



HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION · DEPARTMENT OF HAWAIIAN HOME LANDS

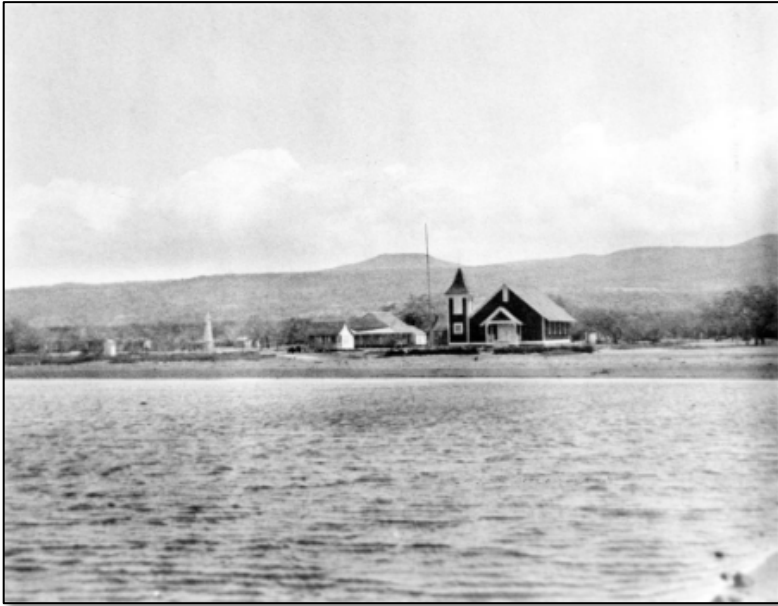
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Malama Cultural Park Final Special Area Plan

July 18, 2022



Malama Cultural Park



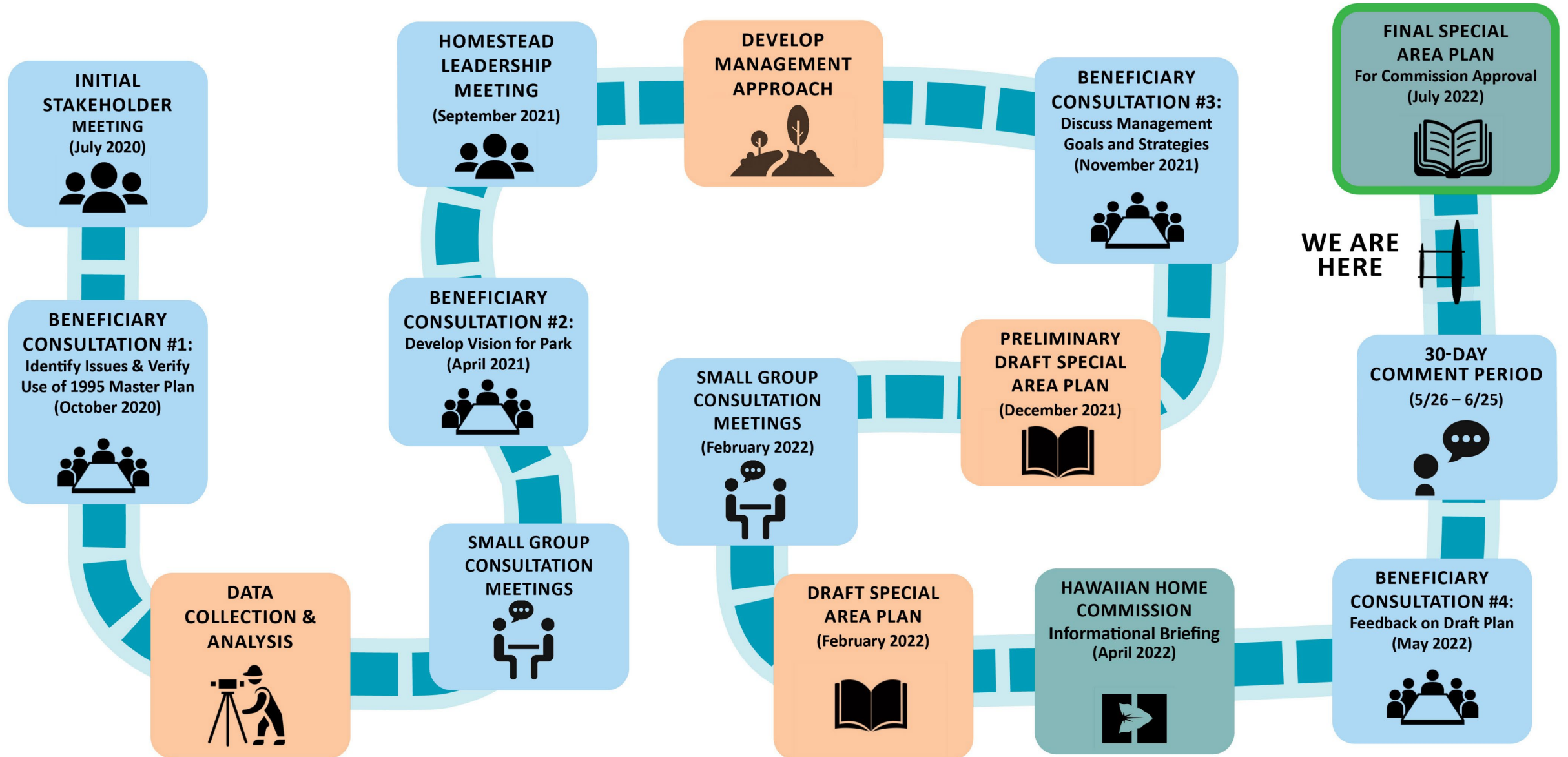


Special Area Plan

- ❖ **Special Area Plans focus on wahi pana that are important to DHHL and its beneficiaries because of the unique cultural and natural resources present within the area.**
- ❖ **At minimum, the Malama Cultural Park Special Area Plan will:**
 - Guide issuance of land dispositions for non-homesteading uses
 - Identify opportunities to leverage resources and long-term collaborators
 - Develop goals and strategies based upon beneficiary consultation
 - Align with DHHL Moloka‘i Island Plan and Regional Plan and other applicable plans (i.e., South Moloka‘i Erosion Management Study) & applicable Federal and State regulatory controls



Where Are We in The Special Area Plan Process?





Consultations

Consultation Meetings:

- Project Introduction Meeting with Homestead Associations and Park Stakeholders
(*July 29, 2020*)
- Beneficiary Consultation #1
(*October 12 & 13, 2020*)
- Beneficiary Consultation #2
(*April 29, 2021*)
- Homestead Leadership Meeting
(*September 2, 2021*)
- Beneficiary Consultation #3
(*November 2, 2021*)
- Small Group Meetings
(*November 2020 to March 2022*)
- Beneficiary Consultation #4
(*May 26, 2022*)

- ❖ Aha Kukui Canoe Club
- ❖ Ahonui Homestead Association
- ❖ Ahupua‘a O Moloka‘i
- ❖ Ho‘olehua Homestead Agriculture Association
- ❖ Kalama‘ula Homesteaders Association
- ❖ Kalama‘ula Mauka Homestead Association
- ❖ Kamiloloa-One Ali‘i Homestead Association
- ❖ Moloka‘i Canoe Club
- ❖ Moloka‘i Homestead Farmers Alliance
- ❖ Nā Pualei O Hina
- ❖ Nā‘iwa Homestead Association
- ❖ Office of Indigenous Innovation
- ❖ Wa‘akapaemua Canoe Club
- ❖ Sovereign Council of Hawaiian Homestead Associations Moloka‘i Moku-puni
- ❖ Zachary Helm, Hawaiian Homes Commissioner
- ❖ State Agencies: DLNR Division of State Parks; DOH Hazard Evaluation and Emergency Response DOH Wastewater Branch, DOT Harbors Division
- ❖ Maui County: Department of Parks and Recreation, Development Services Administration, Department of Water Supply
- ❖ Maui County Councilmember, Keani Rawlins-Fernandez
- ❖ Maui Visitors and Conventions Bureau
- ❖ ARCADIS
- ❖ Chevron



Beneficiary Consultation #4

- ❖ BC#4 was held in-person on May 26, 2022, at the Kūlana ‘Ōiwi Hālau from 6:00-8:00pm.
- ❖ 13 attendees participated in this meeting. Of these, 6 self identified as beneficiaries.
- ❖ The meeting focused on verifying the management goals and strategies for the park, the types of activities that beneficiaries would like to see within each of the park’s four (4) planning zones, and the overall management structure.
- ❖ Beneficiaries were provided opportunities to submit comments orally or with comment forms at the meeting, or by email or mail following the meeting.
- ❖ One comment letter was received during the 30-day Draft SAP comment period.





Beneficiary Consultation #4



❖ BC#4 Key Outcomes:

- No concerns with the overall management goals and strategies as shown in Draft SAP
- Verification of management structure as discussed in Draft SAP
 - Multiple entities with option to phase to the umbrella model over time
- Concern with organizational capacity to manage the park space. Entities may not have necessary expertise in park management and maintenance. Volunteer bases ebb and flow over time. An option to hire a 3rd party vendor for routine maintenance should be considered.
- Future meetings with beneficiaries should be held as part of the disposition process.



BC4 and Comment Period

Comment	DHHL Response
Don't over develop. Keep the park as open space.	The SAP calls for minimum development to maximize open space. Proposed development calls for the adaptive reuse of existing structures (historic weigh station for a new gathering pavilion) or the expansion of existing facilities (halau wa'a). New improvements could include walkways, a boardwalk over the wetland, irrigation, water service, and a new bathroom facility.
Need to secure the restrooms. Maintaining the restrooms is key.	The existing restroom facility is located on the County-owned portion of the park. The SAP encourages future park stewards to coordinate with the Department of Parks and Recreation to resolve issues related to the restrooms. In the absence of a solution, the SAP has allocated a space for a new restroom facility at the site of the existing jailhouse. This site is ideal because of its central location and proximity to the existing wastewater line. The SAP provides a range of restroom types that could be appropriate including a concrete pad for portable toilets, a composting toilet, or a permanent restroom facility. Future park stewards will be responsible for maintaining the restrooms as part of their land use agreement.
Need to get rid of rubbish first before bringing it back for community use.	The SAP calls for a waste management program that involves litter collection and maintaining waste receptacles. Future park managers will be responsible for implementing the waste management program for their respected disposition area.
The jailhouse needs to be removed.	The SAP calls for the demolition and removal of the jailhouse in accordance with HRS Chapter 6E-42.
Concern for consistency of volunteers. The park needs care and security every day.	The SAP acknowledges that volunteer bases often ebb and flow over time. Periods when membership is low could create an impediment for the implementation of the required management activities. To address this concern, future park managers may seek the support from a third-party vendor and other resources to assist with routine maintenance, security, and repairs, in accordance with the terms of their DHHL land disposition.



BC4 and Comment Period

Comment	DHHL Response
<p>DHHL has employees on island. Staff is needed on site to ensure consistency. At minimum, staff could be assigned to maintain the restroom.</p>	<p>The Department’s primary focus is on homesteading. The District Office does not have the capacity to provide routine park maintenance. The Department and beneficiaries would have to advocate at the Legislature for additional positions in the DHHL Moloka’i District Office if DHHL is to have a more hands-on role in maintenance of the park. In the absence of a community partner to manage certain areas in the Park, the District Office could continue to provide a minimum level of care , e.g. monthly weed whacking, mowing, trimming trees and/or hauling out green debris . Alternatively, a vendor could be hired for certain maintenance services should DHHL have sufficient funds to procure maintenance services for the park.</p>
<p>Managers need knowledge of landscaping. Need to plant the right things. Not Monkeypod.</p>	<p>The SAP calls for landscaping the park with plant species that are appropriate for the conditions found at the park. To reestablish a native coastal plant community, endemic and indigenous plant species, both common and rare, should be planted in place of removed alien vegetation. Plants chosen for restoration should be based on knowledge of those that are adapted to the coastal conditions of the Kaunakakai region and any available information on native flora that previously existed in the park. Park landscaping can also be used as an opportunity to reintroduce rare indigenous and culturally significant plants that may have become extirpated form the area. Non-invasive, naturalized species that are suited for harsh coastal conditions (i.e., exposure to wind, salt and heat) can also be incorporated, if appropriate. Planting of species known to be toxic to animals and/or people, or those with invasive qualities, should be avoided. <i>Table 5-2</i> in the SAP lists candidate species of indigenous plants for restoration at the park. These species are known to tolerate the local conditions and are compatible with a park environment.</p>
<p>The irrigation system needs repair. Negotiation is needed with the County to repair the irrigation.</p>	<p>The water meter for the existing irrigation system is located on the County-owned portion of the park. The SAP provides three alternatives for providing water access to the mauka portion of the park to allow for the operation of the irrigation system. The SAP also recommends that future park managers rehabilitate the existing irrigation system. This effort will involve removing the old water line and replacing it with new water lines, installing new sprinkler heads, and connecting the system to the new water meter. Before any ground disturbing work for water line or irrigation improvements may commence, park managers must first consult with DHHL and DOH to mitigate potential exposure to ground contaminates. An archaeological monitor should also be present during construction to identify and mitigate potential impacts to subsurface historic properties.</p>



BC4 and Comment Period

Comment	DHHL Response
<p>This area was recognized as a priority area in DHHL South Shore Erosion Management Plan (SSEMP). The SAP should incorporate the findings from the SSEMP to protect the park from sea level rise and erosion.</p>	<p>The SAP has incorporated recommendations from the SSEMP. Strategy 2D involves the recommendation to implement a berm enhancement along the shoreline. Berm enhancements raise the elevation of the berm and supports the beaches function as a natural dissipator of wave energy. Implementation of a berm enhancement also serves to reduce backshore flooding. In addition to providing flood protection, an increase berm elevation would help to maintain a larger dry beach area as water levels rise over time. Berm enhancement involves adding sand to nourish the beach and increase the berm elevation.</p>
<p>The canoe clubs have done a great job with planting 'aki'aki grass along the shoreline. The 'aki'aki has been successful for erosion control and should be planted more in this area.</p>	<p>The SAP will incorporate the recommendation to strategically plant 'aki'aki grass along the shoreline as a means of mitigating coastal erosion.</p>
<p>The canoe clubs should have a separate parking from other guest parking. Access from County side of the park should be ensured.</p>	<p>The existing parking lot servicing the Moloka'i Canoe Club will remain for canoe area use. Public parking will be provided at the mauka entrance along Hio Place. Future park managers are encouraged to coordinate with the Department of Parks and Recreation to obtain an access agreement for parking.</p>
<p>It would be very labor intensive to remove the pickleweed from the wetland. The pickleweed is doing its job by providing habitat and filtering water. It should be left alone.</p>	<p>The SAP recommends the restoration of the wetland environment through the removal of invasive species and outplanting of native wetland plants. Though the wetland area is not designated as Critical Habitat, its restoration could be beneficial for indigenous birds such as the kioea and the endangered ae'oa, whose recovery plan points to habitat loss and degradation as key factors in population decline. Pickleweed growth should be controlled to reduce the density of coverage and create desirable nesting areas. The restored wetland environment is also recommended for 'āina-based education purposes. The wetland could serve as a demonstration area for teaching about the value of wetlands and the role they play in the ahupua'a, and to serve as a template for restoration projects elsewhere.</p>



BC4 and Comment Period

Comment	DHHL Response
<p>The plan should consider restoration of platform.</p>	<p>The SAP calls for additional testing at the Malama Platform. Future park managers should consider retaining a qualified professional archaeologist to perform subsurface excavation of the platform site. Park managers are encouraged to consider coordinating with the archaeologist to develop an archaeological field school to engage with and involve interested beneficiaries and community members in the process of collecting and synthesizing archaeological data. Any activities near this Malama Platform Zone area should consider the cultural sensitivity of this area due to the probable location of the Mahinahina Heiau and the potential to encounter iwi kūpuna. A Preservation Plan developed in accordance with HAR Chapter 13-277 should be developed to identify threats to the platform, prescribe a vegetation and debris removal program, and develop short-term and long-term preservation measures. The SAP then recommends conducting complementary rehabilitation, restoration, and adaptive reuse of the platform for passive purposes. Future park managers are encouraged to work with cultural leaders to determine the nature of restoration and for what purpose. Signage and interpretive events are recommended to teach park visitors about the history and significance of the platform site.</p>
<p>Community events could be hosted to raise funds for maintenance. Money could be raised by selling crafts, t-shirts, and luau.</p>	<p>The Community Focused Zone allows for revenue generating activities such as farmers markets, craft fairs, swap meets, performances, and other related community economic develop activities. This zone is intended to provide a space for local farmers and artisans to promote and sell their goods, while also allowing an opportunity for park managers to generate revenue for routine park maintenance and improvements.</p>



BC4 and Comment Period

Comment	DHHL Response
<p>Lighting is beneficial for security. It is a deterrent for crime.</p>	<p>Proper park design and effective use of the built environment can lead to a reduction in the fear and incidence of crime, and an improvement in quality of life. Principles of Crime Prevention Through Environmental Design (CPTED) are integrated into the SAP to make the park feel safer and more welcoming. Some CPTED strategies for Malama Cultural Park include:</p> <ul style="list-style-type: none">• Emphasis on natural surveillance with a design that allows clear, unobstructed views• Installation of lighting for the illumination of human activity and security• Concentrated activity areas that encourage multiple park users to gather in designated areas for increased periods of time• Well-defined, well-lit, easily visualized park entry/exit points• Clear signage that promotes easy wayfinding• Regular trimming of trees and vegetation that may obscure park lighting• Providing water, shade, and seating to encourage the extended presence of normal park users• Engagement of park maintenance staff for early identification of potential issues <p>Regarding lighting, the SAP calls for new site lighting throughout the Community Focused Zone along trails and gathering areas. This could include options for solar powered lighting. It is also recommended that the new pavilion structure provide lighting for hosting nighttime events. Before lighting can be installed, improvements to the park's electrical utilities are required. Park managers are encouraged to coordinate with the County and Hawaiian Electric to make needed utility improvements.</p>
<p>There is a concern about commercial activity and commodification of the park by organizations. What type of activities will organizations do to raise money maintain areas? Future beneficiary meetings should occur as part of the disposition process.</p>	<p>Future community park managers will decide the types of suitable economic activities that will take place in the park. Entities interested in partnering with DHHL in the management of the park will be required to submit a Request Form for Non-Homesteading Land Use describing the types of uses and activities that are envisioned for a specified area within the park. Before the issuance of a land disposition, DHHL will conduct a consultation meeting to seek final beneficiary approval of the applying entity's requested activities.</p>



BC4 and Comment Period

Comment

DHHL Response

The plan should define DHHL’s role in the park.

Future park managers should seek funding and other resources as broadly as possible to support park improvements and sustain maintenance activities. It is also recommended that park entities track and apply for DHHL grant opportunities.

A new canoe and equipment pavilion does not make sense for the canoe clubs. A common area pavilion for multiple use with maybe a place for the koa canoe to be stored would make more sense. Let the canoe clubs remain where they are like the rest of the state.

The SAP designates the coastal edge of the park as the Canoe Club Zone. The plan allows for the formalization and expansion of the existing canoe facilities located within this zone. A new halau wa’a may be constructed at the location of the existing Wa’akapaemua Canoe Club’s facilities to securely store and protect club equipment.

Vegetative berm enhancement along the edge of the shoreline does not make sense. Something like planting ‘aki’aki grass to hold the sand makes more sense. The ‘aki’aki grass can handle the canoe traffic and still hold the sand. A berm would be in the way.

The SAP incorporates the recommendations from the South Shore Erosion Management Plan for the park area. In the long-term, a berm would help mitigate the impacts of storm surge and erosion. Strategic plantings of aki aki grass would also be beneficial. Park stewards will coordinate with DHHL to decide the appropriate mitigation treatment from the range of options available.

Establish an invasive species removal and control program. Restoration and recovery for coastal and wetland plant communities. We have been talking over and over about restoring the wetland and also landscaping the rest of the park area with native plantings that are appropriate for the area.

The SAP calls for landscaping and the restoration of native plant communities throughout the park to beautify the park, create opportunities for cultural gathering, create shade, provide natural stormwater controls, and reestablish native habitats.



BC4 and Comment Period

Comment

DHHL Response

Educate and engage the community...This is already going on and has been for years with school kids, visitors, special groups, etc. When they say "community", who are they talking about?

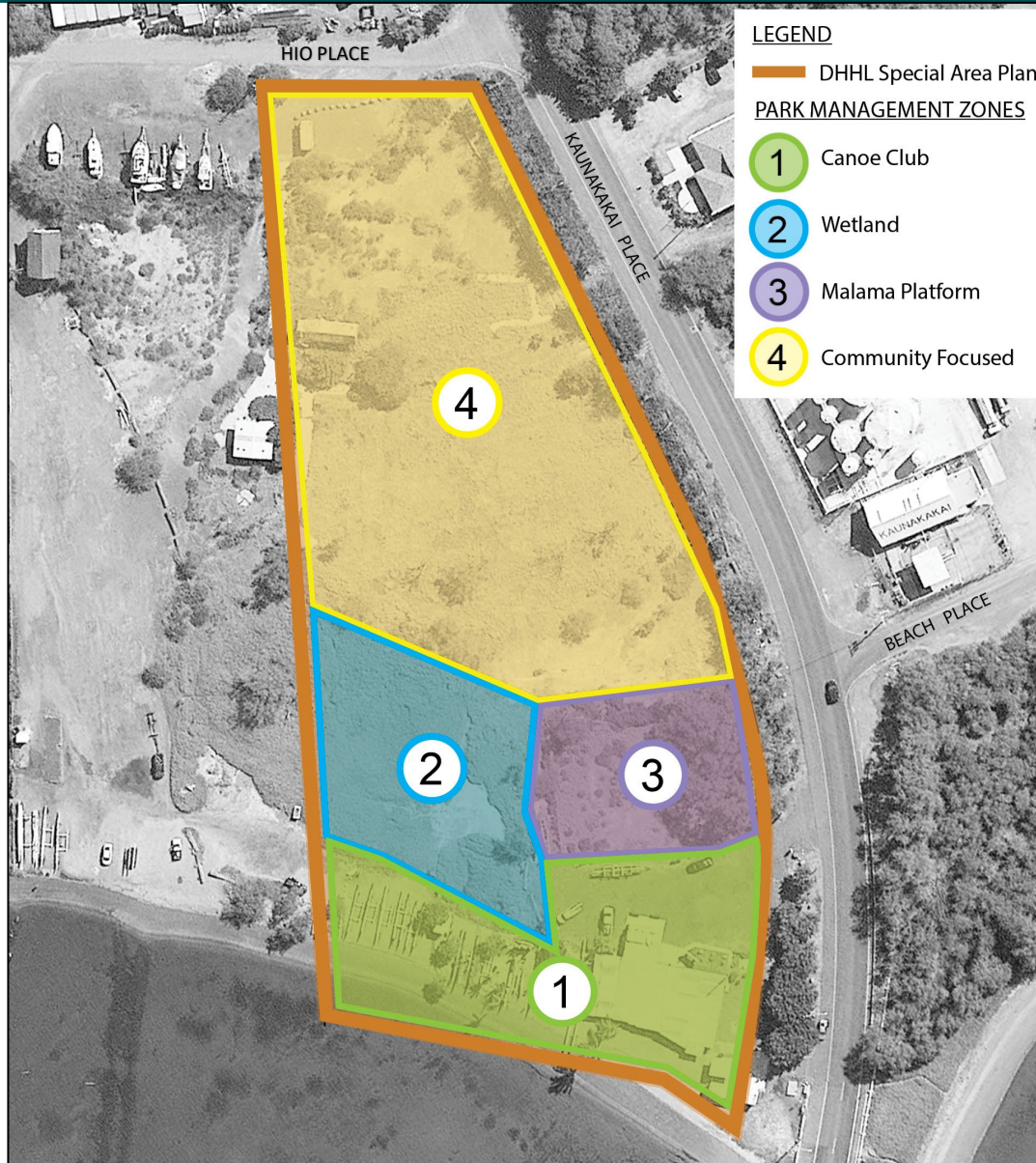
The park is envisioned as a place where beneficiaries, island residents, and visitors can congregate to learn about Moloka'i's unique history, culture, and environment. The Final SAP aims to build upon and enhance the existing educational activities performed in the park. Future park stewards will be obligated to provide educational opportunities through programming, interpretive events, and/or demonstration areas.

Mitigation for soil contamination. I wonder, what are the results of the recent soil study at Malama Park? Are the results available to the public?

DOH and Chevron are working on an agreed methodology in determining the extent of the contamination in the park. DOH assured us that it's safe to access the park right now and do passive activities that do not involve ground disturbing activities. Any ground disturbing activities may require communication and coordination with DHHL/DOH and possibly a construction environmental hazard management plan.

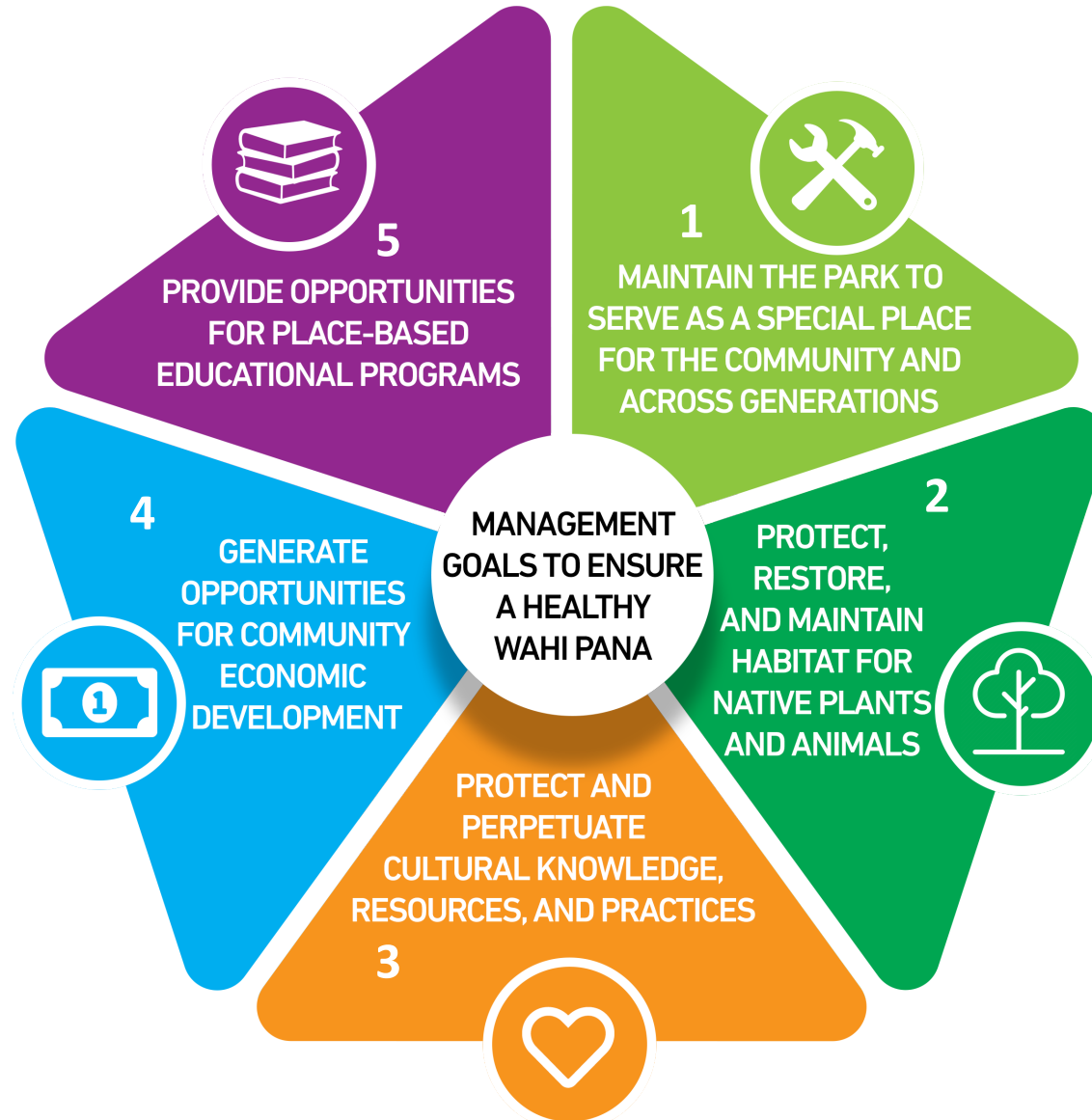


Malama Cultural Park Management Zones







Management Goals





Management Goals

	<p>Goal 1: Maintain the park to serve as a special place for the community and across generations</p>	<p>Strategy 1A: Manage vehicular access, activities, and uses</p> <p>Strategy 1B: Demolition of the jailhouse</p> <p>Strategy 1C: Consider providing bathrooms in the Community Development Zone</p> <p>Strategy 1D: Improve water delivery and access</p> <p>Strategy 1E: Develop kūpuna area and memorial garden</p>
	<p>Goal 2: Protect, restore, and maintain habitat for native plants and animals</p>	<p>Strategy 2A: Reduce trash and maintain waste receptacles</p> <p>Strategy 2B: Invasive species removal and control</p> <p>Strategy 2C: Restoration and recovery of coastal and wetland plant communities</p> <p>Strategy 2D: Enhance vegetated sand berm along the edge of the shoreline</p> <p>Strategy 2E: Mitigate exposure to soil contamination</p>



Management Goals

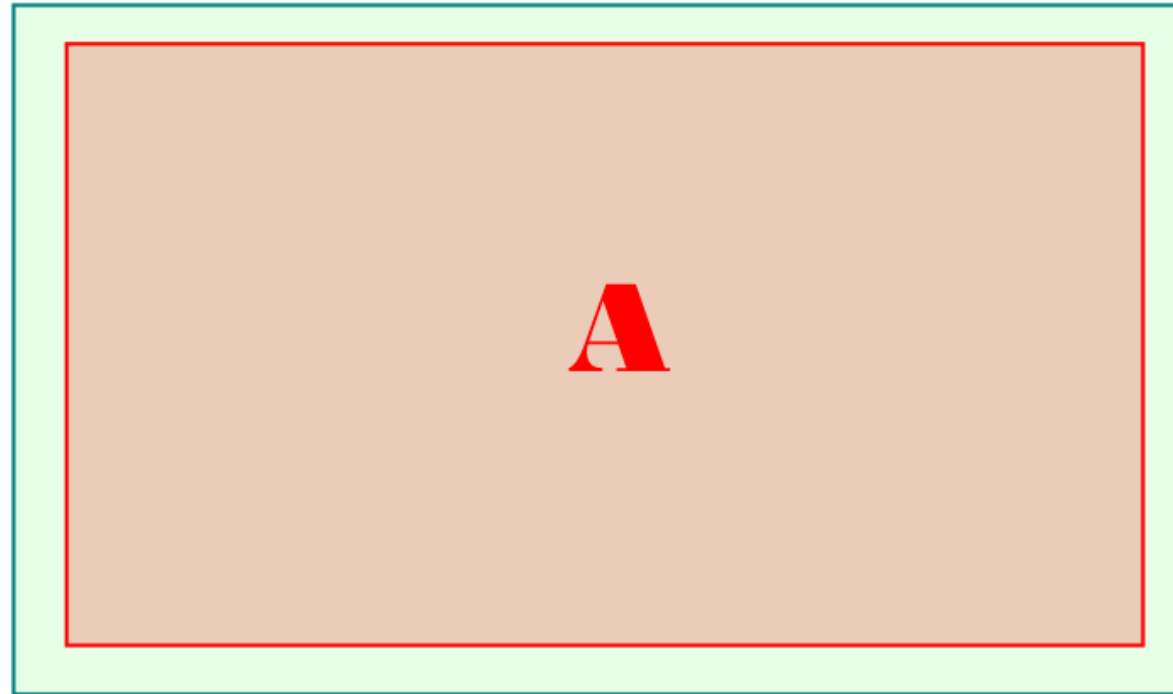
	<p>Goal 3: Protect and perpetuate cultural knowledge, resources, and practices</p>	<p>Strategy 3A: Develop an overall mitigation plan for cultural resources</p> <p>Strategy 3B: Ensure perpetuation of canoe culture</p> <p>Strategy 3C: Support development of a new hālau wa‘a for canoe club use</p>
	<p>Goal 4: Generate opportunities for community economic development</p>	<p>Strategy 4A: Establish a community farmers market area</p> <p>Strategy 4B: Develop a new covered pavilion or visitor center</p>
	<p>Goal 5: Provide opportunities for place-based educational programs</p>	<p>Strategy 5A: Educate and engage the public</p> <p>Strategy 5B: Establish a monitoring program</p>



Potential Management Options

SINGLE ENTITY

managing the entire park and its resources

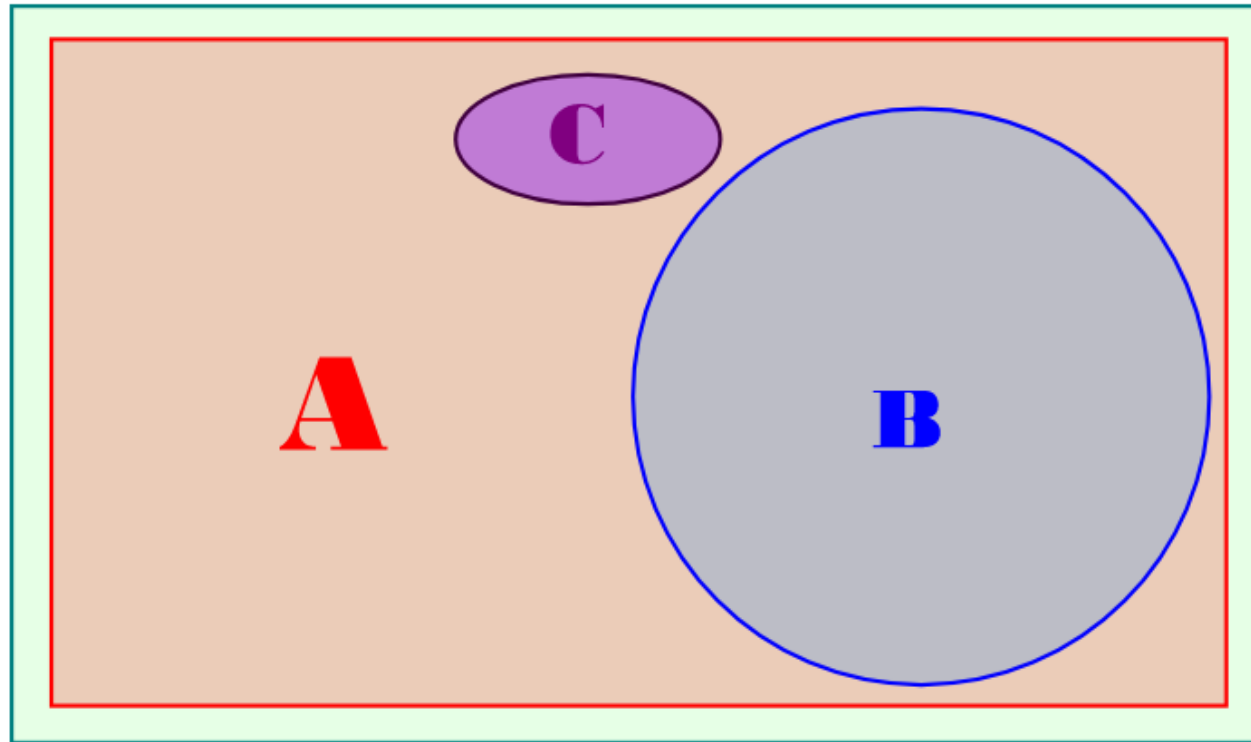




Potential Management Options

UMBRELLA ENTITY

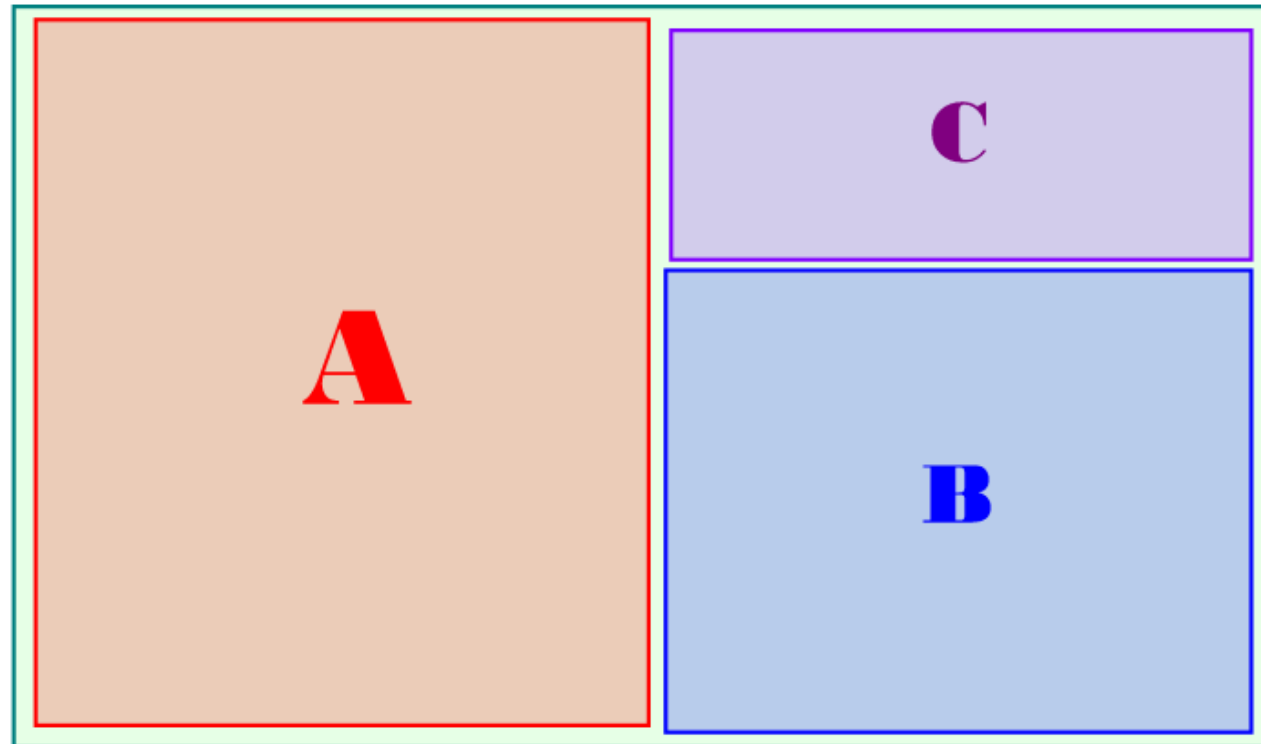
that coordinates the care and management of the park





Potential Management Option

MULTIPLE ENTITIES WITH DELINEATED AREAS
that have defined responsibilities and/or boundaries

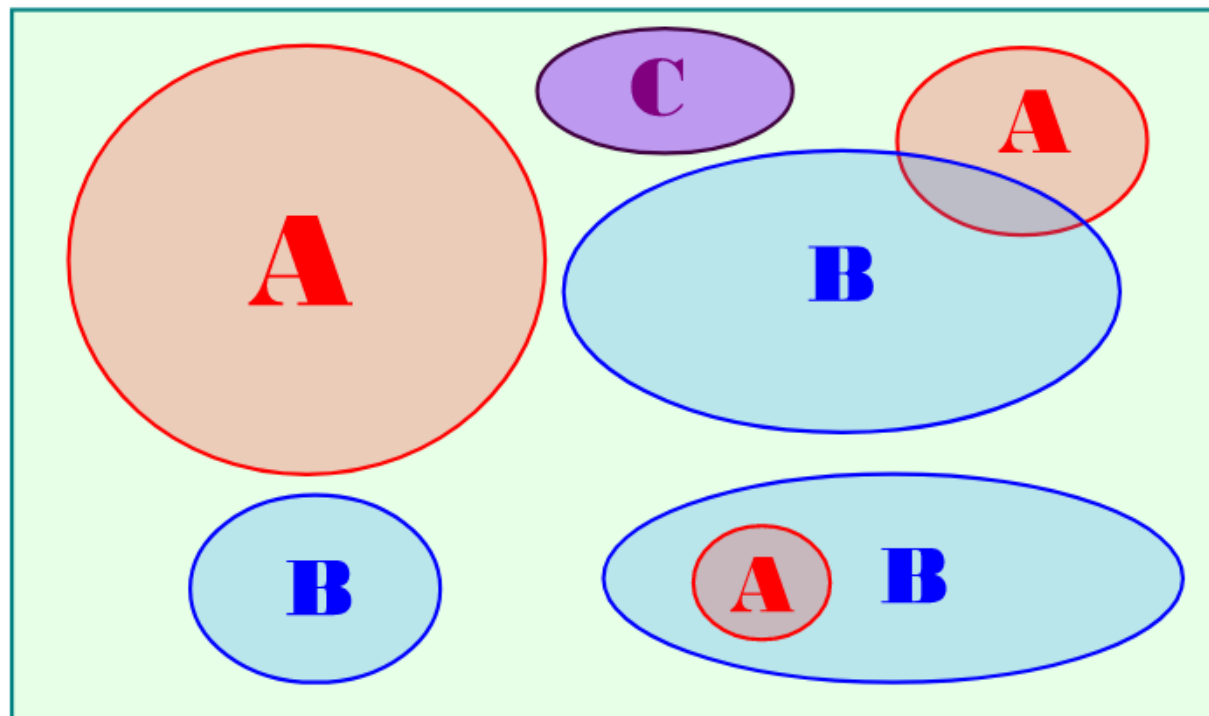




Potential Management Options

MULTIPLE ENTITIES OVER WHOLE PARK

each with a specialized expertise, managing dedicated resources throughout the entire park





Potential Management Options

Third-Party Vendors

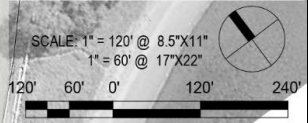
Future park managers may seek the support from a third-party vendor to assist with routine maintenance, security, and repairs. Types of activities that would be appropriate for a third-party vendor may include:

- Landscaping services such as lawnmowing, weed whacking, tree trimming, and monitoring and treating of pests
- Utility maintenance and repairs
- Bathroom or facility maintenance
- Parking lot repair and upkeep
- Trash collection
- Litter and debris removal
- Biohazard clean-up
- Park security services



LEGEND

 DHHL SPECIAL AREA PLAN (SAP)



All figures are approximate and should be used only for conceptual planning purposes



Recommendation



That the Hawaiian Homes Commission:

1. Approve the Malama Cultural Park Special Area Plan (2022); and
2. Authorize the dissemination of the Malama Cultural Park Special Area Plan (2022)

Mahalo!