



HAWAIIAN HOME LANDS  
HAWAIIAN HOMES COMMISSION • DEPARTMENT OF HAWAIIAN HOME LANDS

# **West Maui DHHL Community Meeting**

**September 19, 2022**



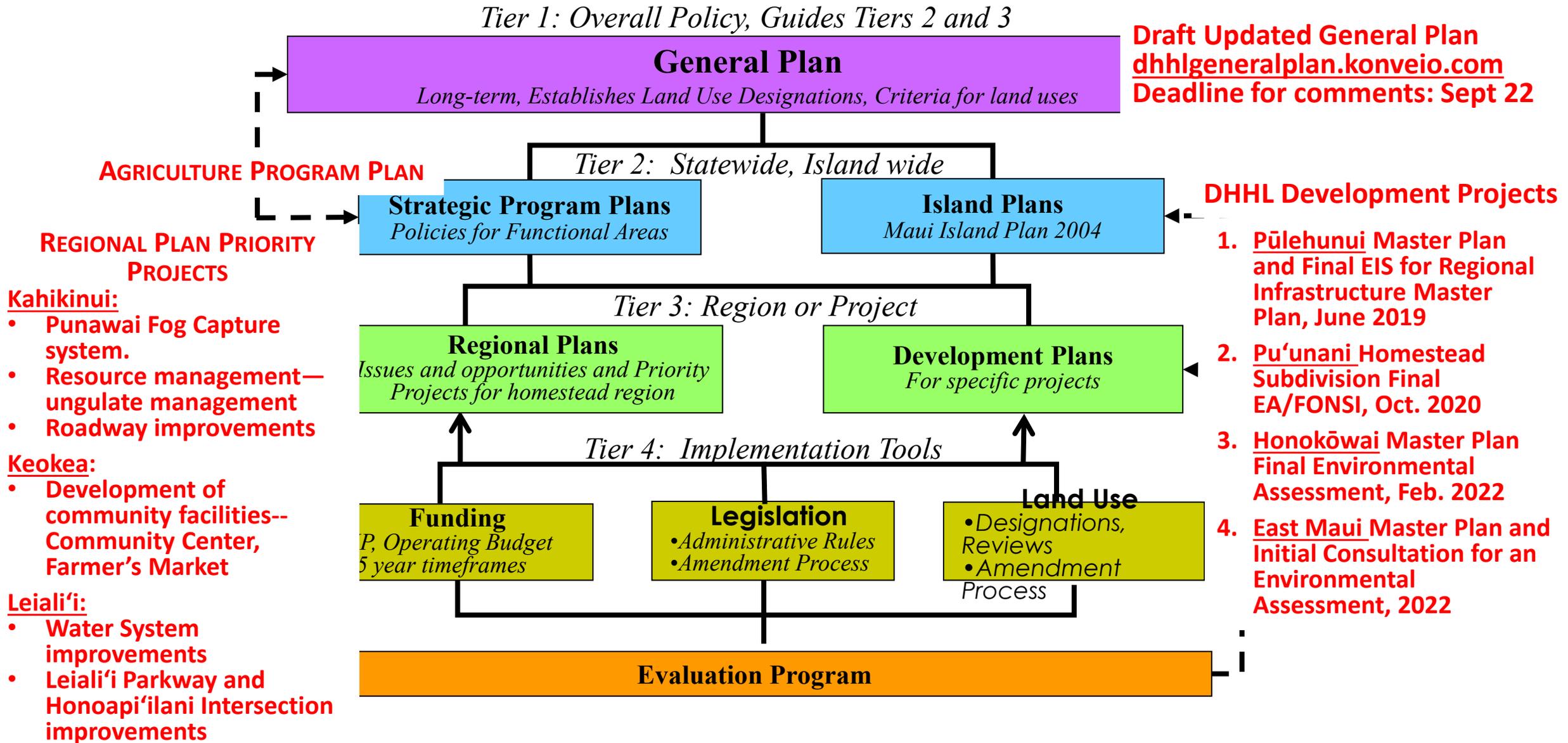
# **DHHL PLANNING OFFICE UPDATE**

## **Developing Plans to Connect Beneficiaries with their Trust Lands**

September 19, 2022



# DHHL Planning System





# Maui Homestead Lessees and Planned Lots

AREA	LESSEES	AG	PASTORAL	RESIDENTIAL	SUB AG	MF
<b>EXISTING LESSEES</b>						
KAHIKINUI	76		76			
KĒŌKEA	65	65				
LEIALI'I	104			104		
PAUKŪKALO	182			182		
WAI'EHU KOU	39			39		
WAI'EHU KOU 2	109			109		
WAI'EHU KOU 3	115			115		
WAI'EHU KOU 4	98			98		
WAIOHULI	601			601		
<b>TOTAL EXISTING LESSEES</b>	<b>1,389</b>	<b>65</b>	<b>76</b>	<b>1,248</b>	<b>-</b>	<b>-</b>
<b>PLANNED LOTS</b>						
PŪLEHUNUI	110				110	
PU'UNANI	161			161		
LEIALI'I 1B	250			250		
HONOKŌWAI	1,181			356	252	573
<b>TOTAL PLANNED</b>	<b>1,702</b>			<b>767</b>	<b>362</b>	<b>573</b>



# Honokōwai Beneficiary Community Master Plan



**Table No. 2: Land Use and Unit Allocations**

Proposed Land Uses	Maximum Number of Homes per Acre	Acres	Lots/Homes
Homestead Sub-Ag: 1 to 2 acre lots	1	337	250
Homestead Residential: Single-Family (7,500 Sq. Ft. Lots)	6	70	335
Homestead Residential: Multi-Family	15	35	543
Homestead Supplemental Agriculture		14	
Community Use: Agriculture		16	
Community Use: Parks		28	
Community Use: Commercial		24	
Conservation: Gulches & Buffers		146	
Industrial		16	
Roads*		73	
County Facilities		18	
Total Subsistence Agriculture Homesteads			<b>250</b>
Total Residential Homesteads			<b>878</b>
<b>TOTAL ACRES AND LOTS</b>		<b>777</b>	<b>1,128</b>



# Priority Project: Homestead Roads - Improve & Develop Roadway Network

## Potential Partners

Again, the logical main partner is DHHL. Also, DHHL has allocated \$100 thousand a year in funding for road repair and this could be used to begin the first phases of the priority project as soon as costs are established, design drawings are completed and construction phases identified. As noted in the previous priority project, contractors and construction material supplies are also logical potential partners in both getting the material economically and in the actual construction of the improvements. Other potential partners include the Leeward Haleakalā Watershed Restoration Partnership, DLNR (reforestation projects), County of Maui Fire Department and Civil Defense (to improve emergency logistics), and Department of the Interior and Department of Agriculture for conservation efforts and rural development.

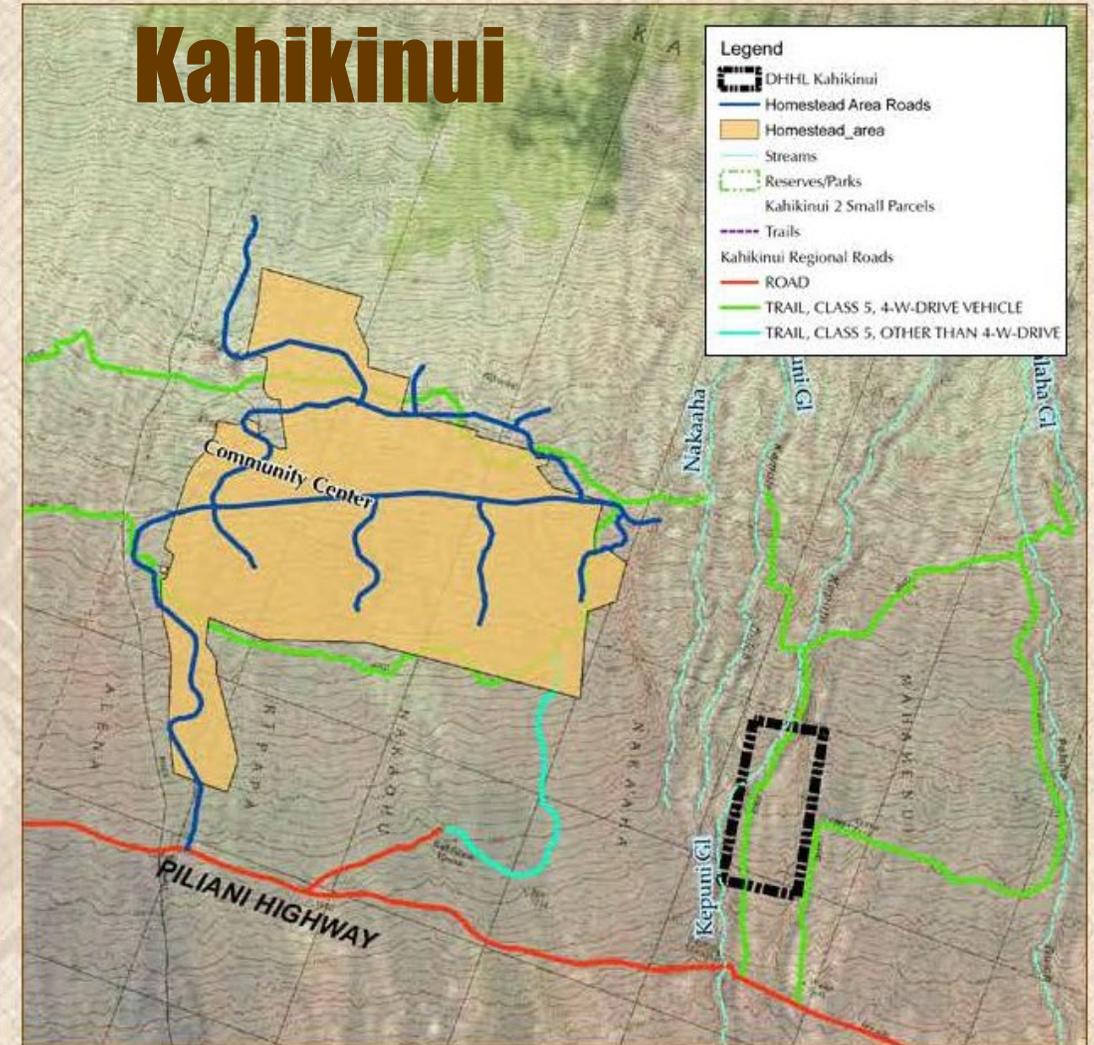
## Next Steps:

The following next steps are suggested:

- Work with DHHL to access the available funding.
- Inventory the roadway network to identify critical segments of Road A to the Comm. Center.
- Develop detailed cost estimates for the improvements and obtain construction cost estimates.
- Identify the desired approach to construction and develop a business plan.
- Link Loop road to resource management plans. Find development partners.
- Finalize a roadway improvement phasing plan that links the new makai road to fire protection.
- Look for additional funding sources and lobby for additional funding.
- Obtain partners and additional funding. Be creative in this search and include sources related to fire safety and natural and cultural resource protection.
- Obtain cost estimates for the remainder of Road A, B and the makai access/ firebreak road.
- Start improvements to secondary phase roads
- Obtain remaining funding. Implement as funding is obtained.
- Plan for the remainder of the mauka network. Begin consideration for makai system.

## Timeline

2011	2012	2013
<ul style="list-style-type: none"><li>• Year one, complete Phase 1 plan and coordinate with DHHL.</li><li>• Start main road improvements.</li></ul>	<ul style="list-style-type: none"><li>• Year two, complete roadway plan.</li><li>• Obtain additional funding.</li></ul>	<ul style="list-style-type: none"><li>• Year three, begin work on Phase 2 roads.</li></ul>



Subdivision Road Map

# Priority Project: Pūnāwai Project & Water Infrastructure Improvements

## Description

The availability of water is a constant constraint in Kahikinui. Homesteaders rely on hauling water, almost daily, to store in water catchment systems. Test mist capture structures were developed during the early days of Kahikinui. The system captured water and the technology has been shown to work. One lesson learned was the need to protect the fog screens from feral ungulates. The other is the importance of the designs for collection and retention facilities of the system along with transmission.

## Community System

The proposed project calls for the development of one or more tanks/reservoirs to retain the water collected by a mist capture system e.g. fog screens. The initial capture area should be a 5-10 acre site fenced for protection from people and animals. Reservoirs should be lined to the top of the bank. Reservoirs also need to be protected from contamination by fencing or other means primarily from feral animals and possible human activity. A house/shed should be built next to the reservoirs to accommodate the presence of a waterman/guard, if needed, to maintain and protect the equipment and the water and to house maintenance equipment for the system. These fog screens and reservoirs should be located above the homestead areas in the Dry Montane Forest zone between 975 to 1,980 meters above sea level. Water tanks should be installed in the lots toward Pu'u Pane. A large reservoir should also be developed below the Comm. Center.

A pipeline system (tentatively estimated at 2 inch diameters) is needed to bring the water from the reservoirs to two 100,000 gallon storage tanks. These tanks should be developed makai of the reservoirs but mauka of most of the homestead lots. From the reservoirs there needs to be a system that follows the main roads down to the lowest users. The lessees will be responsible for bringing the line from the main road to their individual lots and houses.

## Individual Homesteads

DHHL should consider setting up a program to subsidize each homestead lot with a 15,000 gallon tank. This is a relatively small site development cost when compared to normal site development subsidies provided by the Department for a normal housing project. While the original concept for Kahikinui did call for off grid independence and general self-sufficiency from DHHL support, Kahikinui remains a pilot in progress and one of the lessons learned is the importance of having a water tank of sufficient size to support domestic use. For the majority of the year, water from roof catchment fills the tank and supplies most of the domestic needs of the homesteading family. It provides a good economically reasonable kick start to the individual lot development process. The cost is estimated to run between \$10,000 and \$20,000 per homestead. Helping the homesteader at this level of subsidy will help put more people on the land more quickly. Appropriate placement of the tank on each lot is important from a water pressure standpoint.

## Potential Partners

This is a partnership program between DHHL and Homestead beneficiaries. It would be a way to accelerate the full build out. It is also a novel concept for a water delivery system and it might be possible to obtain support and/or funding from other potential interested parties such as the County Department of Water Supply, DLNR or the U.S. Department of Agriculture. Other more peripheral but possible interested parties may be organizations like the Nature Conservancy or the Natural Resource Conservation Service.



Fog capture system

## Next Steps

### Pūnāwai Project

- The fog capture system should be revisited for efficiency and cost.
- A concept idea should be evaluated from an engineering perspective.
- After cost estimates are developed a grant requested or some other form of funding should be sought to conduct final engineering design, permitting and construction. Because of the novel nature of this project, non-traditional funding sources should be investigated along with conventional sources.
- Bid and select a general contractor for the project.
- The plan should include funding to pay people for time spent guarding the facilities. A system of rotating security responsibility among homesteaders should be considered.
- A maintenance plan should be developed which includes an operational funding plan.

### Water Tank Subsidy

- Draft a proposal requesting the Hawaiian Homes Commission to institute a subsidy to provide a 15,000 gallon tank for each lessee who could use one to kick start his/her settlement activity.
- Submit and lobby for approval

## Timeline

2011	2012	2013
• Year one, finalize plans for system.	• Year two, obtain funding and obtain entitlements.	• Year three, start construction of Phase 1.



# Priority Project: Resource Management

## Phasing and Cost

The existing project is a federally funded through a partnership between the Leeward Haleakala Watershed Restoration Partnership and LIFE. Funding for Phase 1 include the following:

- Fencing - (\$200,000 Leeward Partnerships) (\$500,000 - LIFE)
- \$1.3 million is the estimated cost for the whole enclosure.

Other measures to consider include:

- Relocation of pipi or cows & other species to the homestead area for ranching and animal husbandry. Only animals that have the potential to be controlled would be gathered for this purpose.
- Homestead area fencing for corrals and enclosures are needed to implement this plan. This plan should be designed so the pasture/grazing areas can double as fire break areas to protect the homestead.
- The gap in the 'Ulupalakua Ranch Fence (approximately 2 miles) should be closed to prevent the unregulated movement of cattle from 'Ulupalakua Ranch to the Kahikinui lands. The current situation leads to interbreeding of ranch and feral cattle that causes problems on both lands. This project is currently underway with resources coming from the Ranch and the Wind Project.
- The gorse problem is currently at a manageable level. This window of opportunity will not last long and the problem should be attacked immediately. While DHHL has a program to eradicate gorse, the effort has been slow in moving forward. The homestead community should be engaged to assist with this program. They are, after all, the maka 'āina's literal eyes on the ground.



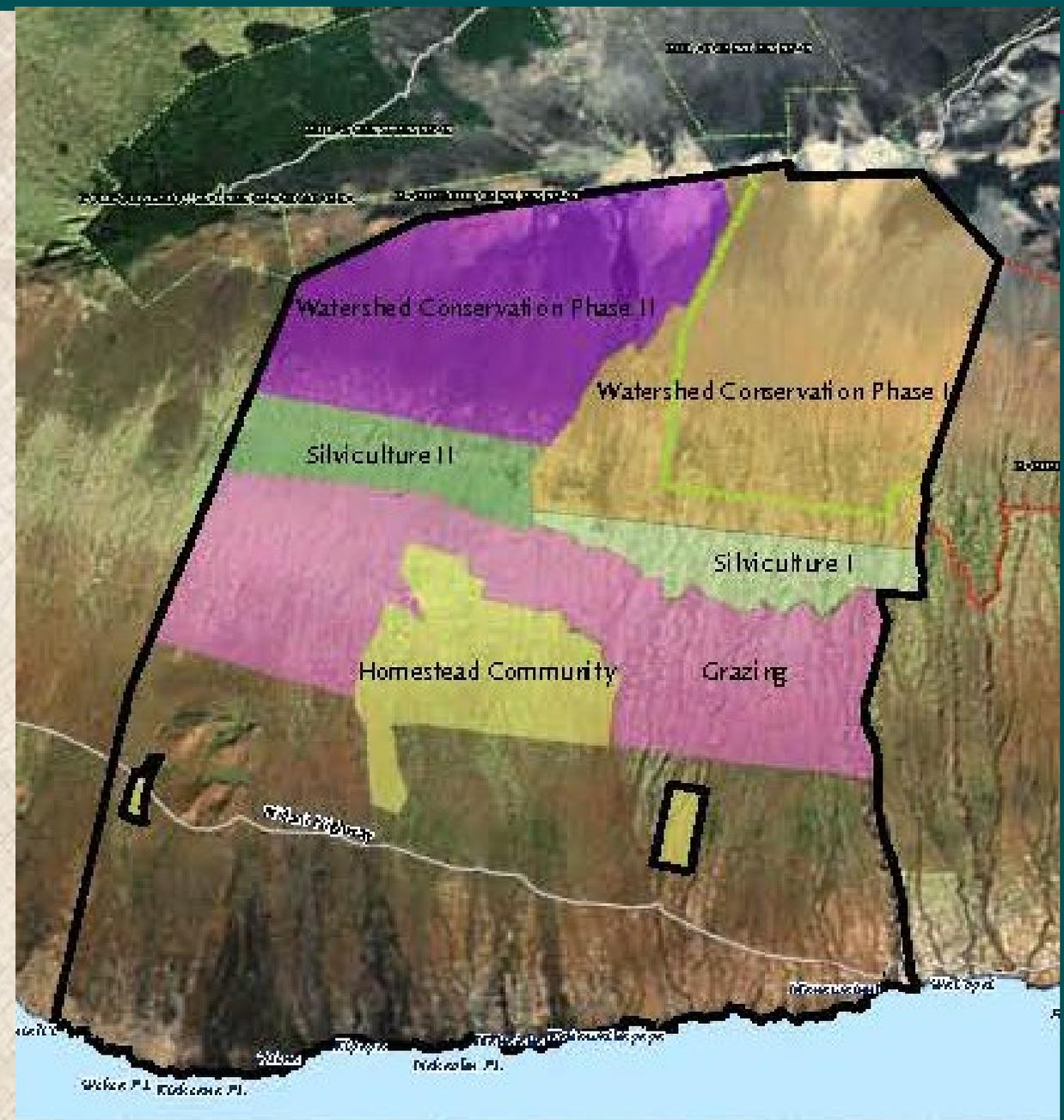
Koa tree



Sandalwood tree



Grazing cattle





# Kēōkea Community Center Master Plan and EA





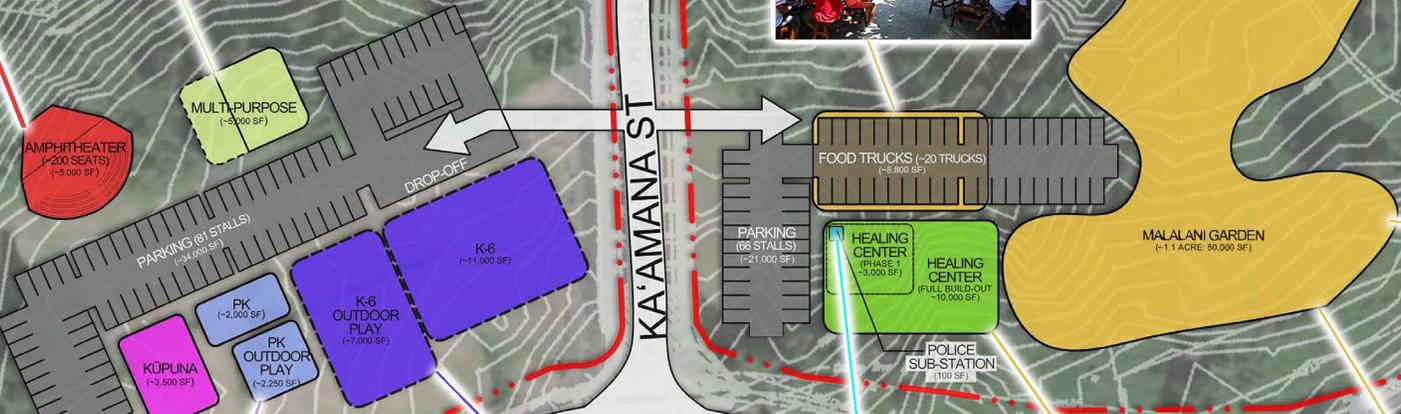
# Kēōkea Community Center



KĒŌKEA TOWN CENTER

POTENTIAL GARDEN PLANTING AREAS/ WALKING PATHS (TOTAL: ~1.8 ACRES, 80,000 SF)

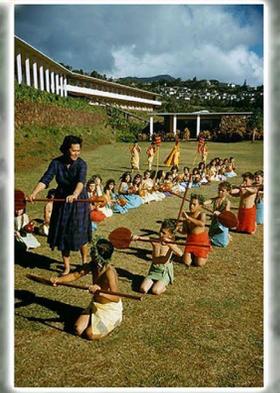
POTENTIAL GARDEN VENDOR/ SALES STAND AREA (TOTAL: ~25 ACRES, 10,000 SF)



POTENTIAL SERVICE ROAD CONNECTION/ PARKING EXIT

KU'IA HWY

KA'AMANA ST



Legend							
	Project Boundary		Police Sub-Station ~100 sf		Malalani Garden of Heaven ~1.1 acres, 50,000 sf		Multi-Purpose Hale ~3,400 sf
	K-6 Immersion ~18,000 sf		Healing Center (Full Build-Out) ~10,000 sf		Potential Garden / Paths ~1.8 acres, 80,000 sf		Multi-Purpose Hale - Outdoor Area ~1,600 sf
	Preschool Immersion ~4,450 sf		Healing Center (Phase I) ~3,000 sf		Potential Vendor / Stand Area ~25 acres, 10,000 sf		
	Kūpuna Day Care ~3,500 sf		Parking (~147 Stalls) ~21,000 sf		Amphitheater (~200 Seats) ~5,000 sf		

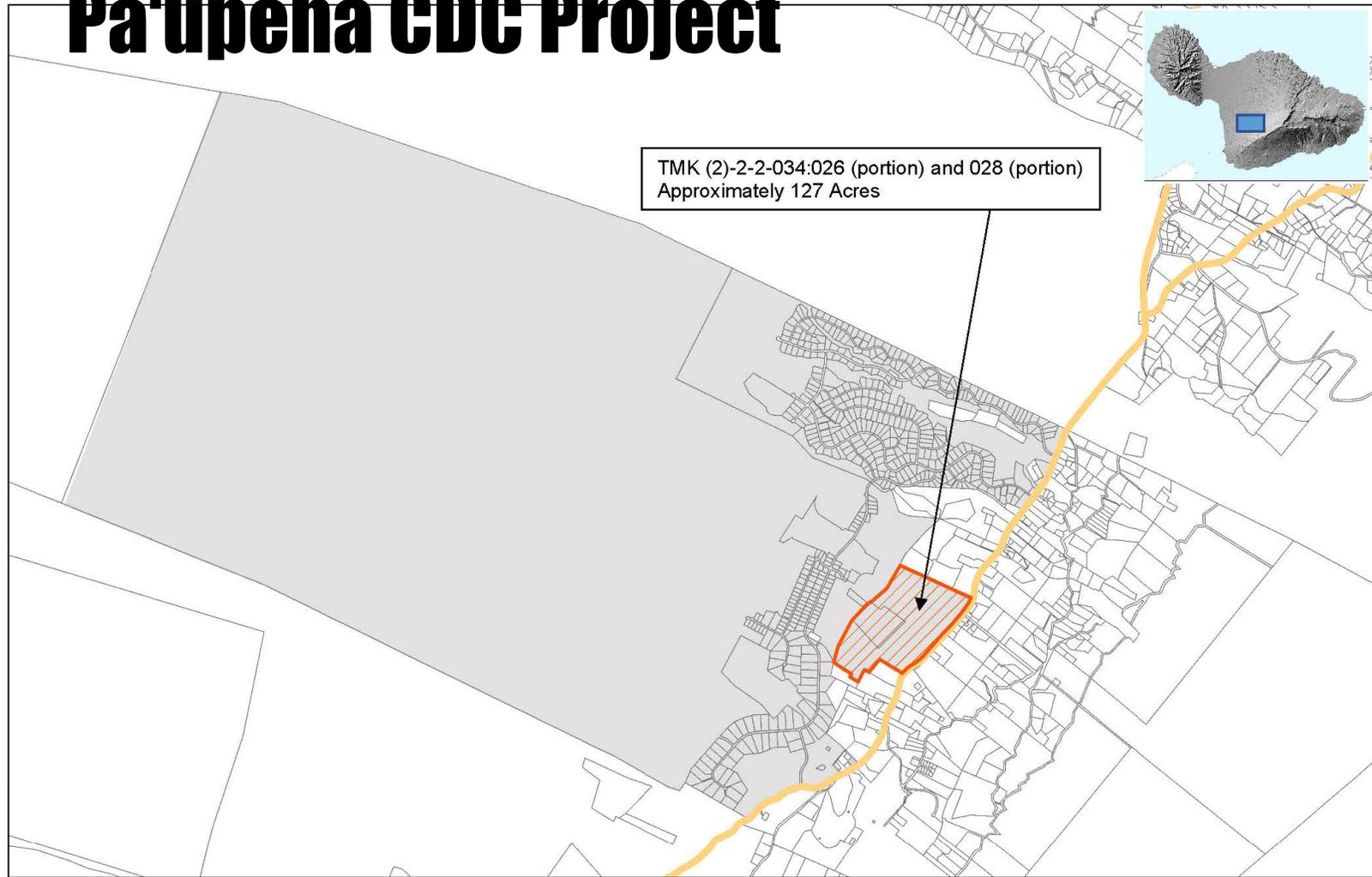
**DHHL Kēōkea Site Analysis**  
Draft Conceptual Master Plan

North

Linear Scale (feet)  
0 25 50 100



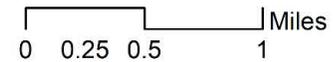
# Pa'upena CDC Project



## Legend

-  Paupena ROE Boundary
-  DHHL Land
-  State Highway

## EXHIBIT A





# Pūlehunui



Google Earth

Image © 2021 Maxar Technologies  
Data SOEST/UHM  
Data USGS

6 mi



# Pūlehunui

## PŪLEHUNUI REGIONAL INFRASTRUCTURE MASTER PLAN

### FINAL ENVIRONMENTAL IMPACT STATEMENT

VOLUME I OF II

Pūlehunui Ahupua'a, Kula Moku, Maui

PROPOSING AGENCY:



Department of Hawaiian Home Lands

PREPARED FOR:

Department of Hawaiian Home Lands  
Department of Land and Natural Resources  
Department of Accounting and General Services  
Department of Public Safety

ACCEPTING AUTHORITY:

Governor, State of Hawai'i

PREPARED BY:



Prepared pursuant to Chapter 343, Hawai'i Revised Statutes,  
and Chapter 11-200, Hawai'i Administrative Rules

JUNE 2019





- Pūlehunui South
- Maui Veterans Highway
- Intersection (Potential)
- Internal Access Roads (Assumed Primary)
- Future Kīhei Bypass (Concept)
- Future Keālia Pond Bypass (Concept)
- Mauka Connector Road (Concept)
- Prevailing Wind Direction
- Drainage Gulch
- Rocky Area / Not Recently Farmed
- Field Roads
- Man Made Objects
- Elevation Contours (5-ft intervals)

- Flood Zones**
- XS - 0.2% Annual Chance Flood
  - A - 1% Annual Chance Flood
  - AE - 1% Annual Chance Flood (BFE)
  - AO - Flood Depths of 1-3'
  - VE - Coastal Flood Zone, Wave Hazard (BFE)

- Proposed Land Uses**
- |  |   |            |
|--|---|------------|
|  | Farms   | (±146 ac.) |
|  | Ag Support  | (±24 ac.)  |
|  | Subsistence Ag/Homesteads<br><small>(2+ acre lots, approx. 80-100 lots)</small> | (±238 ac.) |
|  | Beneficiary Gardens   | (±27 ac.)  |
|  | Commercial Enterprises  | (±70 ac.)  |
|  | Farmers Market  | (±11 ac.)  |
|  | Culture & Arts  | (±18 ac.)  |
|  | Education   | (±33 ac.)  |
|  | Roads   | (±31 ac.)  |
|  | Open Space/Existing Gulch   | (±48 ac.)  |

**Total Land Area** **646 ac.**

\* WWTP Site Option (Other wastewater alternatives being evaluated.)

**Figure 3-3: Pūlehunui South Conceptual Plan**  
**PŪLEHUNUI REGIONAL INFRASTRUCTURE MASTER PLAN**

Department of Hawaiian Home Lands      Island of Maui

North      Linear Scale (feet)

0      500      1000



# East Maui Master Plan and Initial Consultation for an Environmental Assessment



Google Earth

Image © 2021 Maxar Technologies



# Planning for Lands and Communities

## 1 BENEFICIARY CONSULTATION 2

PROPOSED PROJECT or ISSUE  
Comment on Proposal

- 3<sup>rd</sup> Party Project on HHLs—Wind Energy Project at Kahikinui
- Issue-Specific—Deer On Molokai; Water Rate Increases
- One-Meeting
  - Held once or several times
- Input Presented in a Beneficiary Consultation Report to HHC
- HHC Decision to Approve or Not

**\*\*DEVELOP A PLAN**  
Engage in a Planning Process

- DHHL Project
- Topic/Program Area: Ag. Program Plan, Regional Plan
- Series of Different Meetings
- Input incorporated in a Draft Plan presented to Beneficiaries and the HHC
- HHC Decision to Approve or Not
- Subject to Environment Review



# Create Positive Impacts

Mahalo!





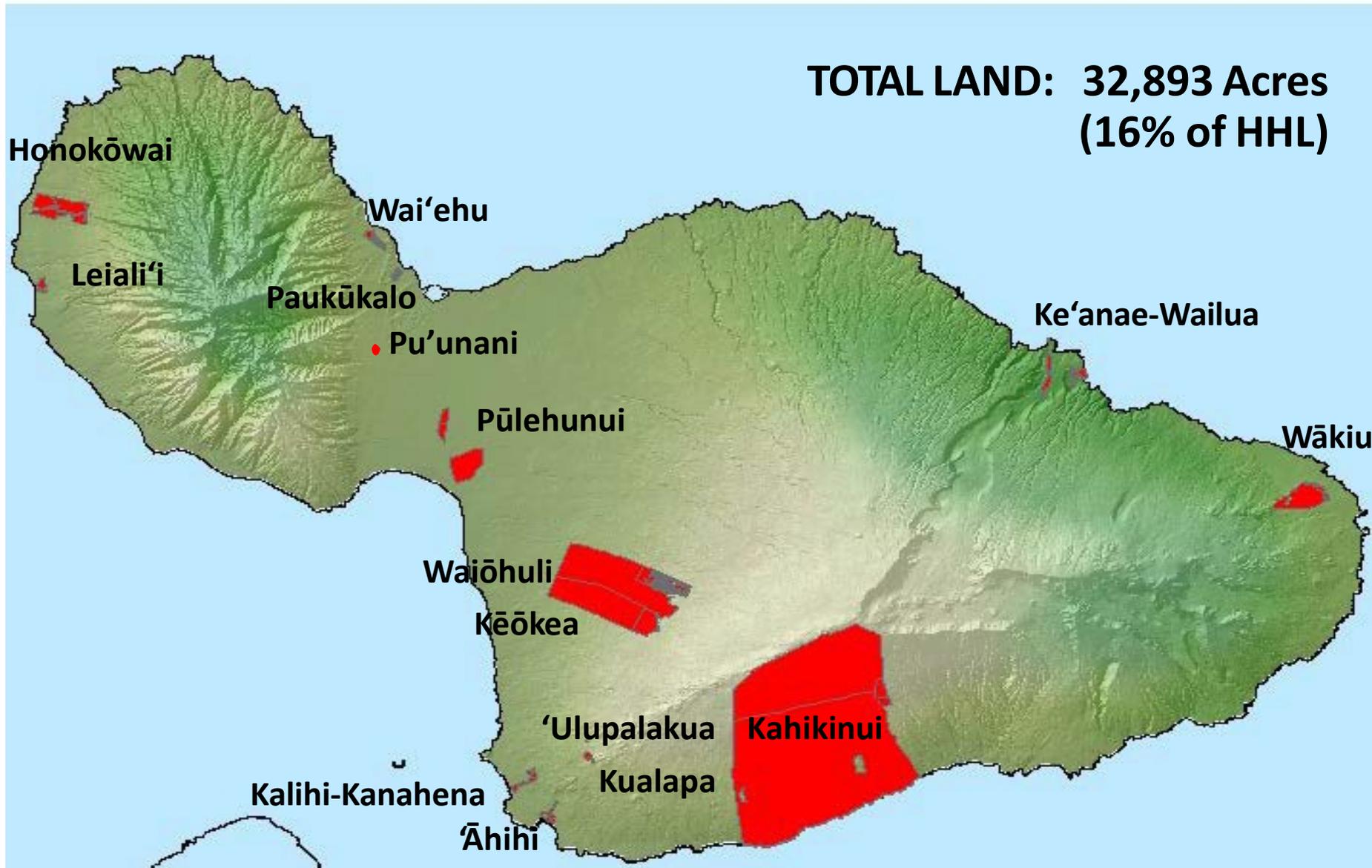
# **DHHL Land Development Division UPDATE**

September 19, 2022



# Island of Maui

West  
Maui  
Focus





# Honokowai – Villages of Leialī'i



# Honokowai Masterplan Final Environmental Assessment



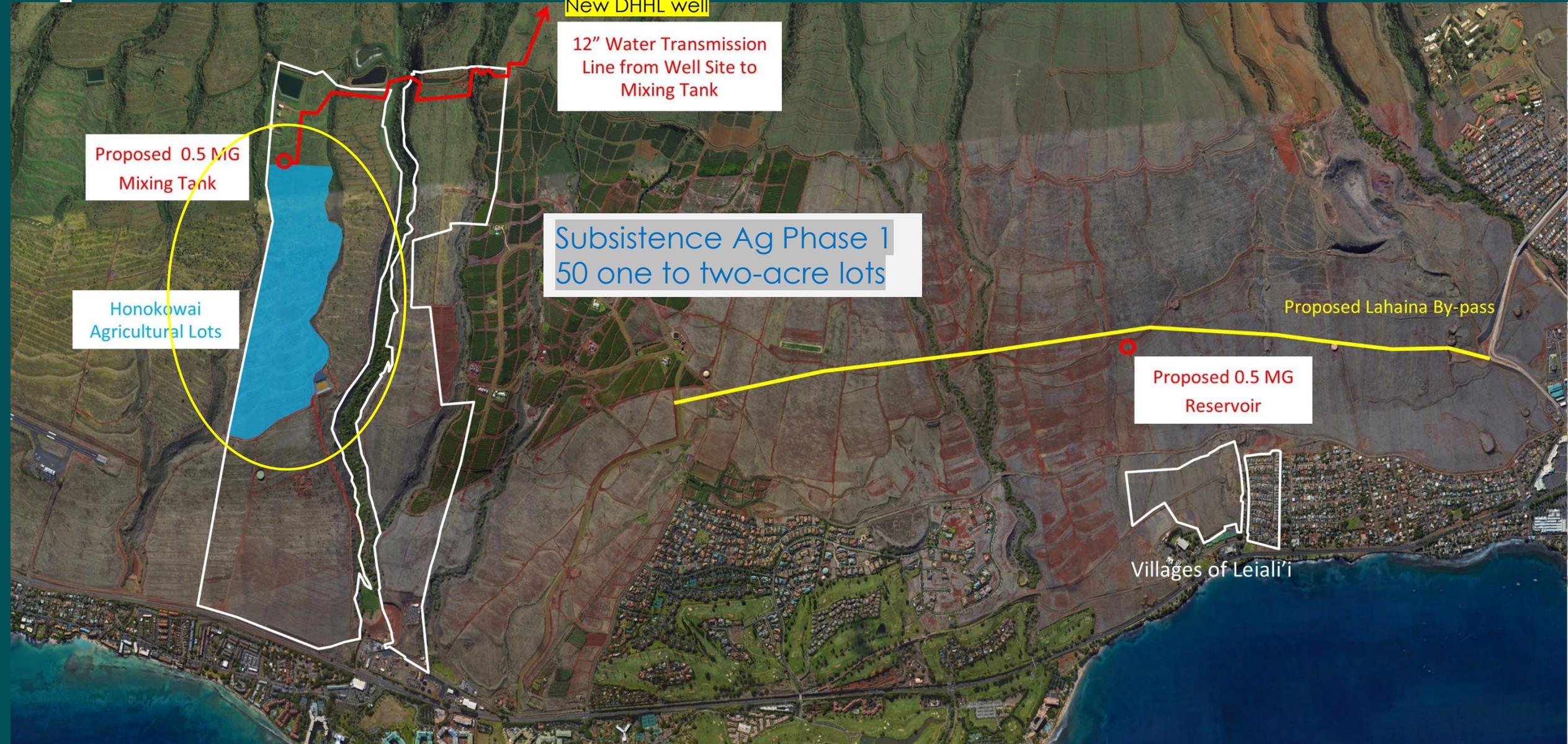
## Legend

- Homestead Residential: Single Family
- Homestead Sub-Ag: 1 to 2 acre lots
- Homestead Residential: Multi-Family
- Homestead Supplemental Agriculture
- Community Use: Agriculture
- Community Use: Parks
- Community Use: Commercial
- Conservation: Gulches and Buffers
- Industrial
- County Facilities
- Connection to North Development
- Walking Pathways
- Future Access Easement
- ★ Cultural Sites
- Non-DHHL Lands
- Roadways
- Access Point

Note: Lot Lines are conceptual and for graphic purposes only.

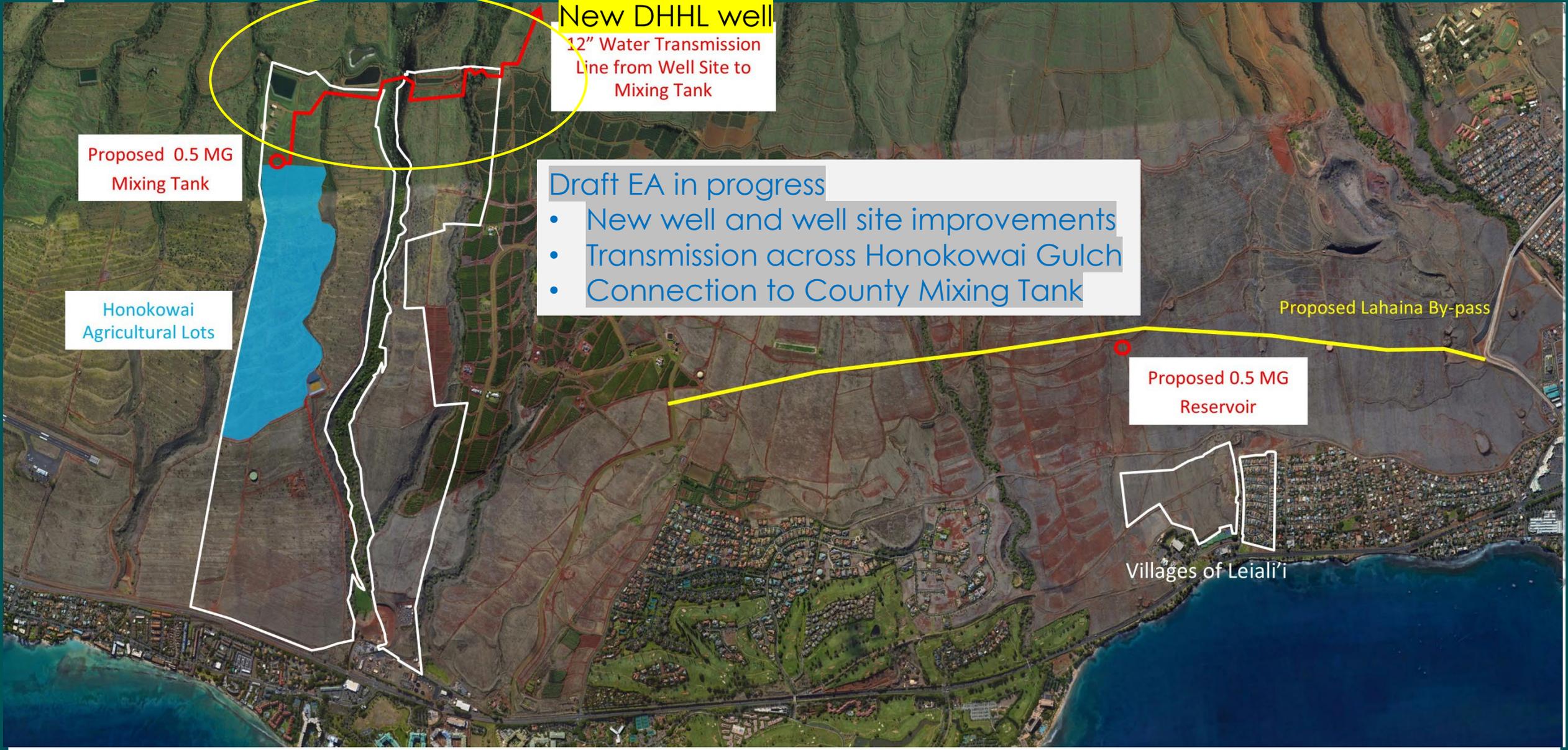


# Honokowai Subsistence Ag Lots





# Honokowai Water System Environmental Assessment





# Villages of Leialii 1B Development



Proposed 0.5 MG  
Mixing Tank

12" Water Transmission  
Line from Well Site to  
Mixing Tank

Draft EA in progress

- Leialii Parkway and Honoapiilani Highway Improvements
- New booster pump, transmission and high level water storage tank
- Up to 250 new residential opportunities, including multi-family rentals

Honokowai  
Agricultural Lots

Proposed Lahaina By-pass

Proposed 0.5 MG  
Reservoir

Villages of Leialii



# Villages of Leiali'i 1-B Development

## Village 1-B Increment 1:

- 86 single-family residential lots

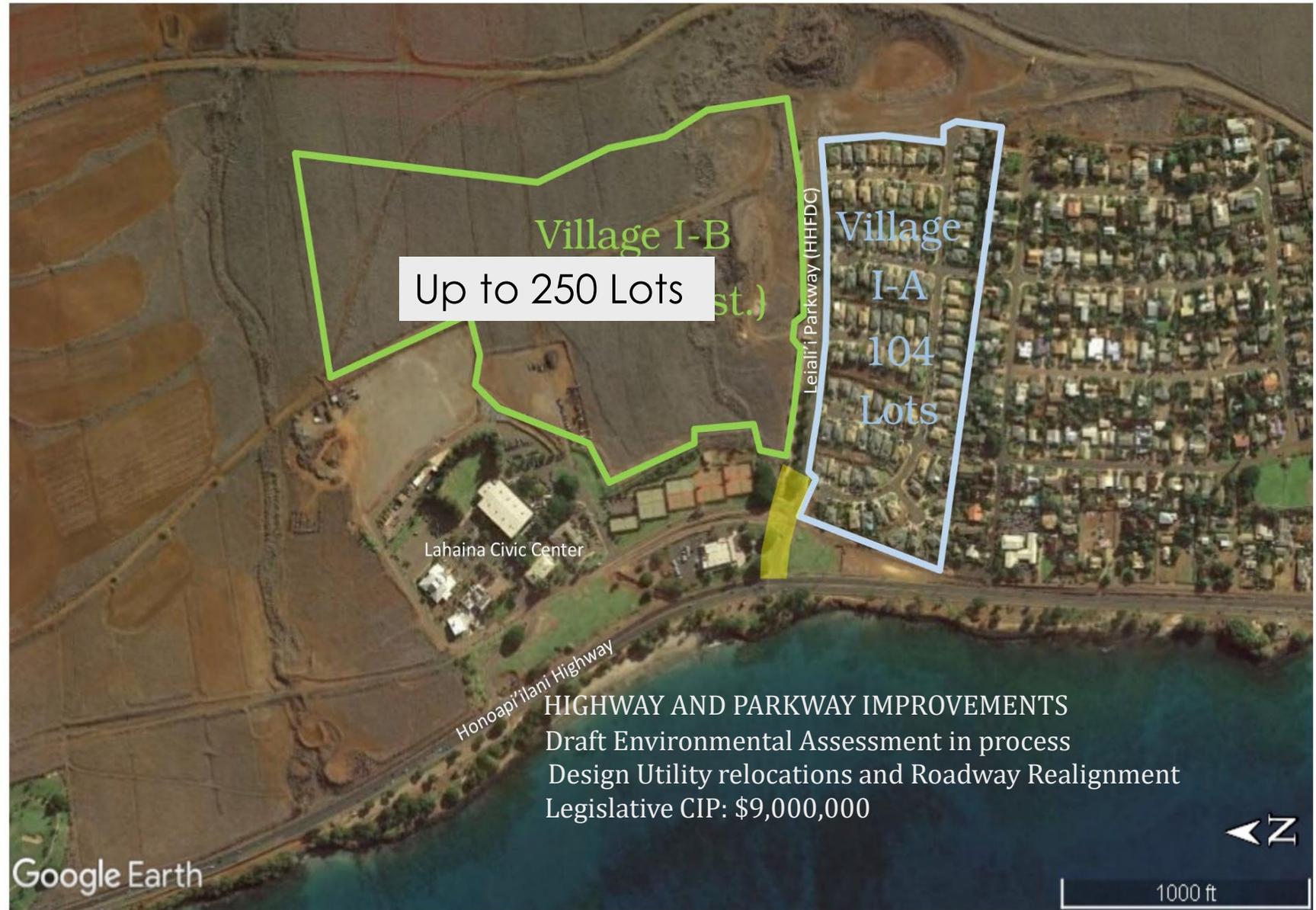
## Village 1-B Increment 2:

- 95 single-family residential lots

Or,

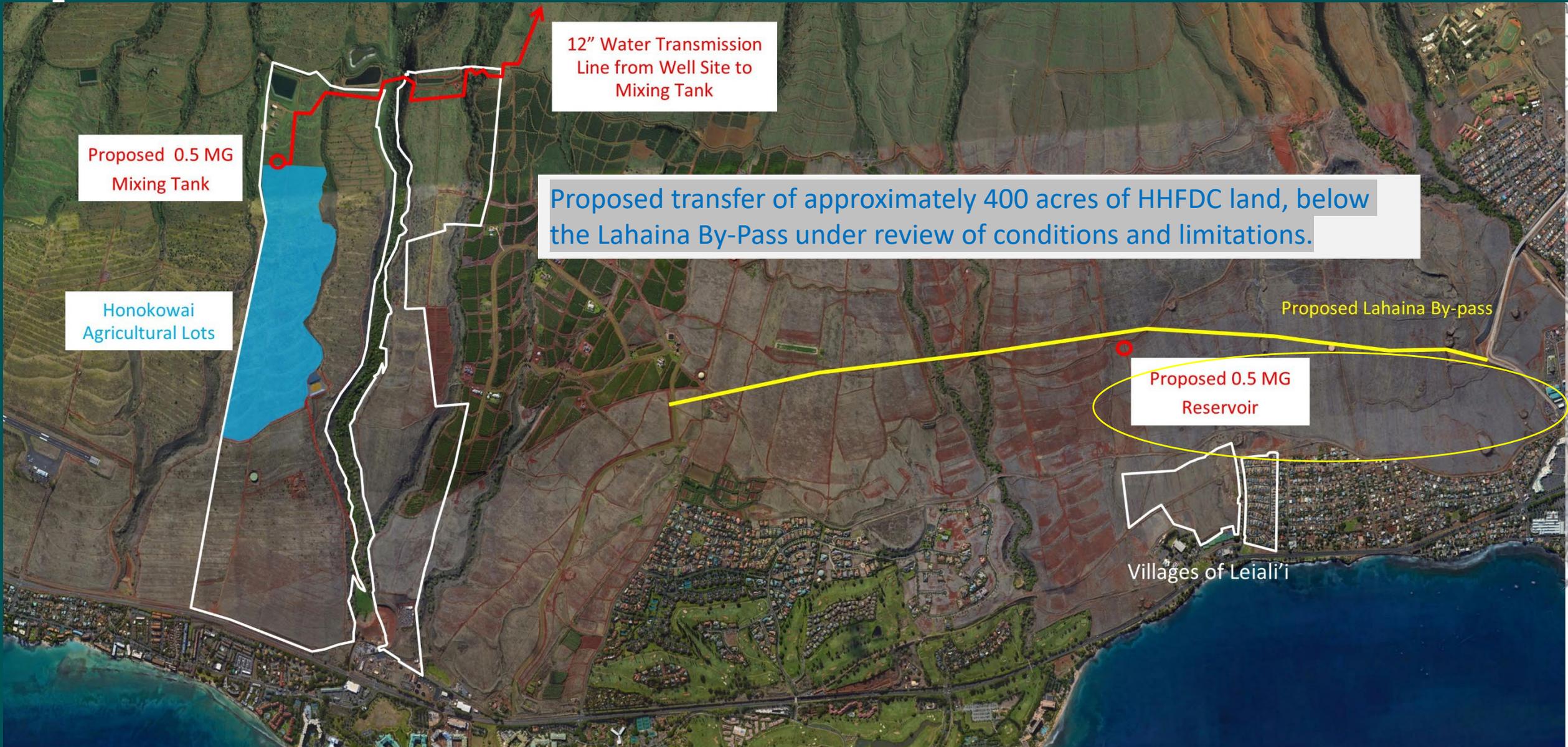
- 164 Multi-family townhouse units
- Requires construction of new water storage tank at higher elevation

DHHL will seek development proposals following the publication of Final Environmental Assessment





# HHFDC Proposed Transfer of Villages of Leiali'i to DHHL





# HHFDC Proposed Transfer of Villages of Leiali'i to DHHL



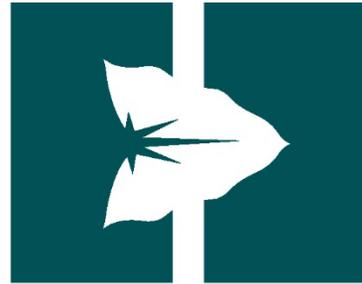


# Homestead Associations

HOMESTEAD AREA	UPDATE INFORMATION	SPEAKER	MODE OF ATTENDANCE
Honokōwai and Pūlehunui	General update	Blossom Feiteira, Community Coordinator, 'Āina Momona o Lele	In Person
Leiali'i	General update	Rod Pa'ahana, President, Villages of Leiali'i Phase 1A Association	In-Person
Pu'unani	Need update list—get them on board to help them get ready for award	Debbie Mahuna, Interim President	Via Zoom
Wai'ehu Kou 3	Homeless encampment adjacent to homes (not in Assn jurisdiction); looking for DHHL to address the situation	Roy Oliveira, President, Wai'ehu Kou Phase 3 Association, Inc.	Most likely Zoom
	Progress report on the Feasibility Study for the WK3 proposed community garden	Daniel Ornellas, Treasurer, Wai'ehu Kou Phase 3 Association, Inc.	In Person
Paukūkalo	Update on projects	Melissa Namau'u, President Pro-Tem (temporary until next election), Paukūkalo Hawaiian Homes Community Association, Inc.	In-Person



# Mahalo



DEPARTMENT OF HAWAIIAN HOME LANDS

[www.dhhl.hawaii.gov](http://www.dhhl.hawaii.gov)