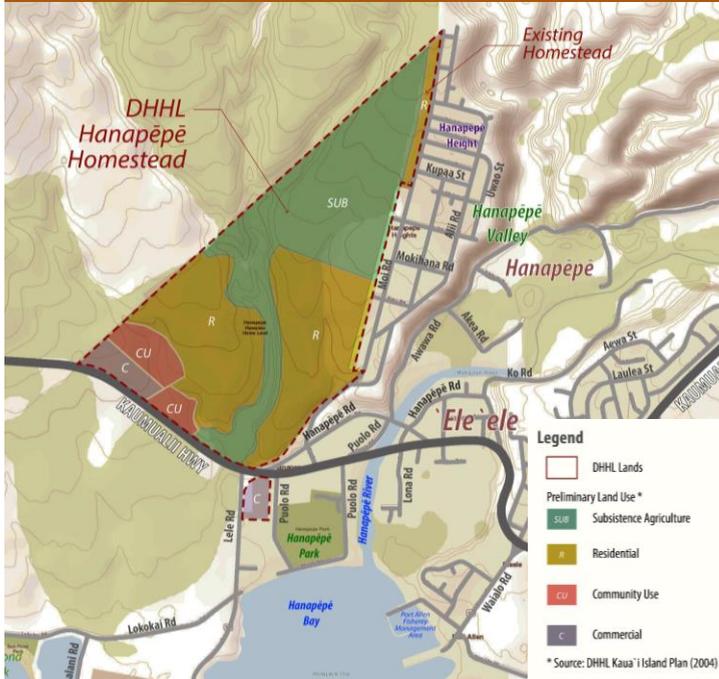


The Hanapēpē homestead community was identified in DHHL's Kaua'i Island Plan (2004) as one of three priority areas for new residential homestead development, based on waitlist preference and estimated development cost.

The mauka lands include some of the most fertile agricultural lands within DHHL's holdings, and its location near Hanapēpē town and within commuting distance of regional job centers make it an attractive location for homestead development.

Kaua'i Senator Ron Kouchi and the 2018 legislature allocated \$1M to DHHL specifically for planning & engineering design work for the new homesteads in Hanapēpē.

KAUA'I ISLAND PLAN



The 2004 DHHL Kaua'i Island Plan identifies a preliminary land use plan and infrastructure needs for the site.

This project will verify and update the land use plan and infrastructure needs, confirm waitlist beneficiary preferences, and designate the location for the next phase of residential homestead development (Phase 2).

It will also identify desired elements and uses for Community Use and Commercial areas, and desired density of future subsistence agriculture homestead lots.

PROJECT TASKS

Where is suitable to develop?
What sensitive resources need to be preserved?

What are the critical infrastructure needs, on and off site?

What are the possible impacts? How can we minimize them?

Land Suitability Analysis

- Topography
- Flora/Fauna
- Archaeology
- Cultural Resources
- Phase 1

Infrastructure Assessment

- Water
- Sewer
- Electricity
- Roads
- Pedestrian/Bike/Bus Access

Environmental Assessment

- Pre-consultation
- Draft EA
- Comment Period
- Final EA

Design (Phase 2)

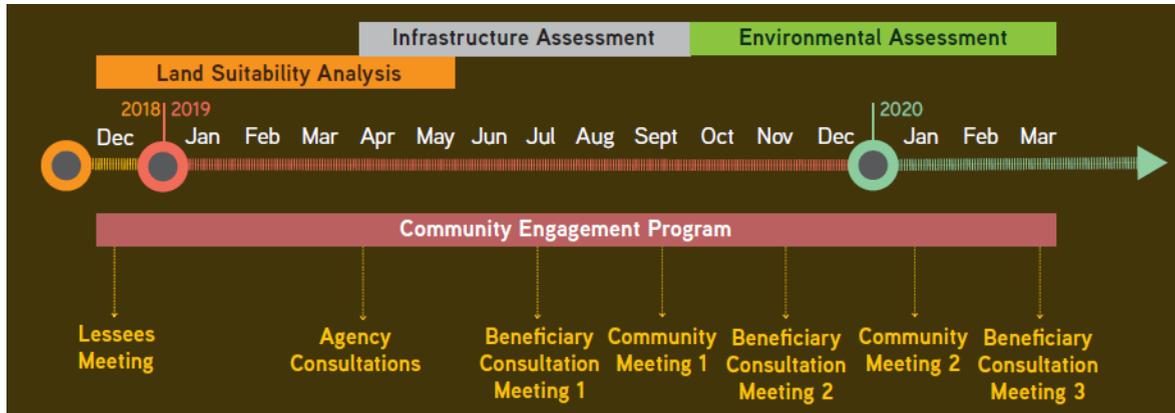
- Topo survey
- On & off-site infrastructure
- Subdivision
- Design
- Construction Plans

Beneficiary Consultation & Stakeholder Engagement

What is the history of the site?
What issues and opportunities exist?
What are the needs and desires of beneficiaries?
How does the site and homestead community relate to Hanapepe, the West Side, and Kaua'i?

- Agency Consultations
- Kauai waitlist Beneficiary Survey
- Hanapepe Lessees Meeting (tonight)
- Beneficiary Consultation Meetings
- Meetings with larger Hanapepe community

PROJECT SCHEDULE



- Design and engineering for the next phase of homes is expected to begin in 2020 after the Environmental Assessment is completed.
- Construction and awards of homesteads for the next phase is anticipated within the next 5 to 8 years. However, the timeframe for the start of construction for the next phase is dependent upon DHHL receiving sufficient funding.
- Full buildout of the site could occur over the next 20 years. Again, the timeframe for development of DHHL's Hanapepe lands is dependent upon DHHL receiving sufficient funding.

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2 STAKEHOLDER ENGAGEMENT



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PRINCIPLES OF STAKEHOLDER ENGAGEMENT



- Honor CULTURE
- Respect PLACE
- Build TRUST
- Be INCLUSIVE
- Maintain BALANCE
- Be RESPONSIVE
- Stay FLEXIBLE

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STAKEHOLDERS

COMMUNITY ORGANIZATIONS & ASSOCIATIONS

HO'OLA LAHUI HAWAI'I
 KAUA'I CHAMBER OF COMMERCE
 KAUA'I HABITAT FOR HUMANITY
 KAUA'I MEDICAL CLINIC
 HANAPĒPĒ SALT PONDS BOARD
 KAUA'I WESTSIDE WATERSHED COUNCIL
 UH SEA GRANT EXTENSION PROGRAM
 HAWAII COMMUNITY FOUNDATION
 HANAPĒPĒ-'ELE'ELE COMMUNITY ASSOCIATION
 NATIONAL TROPICAL BOTANICAL GARDEN
 LAND USE RESEARCH FOUNDATION
 WEST KAUA'I BUSINESS & PROFESSIONAL ASSOC
 HAWAII VISITORS AND CONVENTION BUREAU
 PI'ILANI MAI KE KAI COMMUNITY ASSOCIATION

DHHL ASSOCIATIONS & BENEFICIARIES

WAITLIST BENEFICIARIES
 WEST KAUA'I HAWAIIAN HOMESTEAD ASSN
 KAMALOMALO'O HAWAIIAN HOME LANDS ASSN
 ANAHOLA HAWAIIAN HOMES ASSOCIATION
 KEKAHA HAWAIIAN HOMESTEAD ASSOCIATION

GOVERNMENT AGENCIES

FEDERAL
 PACIFIC MISSILE RANGE FACILITY (PMRF)
 STATE
 DEPARTMENT OF AGRICULTURE
 DEPARTMENT OF EDUCATION
 DEPARTMENT OF TRANSPORTATION
 DEPT. OF LAND AND NATURAL RESOURCES
 COMMISSION ON WATER RESOURCE MANAGEMENT
 KAUA'I COUNTY
 ECONOMIC DEVELOPMENT
 HOUSING
 PLANNING
 PUBLIC WORKS
 TRANSPORTATION AGENCY
 TRANSIT AGENCY
 DEPT OF WATER
 EMERGENCY MANAGEMENT AGENCY

ELECTED OFFICIALS

SENATOR
 RON KOUCHI
 REPRESENTATIVE
 DEE MORIKAWA
 MAYOR
 DEREK KAWAKAMI
 COUNTY COUNCIL
 MASON CHOCK
 ARRYL KANESHIRO
 LUKE EVSLIN
 ROSS KAGAWA
 KIPUKAI KUALII
 ARTHUR BRUN
 FELICIA COWDEN

OTHERS: Residents, landowners, cultural practitioners, community leaders, schools, businesses, utilities, etc.

SPREADING THE WORD

Reaching Beneficiaries

All of the below, PLUS...

- › DHHL Mailing List (lessees/wait list)
- › Beneficiary Organizations and Homestead Associations

Reaching the Public

- › DHHL Website
- › Social Media (DHHL, West Side organizations)
- › E-mail List
- › Presence at Community Events
- › Media Releases
- › Public Notices for EA

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WAYS TO STAY INVOLVED

- Attend Beneficiary Consultation Meetings (3)
- Attend Community-wide Meetings (2)
- Check the website for updates and information:
<https://dhhl.hawaii.gov/hanapepe-homestead-project/>
- E-mail us with questions/comments (contact information on fact sheet)

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3 WHATS BEEN DONE SO FAR



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ACTIVITIES COMPLETED & UNDERWAY

Site Research & Studies COMPLETED:

- Team Site Visit (12/14)
- Environmental Studies
- Topographic Survey
- Site History Research
- Land Suitability Analysis

ONGOING:

- Infrastructure Assessment

Stakeholder Engagement ONGOING:

- Beneficiary Survey
- Agency Consultations
- Beneficiary Consultation Meeting 1 (Today)
- Cultural Resource Interviews

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AGENCY CONSULTATIONS

Who did we consult with?

- County of Kaua'i (COK) Planning Department (West Kaua'i CP)
- COK Department of Public Works
- DPW Wastewater Management
- COK Department of Water
- State Department of Transportation
- Gay & Robinson



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TECHNICAL STUDIES

Environmental Site Studies

- Topography and aerial survey
- Slope Analysis
- Archaeological Assessment
- Flora & Fauna Survey
- Phase 1 Environmental Site Assessment
- Cultural Impact Assessment

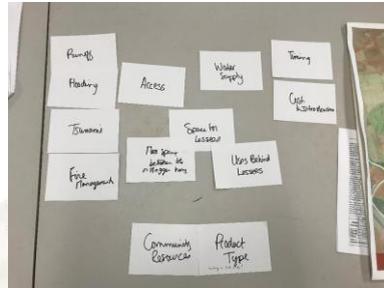


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LESSEES MEETING

Top Issues Raised by Lessees:

- Vehicular Access
- Fire Management
- Natural Disasters & Hazards
- Product Types
- Homestead Lot Size
- Timing of Project
- Uses behind Existing Lessee Lots
- Water Supply



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BENEFICIARY SURVEY

In May 2019, a questionnaire was sent to Homestead applicants on Kaua'i. The purpose of the survey was to help the project team better understand the current needs and desires of Homestead applicants, including:

- Interest in living in Hanapēpē
- Ideal property type and lot size
- Experience and interest in farming
- Desired infrastructure and services

Who Responded:

- 309 responses as of July 19
- Average Household Size: 4 people
- Each household averages one person under 18, one person over 65
- Olelo Nī'ihau spoken at home: 10%
- Access to internet: 95%

Visit the open house boards to see more results!

of Applicants on the Kaua'i Waiting Lists



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4 LAND USE PLAN ALTERNATIVES



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DHHL LAND USE DESIGNATIONS



- Residential Areas:**
- Residential subdivisions are built to County standards in areas close to existing infrastructure
 - Lot sizes are less than 1 acre
 - Typically planned in conjunction with community use areas, to create healthy, self-sustaining communities



- Subsistence Agriculture Areas:**
- Small lot agriculture (lot sizes are less than 5 acres)
 - Lifestyle areas intended to allow for home consumption or small-scale commercial production of agricultural products
 - Occupancy optional



- Community Use Areas:**
- Common areas for community uses
 - Could include space for parks & recreation, cultural activities, community business economic development, and others



- Commercial Areas:**
- Commercial activities could include retail, office space, public services, and health care services

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ALTERNATIVE 1 – EXISTING LAND USE PLAN

- Maintains the existing DHHL Land Use Plan as currently presented in the Kaua'i Island Plan, and refines it to reflect developable and undevelopable areas.
- Total developable area is reduced by 84 acres due to slope and gulches

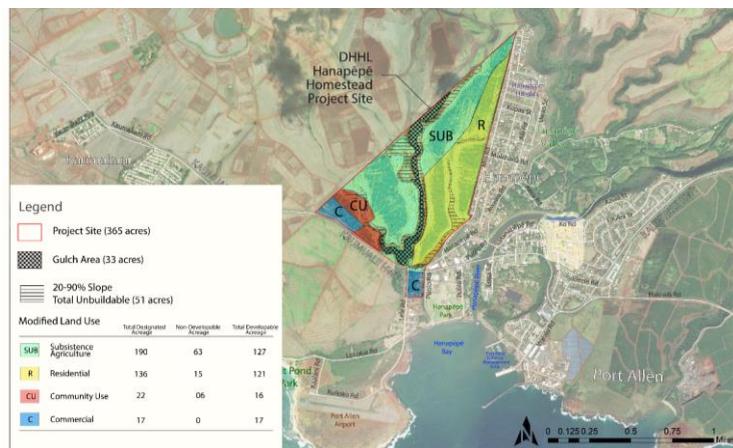
PROS	CONS
<ul style="list-style-type: none"> ▶ Feasible from a land suitability standpoint. ▶ The terrain and the soils on the Mauka site are well suited for dwellings. ▶ Commercial and Community Use areas along the highway to serve the West Side Beneficiary community. 	<ul style="list-style-type: none"> ▶ May require longer extensions of infrastructure. ▶ Spreads residential development across the gulch. ▶ Residences close to agricultural activities may experience impacts (noise, dust, etc.).



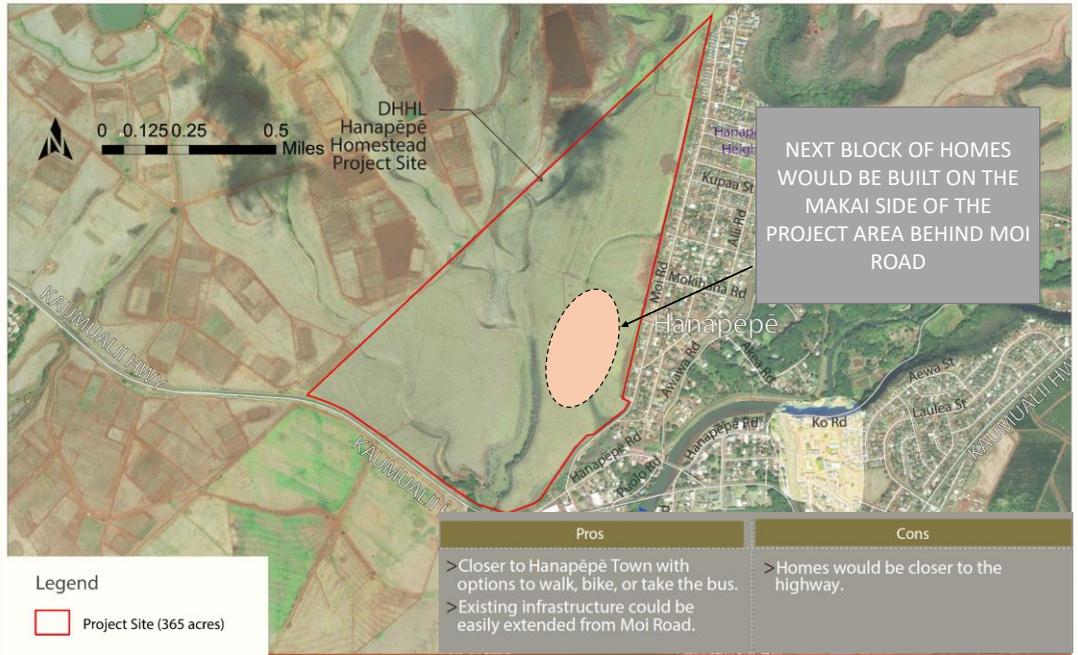
ALTERNATIVE 2 – MODIFIED LAND USE PLAN

- Concentrates Residential land use areas east of Kukamahu Gulch.
- Commercial and Community Use acreages remain the same. A new small area of commercial is proposed in the southeast corner of the Mauka site.

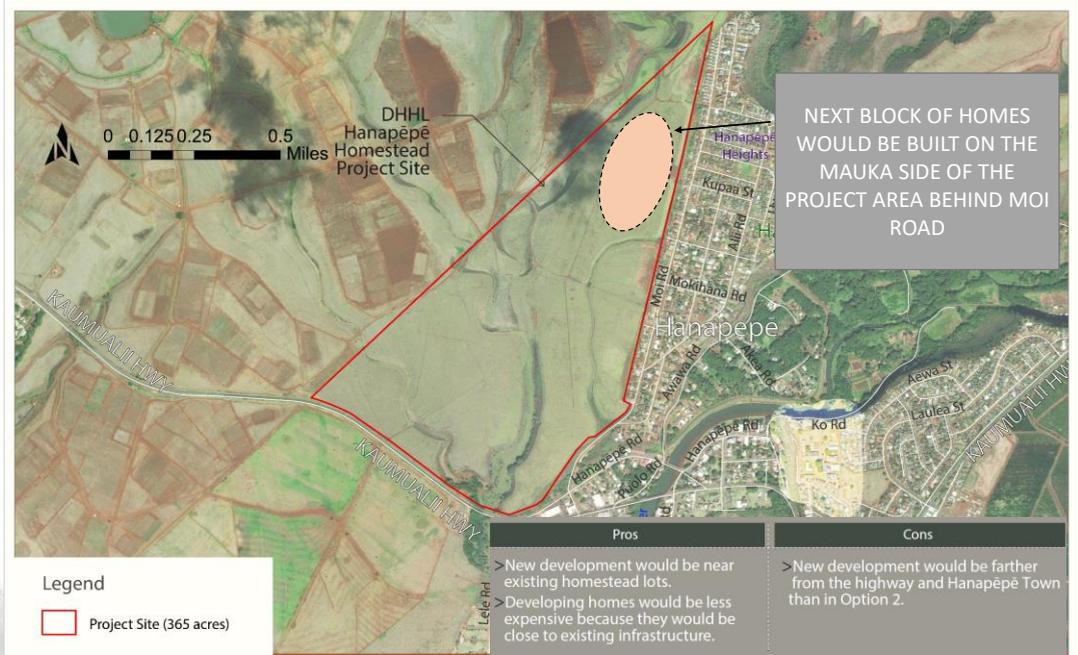
PROS	CONS
<ul style="list-style-type: none"> ▶ Keeps homes on Hanapēpē side of the gulch, closer to the town center. ▶ Helps to preserve viewplanes and green space to the southwest. ▶ Portions of the mauka site are located within walking distance of Hanapēpē. ▶ Preserves the Commercial and Community Use areas along the highway. ▶ Easier to extend existing infrastructure from Moi Road. 	<ul style="list-style-type: none"> ▶ Change from DHHL Kaua'i Island Plan ▶ Less acres in Residential, giving more to subsistence agriculture (can be adjusted)



LOCATION FOR NEXT RESIDENTIAL HOMESTEAD – OPTION 1



LOCATION FOR NEXT RESIDENTIAL HOMESTEAD – OPTION 2



OPEN HOUSE: ENVISIONING HANAPĒPĒ HOMESTEADS

We Need Your Mana'o!

Please visit the open house stations to learn more and share your input:

Informational Stations:

- **Project Overview:** Learn more about the project.
- **Beneficiary Survey:** See early results from the survey.
- **Cultural Impact Assessment:** Learn more and sign up if you have information to share about the project area!

Input Stations:

- **Land Uses:** What would you like to see in Residential, Subsistence Ag, Community Use, and Commercial Areas in Hanapēpē Homesteads?
- **Land Use Plan:** Which alternative land use plan is right for Hanapēpē?
- **Next Phase:** Where should the next phase of residential homes go?
- **Parking Lot:** Write any general comments down on the easel!

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NEXT STEPS

- Ongoing consultation with stakeholders for the EA and Cultural Impact Assessment
- Community Meeting in the Fall for the Environmental Assessment

Thank you for your time and mana'o.

MAHALO !