



# HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION · DEPARTMENT OF HAWAIIAN HOME LANDS

## **G-8**

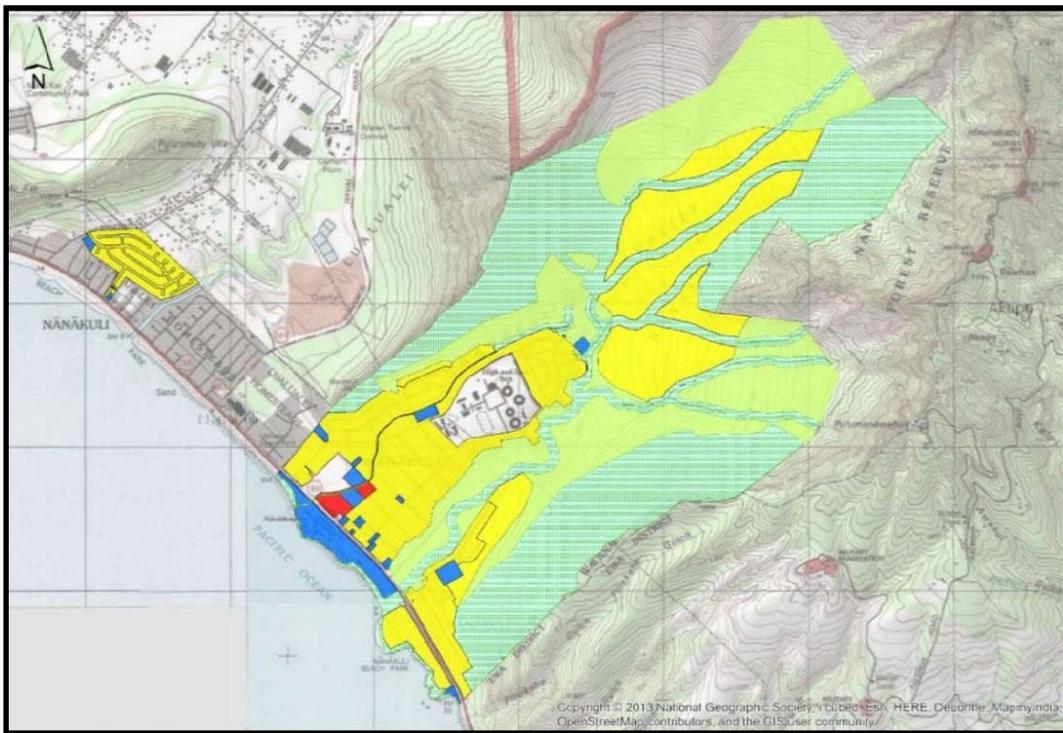
## **STATUS UPDATE**

# **NANAKULI AND WAI'ANAE PLAN IMPLEMENTATION, O'AHU**

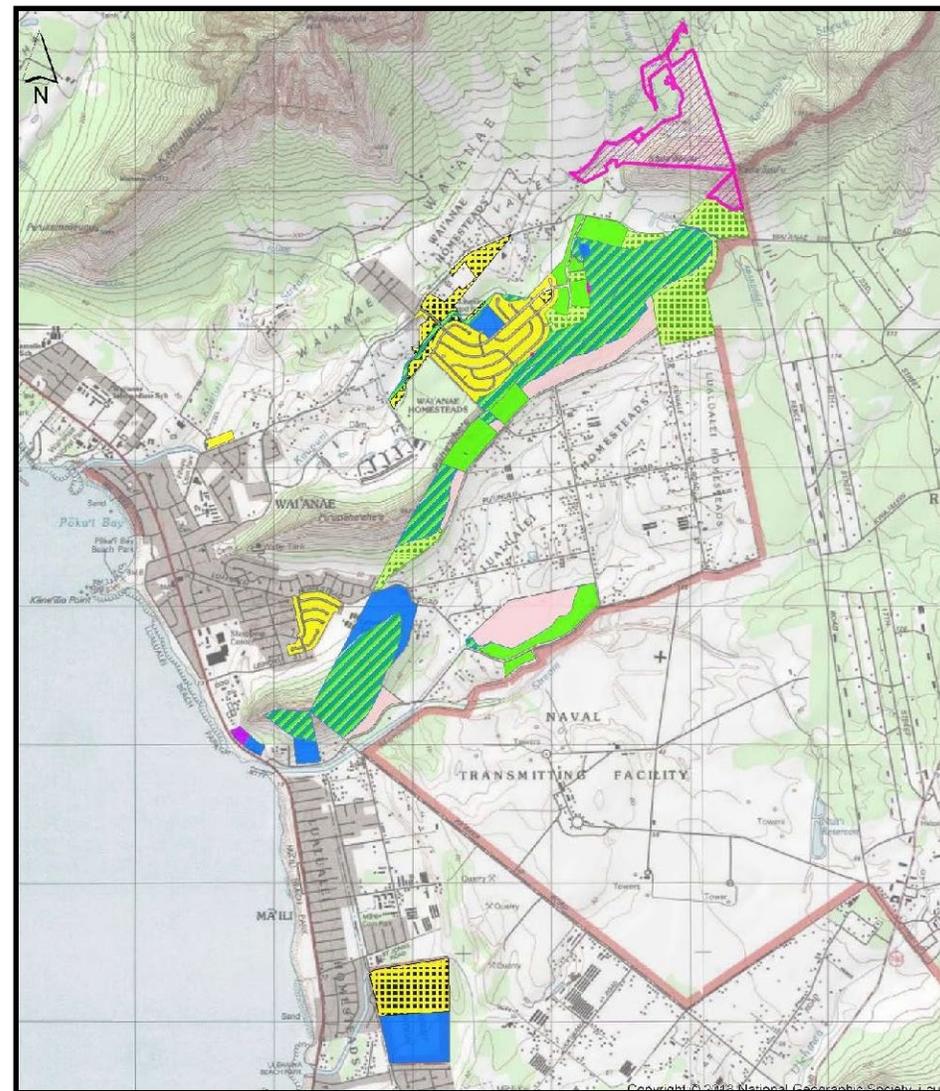
December 19, 2022



# DHHL Landholdings: Wai‘anae Moku, O‘ahu



Nānākuli



Wai‘anae and Lualualei



# DHHL Landholdings: Wai‘anae Moku, O‘ahu

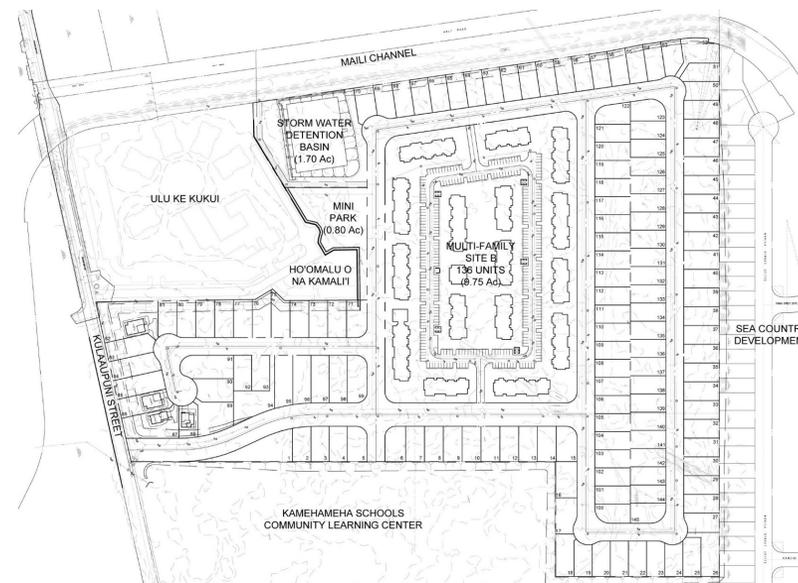
Land Use Designation (LUD)	Wai‘anae	Lualualei	Nānākuli	Total Acres	Percent of LUD in Wai‘anae	Percent of LUD on O‘ahu
Special District	95	10		105	3%	42%
Conservation	75	190	825	1,090	32%	42%
General Agriculture		95	705	800	24%	88%
Residential	130	125	745	1,000	30%	61%
Pastoral	-	-	-	-	-	-
Subsistence Agriculture	50	140		190	6%	86%
Supplemental Agriculture	-	-	-	-	-	-
Industrial	-	3	-	3	0.8%	0.4%
Community Use	10	75	55	140	4%	45%
Commercial	-	-	10	10	.2%	11%
<b>TOTALS</b>	<b>360</b>	<b>638</b>	<b>2,340</b>	<b>3,338</b>	<b>100%</b>	<b>50%</b>



# O'ahu Island Plan: Wai'anae Projects

## Mā'ili Homestead Community Residential Plans

- Property: 40 acres, former Voice of America Site
- June 22, 2021: Beneficiary Consultation #1
- April 7, 2022: Beneficiary Consultation #2
- Alternative 2: 280 single-family & multi-family homes
- April 8, 2022: Draft Environmental Assessment
- Pending: SHPD review of Final Environmental Assessment





# Nānakuli Regional Plan

## PRIORITY PROJECTS:

1. Disaster Preparedness
2. Improve Community Access to Non-Homesteading Areas
3. Street Repairs and Improvements for Health and Safety in the region
4. Establish Community-Based Education Programs
5. Identify and Pursue Opportunities for “Pono Economic Development” and Community Action



# Wai‘anae & Lualualei Regional Plan

## PRIORITY PROJECTS:

1. Increase Capacity for Specific Community-Based Projects
2. Improve Community Access to Non-Homesteading Areas
3. Homestead Infrastructure & Maintenance
4. Safety & Community Enforcement
5. Disaster Preparedness & Coordination



# Mahalo



DEPARTMENT OF HAWAIIAN HOME LANDS

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



# **Update on Groundwater Management Area Designation of Wai'anae, O'ahu Aquifers**

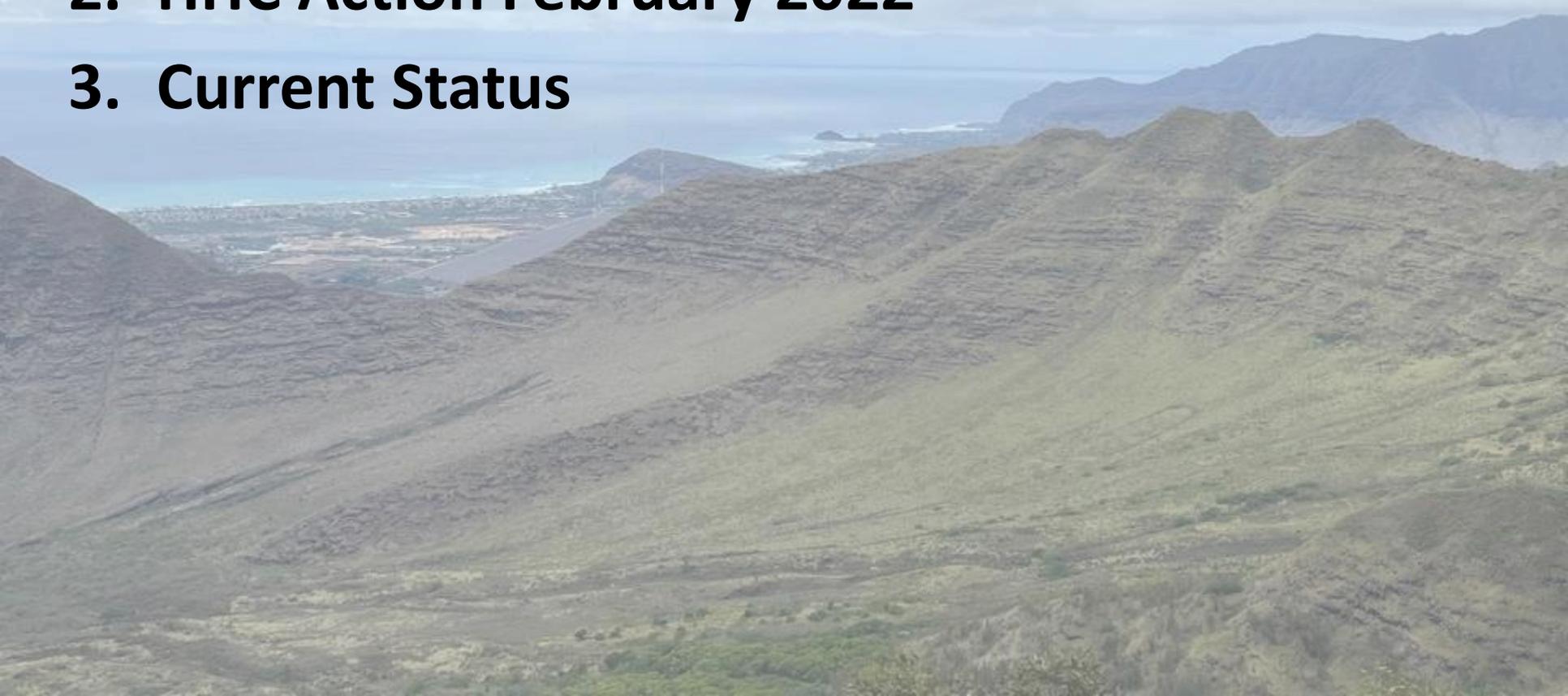
**HHC Community Meeting – Video Conference -- 6:30 pm**

**Jonathan Likeke Scheuer, Ph.D.**

**December 19, 2022**

# Overview

1. What is “Designation” of a Ground Water Management Area?
2. HHC Action February 2022
3. Current Status



# 1. What is Designation?

- **The state Water Code passed in 1987 and reasserted Native Hawaiian and other water rights ignored during the plantation era**
- **Protections for Native Hawaiian and other Public Trust uses of water are supposed to be everywhere**
- **BUT they are highest in designated areas – a compromise required to pass the Code**

# **Example: “Reservations”**

- **Water reservations set aside water for future homesteading uses and are supposed to be protected from other users**
- **Tools to protect reservations mostly exist in designated areas**

## Well Permits in Non-Designated vs. Designated Areas

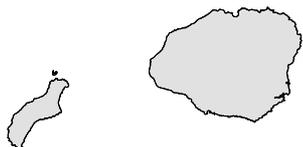
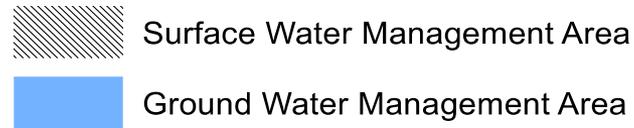
Undesignated Areas	Designated Areas
Well Construction Permit	Well Construction Permit
Pump Installation Permit	Pump Installation Permit
	Water Use Permit*

\* Water Use Permit Applications have public notice and process requirements

# DHHL & Beneficiary Rights in WMAs

- The ability to secure enforceable water reservations by administrative rule
- The ability to comment on, object to, and request contested cases on the proposed water uses of other parties.
- Water Use Permits are conditioned on DHHL uses.

# DESIGNATED WATER MANAGEMENT AREAS



## ISLAND OF OAHU

- Ground Water
- Central Sector
  - Honolulu Sector
  - North Sector
  - Pearl Harbor Sector
  - Windward Sector



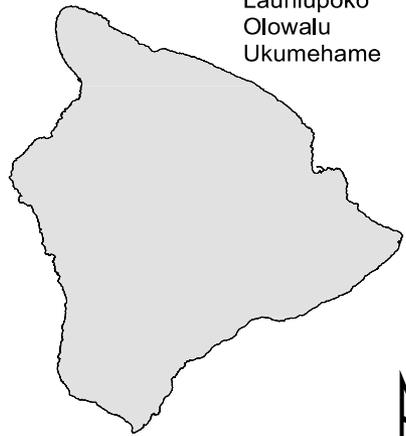
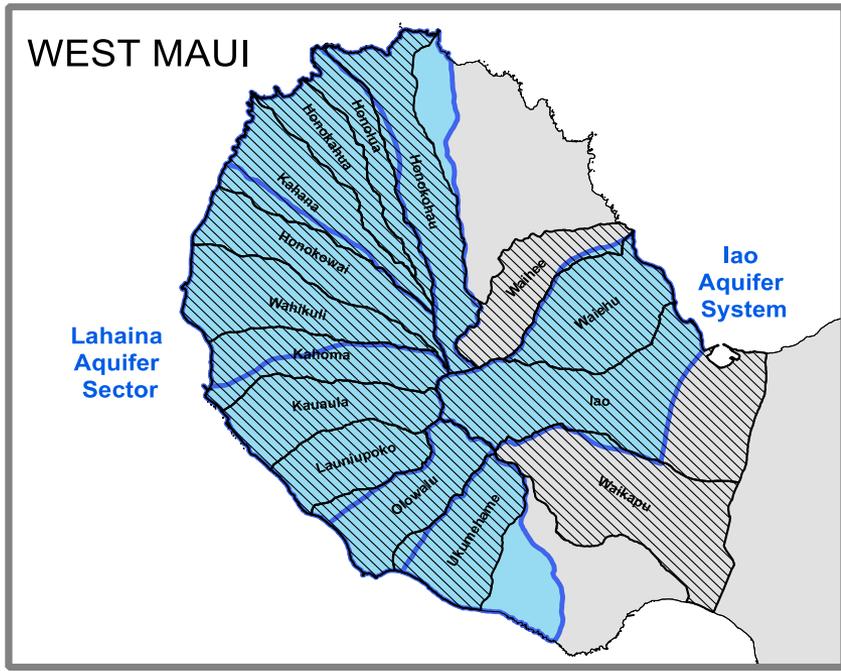
## ISLAND OF MOLOKAI

- Ground Water
- Central Sector
  - Northeast Sector
  - Southeast Sector
  - West Sector



## ISLAND OF MAUI

- | <u>Ground Water</u> | <u>Surface Water</u> |
|---------------------|----------------------|
| Lahaina Sector      | Honokohau            |
| Iao System          | Honolua              |
|                     | Honokahua            |
|                     | Kahana               |
|                     | Honokowai            |
|                     | Wahikuli             |
|                     | Kahoma               |
|                     | Kauaula              |
|                     | Launiupoko           |
|                     | Olowalu              |
|                     | Ukumehame            |



STATE OF HAWAII  
 Department of Land and Natural Resources  
 Commission on Water Resource Management

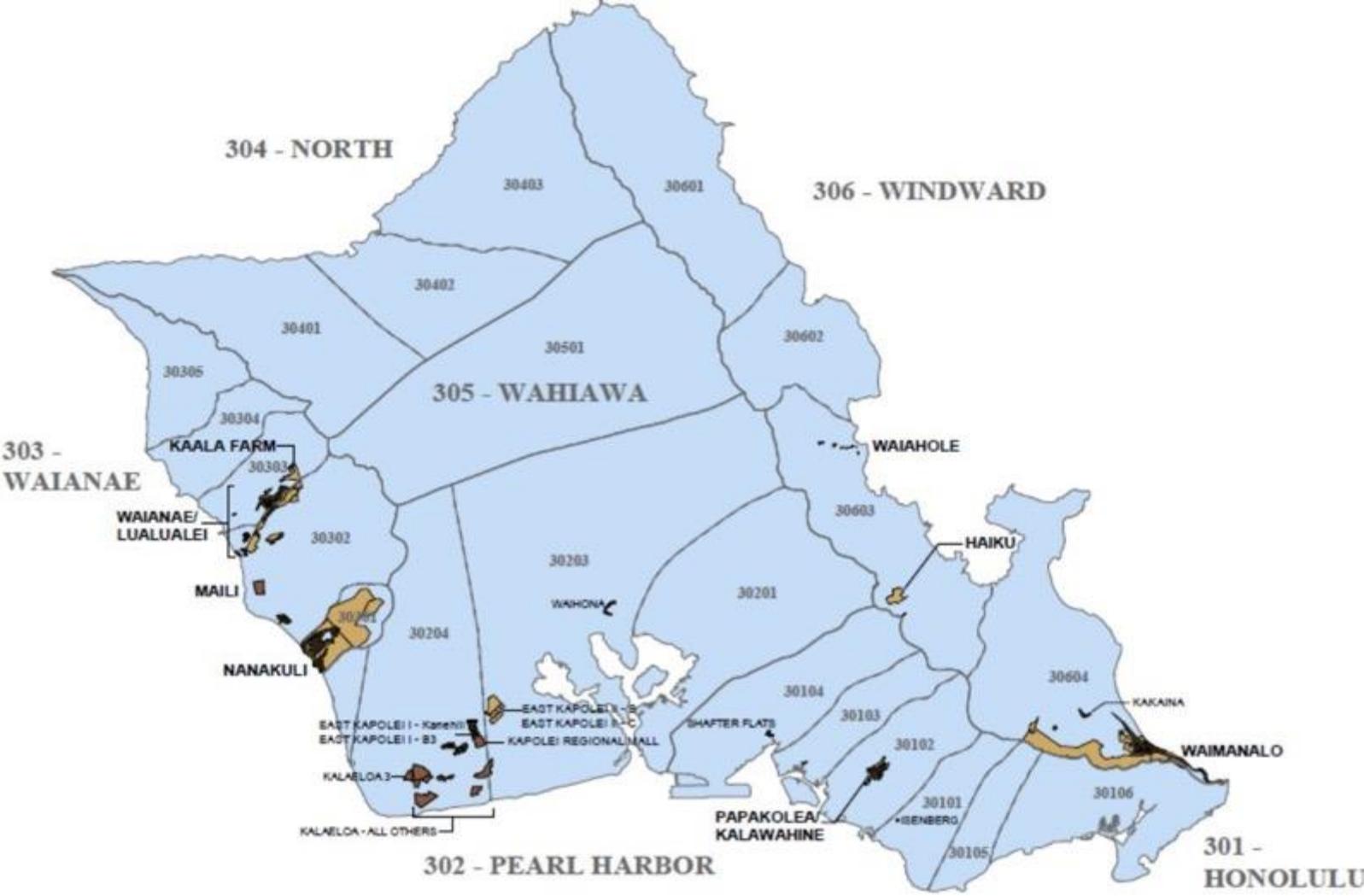


# Why non-designation is a problem in Wai`anae

- No tools to protect reservations
- Limited public processes
- Limited informing of future uses
- DHHL has significant unmet needs



# DHHL O'ahu Tracts by Aquifer



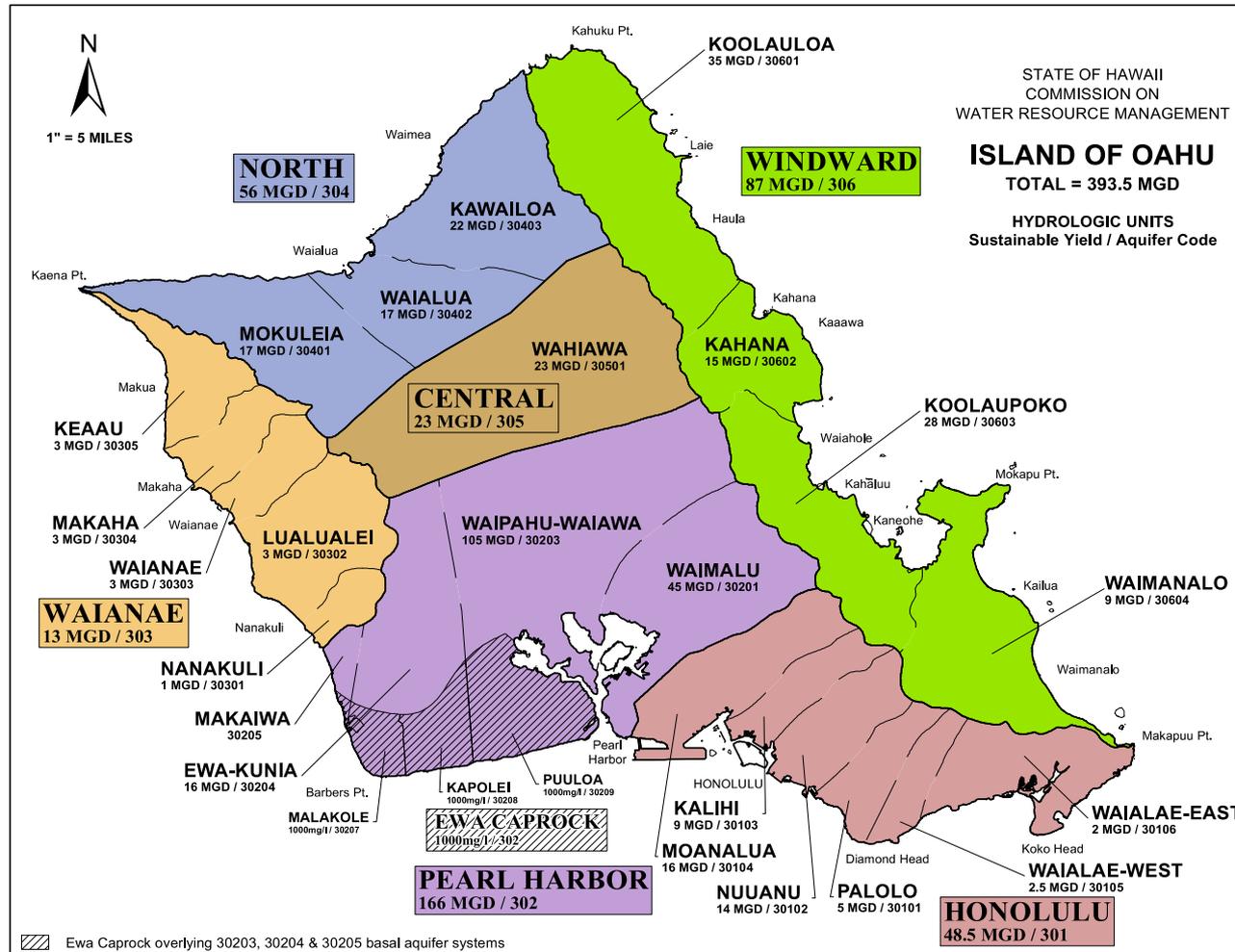
# Wai`anae Moku Regions, Homesteads, and Acreage

DHHL Planning Region	Homestead Communities in Region	Other Areas	Acreage
Wai`anae	Kaupuni Wai`anae Wai`anae Kai Lualualei	Mā`ili	2,472
Nānākuli	Nānākuli Princess Kahanu Estates		2,311

# Unmet Water Demands by Tract

Tract	Unmet Potable Needs	Unmet Non-Potable Needs
Nānākuli	1.31	2.46
Mā'ili	0.20	0.00
Wai`anae / Lualualei	0.39	7.28*
<b>Total</b>	<b><u>1.9</u></b>	<b><u>9.74</u></b>

# O'ahu Aquifers and Sustainable Yields



# Feb 2022 HHC Actions

- 1. Acknowledge the legal benefits and protections that accrue to Department of Hawaiian Home Lands (DHHL) and its beneficiaries' water reservations and uses in designated Water Management Areas; and**
- 2. Formally support the proposed designation of the Wai`anae Aquifer Sector Area as a Ground Water Management Area, as being proposed by the Honolulu Board of Water Supply; and**
- 2. Authorize the Chairman to take actions as necessary to effectuate this.**

# Update

- Honolulu BWS Continues to develop a “Petition” asking CWRM to designate Wai`anae groundwater
- Research and writing longer than expected
- When filed will be posted and shared - 2023
- Public Briefings and a Hearing will follow

atayama, Commi...

Kaleo Manuel, Deputy Dir e...

Suzanne Case, Chairperso...

ahs, Commission...

Michael Buck, Commission...

Aurora Kagawa-Viviani, C...

Joanna Seto, Commission...

Paul Meyer, Commissione...

ZOOM

**Pau**





HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION · DEPARTMENT OF HAWAIIAN HOME LANDS

# **Nānākuli and Wai'anae**

## **Project Updates**

**Land Development Division**

**Item E-2**

**For Information Only**

December 19-20, 2022



# Former Voice of America Property, Mā'ili

## ULU KE KUKUI REDEVELOPMENT

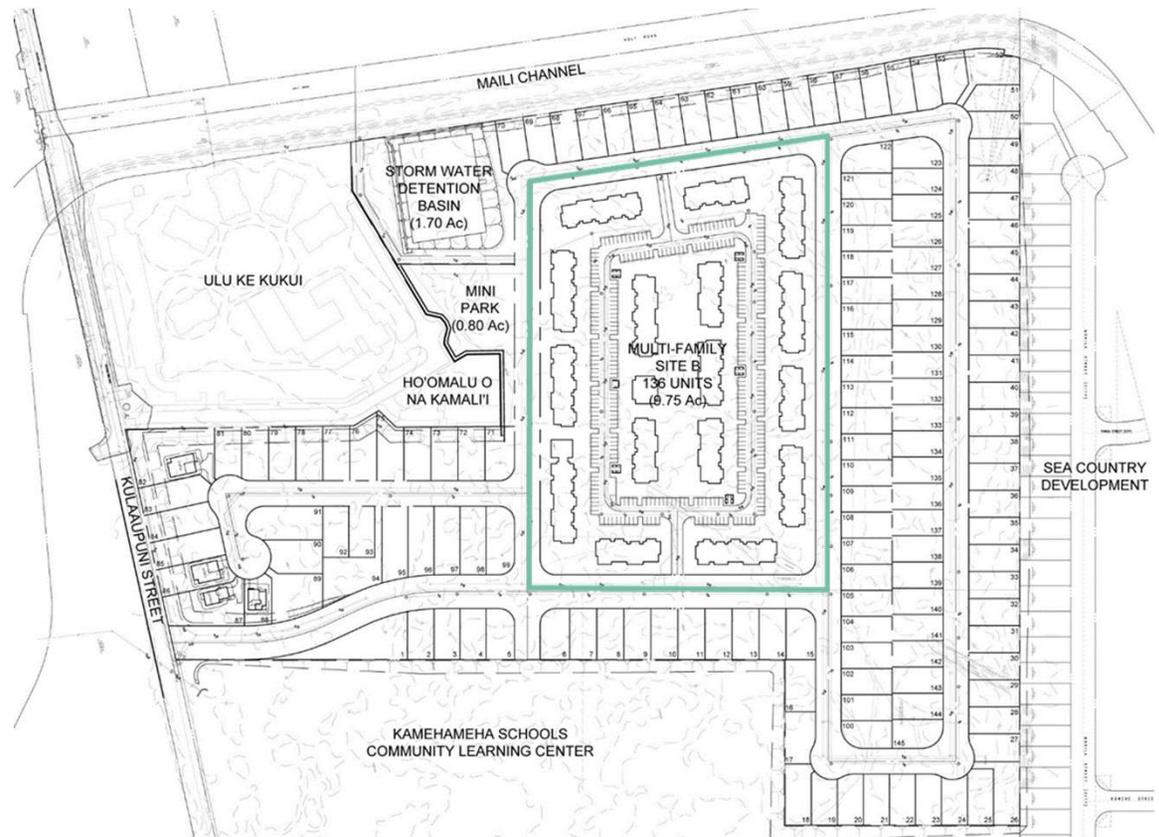
- **Developer: Hawaiian Community Development Board**
- **Convert 80 transitional housing units into 40 affordable rental units**
- **Finalizing construction plans and securing financing**
- **Department of Human Services, Homeless Programs Office contract with Catholic Charities Hawaii completed 11/24/21**
- **Rent-up scheduled to start 2023**
- **Developer continuing to secure financing.**



# Former Voice of America Property, Mā'ili

## DHHL New Residential Community

- Approximately 40 acres
- Mixture of single-family lots and multi-family townhouses; approximately 250-340 units
- Legislative Appropriations - \$800,000 (Planning, Designs)
- Estimated site construction cost \$48 million
  
- June 2021: Beneficiary Consultation
- Feb 2022: Draft Environmental Assessment
- 2023 to 2024: Infrastructure Design
- 2025 to 2026: Infrastructure Construction
- 2026 to 2027: House Construction / Multi-family Development



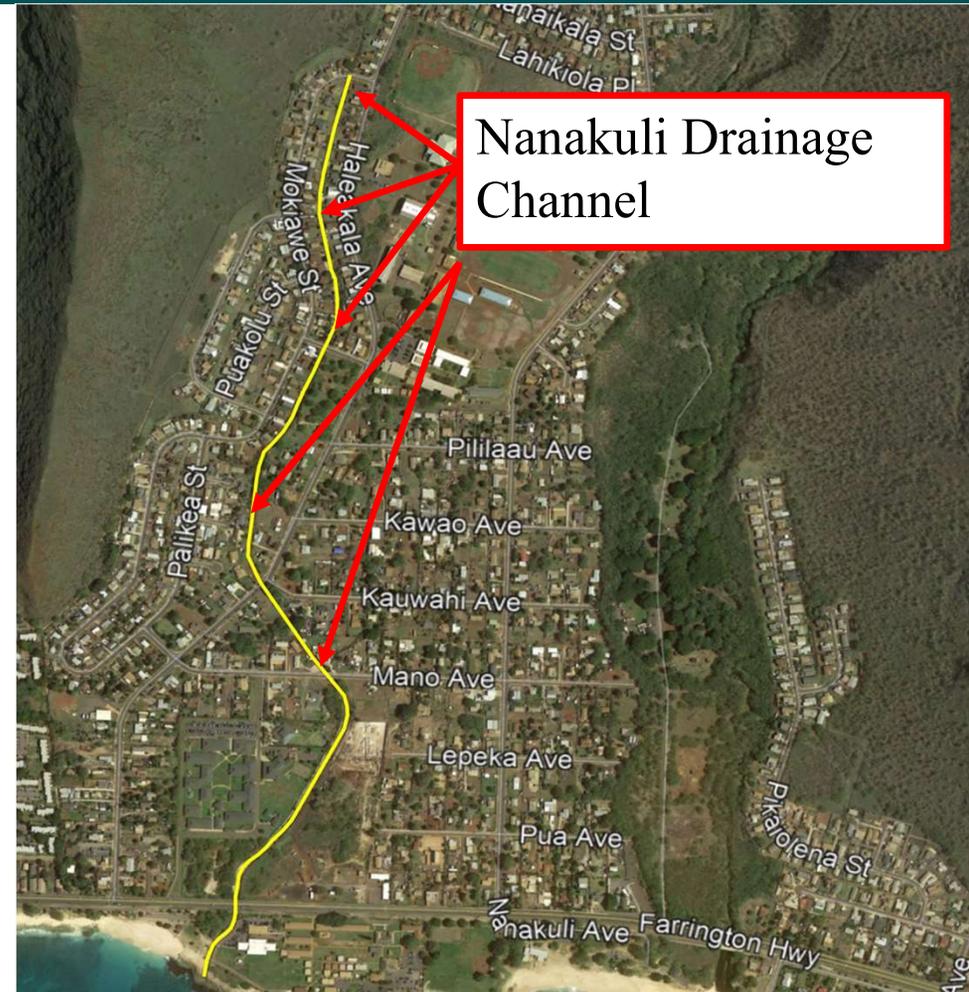


# NANAKULI DRAINAGE CHANNEL IMPROVEMENTS

**Scope:** Re-line channel walls and spall work— over 5,000 linear feet  
**Cost:** \$3.2 million  
**Schedule:** Construction completed - Summer 2021

Remaining work:

**Scope:** Repairs to lateral channel above Mokiawe Street  
**Budget:** \$1.0 Million  
**Schedule:** Contingent upon removal of non-compliant structures straddling the ditch.





# NANAKULI TRAFFIC CALMING

**Traffic calming, to include flashing beacons, speed humps and tables, crosswalk signals, curbs, striping and signage.**

**Locations to include, but not limited to:**

- 1. Nanakuli Ave & Pua Ave**
- 2. Haleakala Ave & Mano Ave**
- 3. Nanakuli Ave & Pililaaui Ave.**
- 4. Nanakuli Ave & Ilimapapa Ave.**
- 5. Haleakala Ave. & Opuhe St.**
- 6. Haleakala Ave. & Mokiawe St.**
- 7. Haleakala Ave. & Pililaaui St.**
- 8. Mano Ave fronting Nanaikapono Elementary School**
- 9. Nanakuli Ave. outside Nanakuli High School**
- 10. Nanakuli Ave. & Lepeka Ave.**

**DHHL Trust funds: \$315,000 (Design)**

**Legislative Appropriation: \$1,000,000 (Construction)**

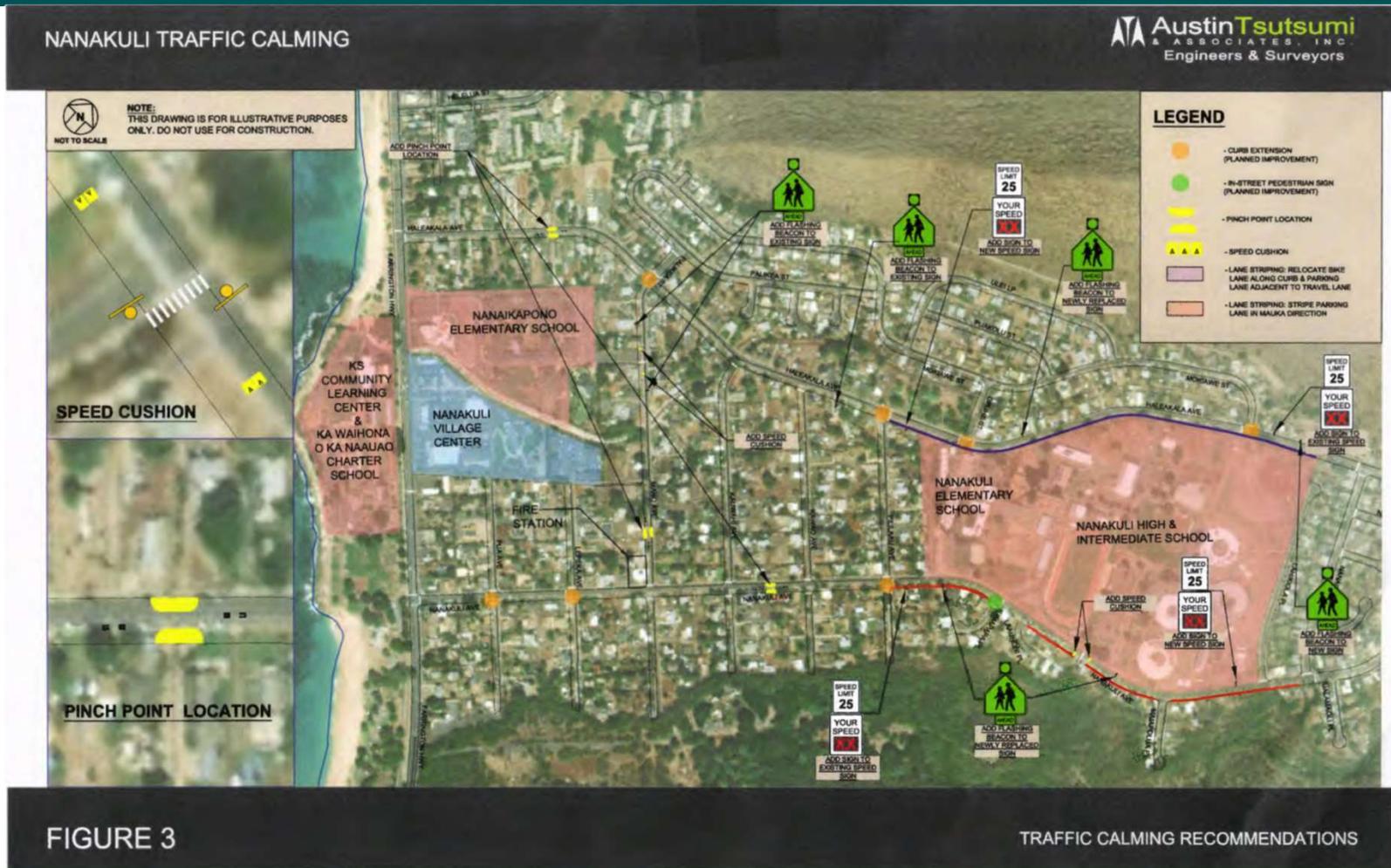




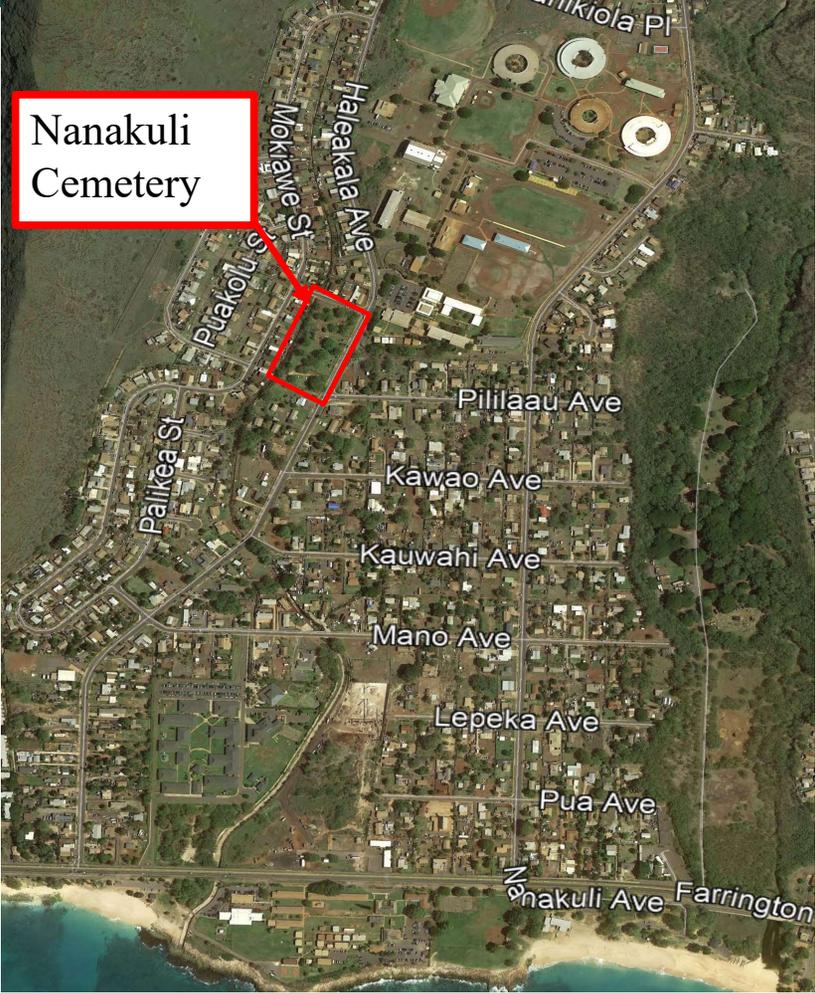
# NANAKULI TRAFFIC CALMING, Phase 1

**Phase 1:**  
Emergency speed humps and other traffic calming measures installed in 2022.

**Phase 2:** Lower Nanakuli  
Construction of flashing beacons and crosswalk improvements to start in 2023, subject to approved plans.



# NANAKULI CEMETERY REPAIRS



Nanakuli Cemetery

## Repair Scope:

- Fencing installation: 1,000 linear feet
- Wall Repair: 700 linear feet
- Remove excess excavated soil
- Repair water line

## Cost estimate:

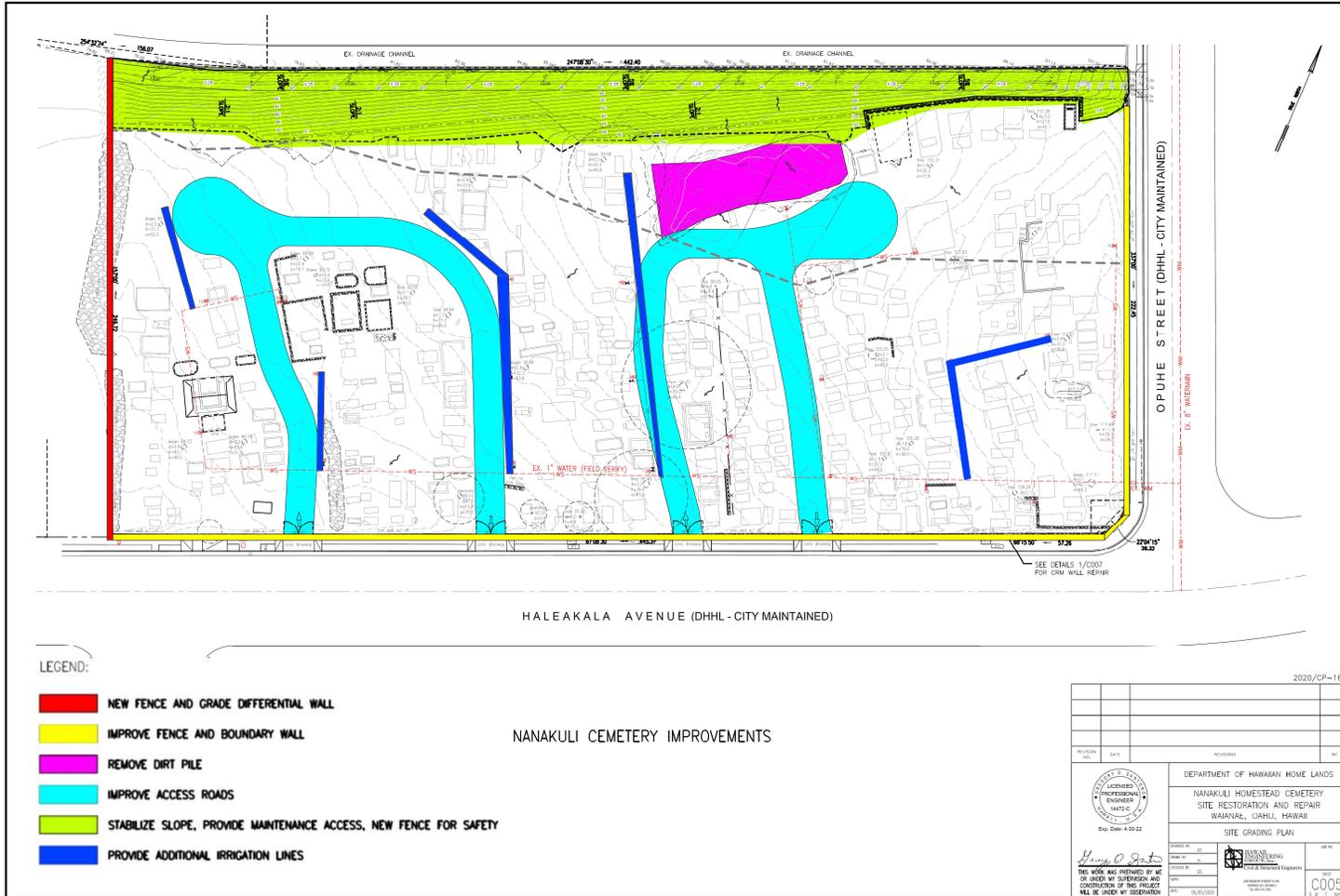
- \$370,000 Operating Funds
- Change order in progress

## Schedule

- Permit approved in Fall 2022
- Complete work in Mid-2023



# NANAKULI CEMETERY REPAIRS





# WAIANAЕ VALLEY, INCREMENT 4

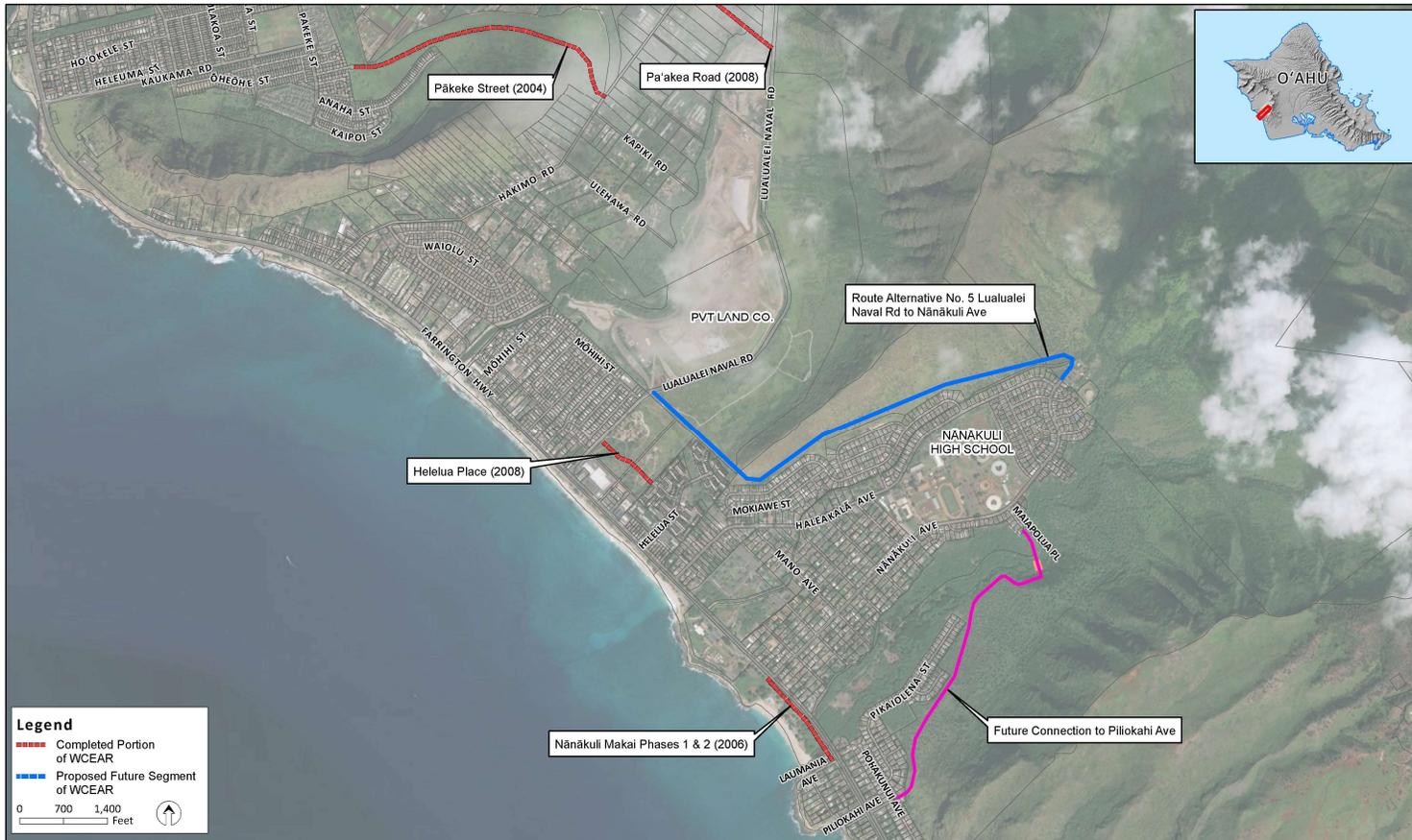


- 8 new residential lots with water, sewer, electric and communication available for award. Lots range from 7,071 sq. ft. to 9,274 sq. ft.
- Project Construction Cost: \$1,325,243.00
- Contractor: Close Construction, Inc.
- Estimated Construction Schedule:
  - Start Construction: December 2019
  - Completion: December 2021
  - Final Subdivision approval: Mid-2023, subject to City





# Wai'anae Coast Emergency Access Road



Wai'anae Coast Emergency Access Road  
Proposed Route Alternatives through Nanākuli  
June 29 2018



## Wai'anae Coast Emergency Access Road

- Legislative CIP funding: \$3,000,000
- Assess routes, conduct research, analyze alternatives, consult with community.
- No viable routes through Nānākuli community.
- No further assessments to be conducted.
- Contracts Expired: July 2022



# West O'ahu Sewers Assessment

## **Purpose:**

Improve existing sewer collector lines to City and County standards

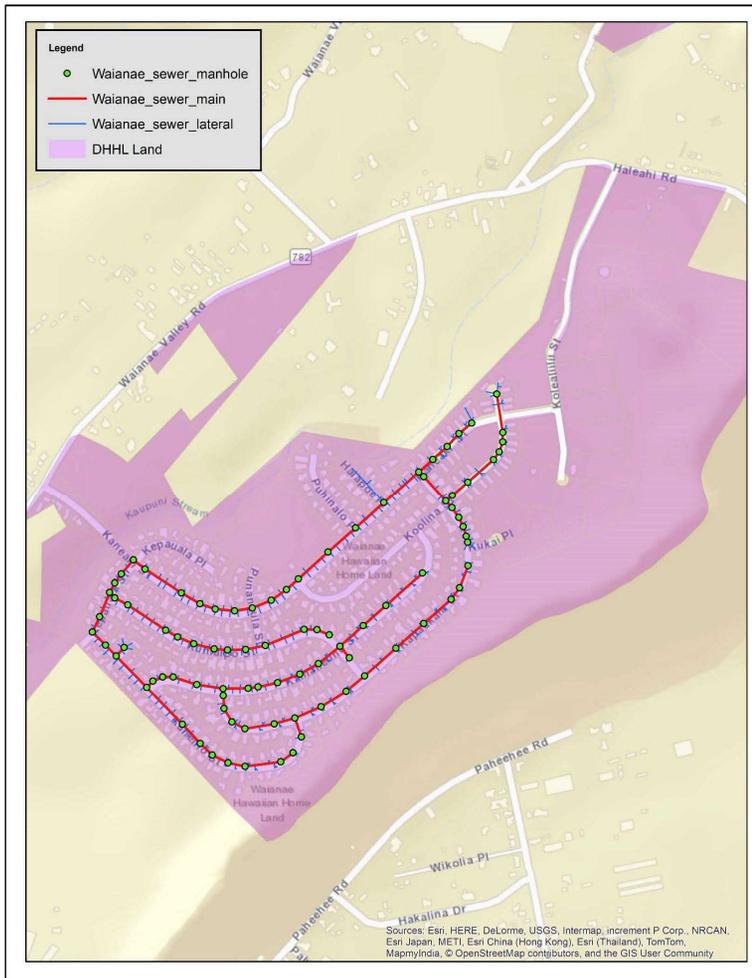
## **Locations:**

DHHL Sewerlines in Wai'anae, Princess Kahanu Estates, and Nānākuli.

## **Scope of Work:**

- Replace non-conforming sewer lines, manholes, laterals and cleanouts
- Reconnect sewer laterals
- Paving restoration
  
- **Status:**
- Video-camera inspection, smoke testing and cleanout survey completed.
- Wai'anae - IFB issued November 2022, Bids Due: December 13, 2022.
- Princess Kahanu Estates – Design in Progress.
- Nānākuli - Initiate Design in 2023.

# Wai'anae Sewer Assessment



## Construction Scope:

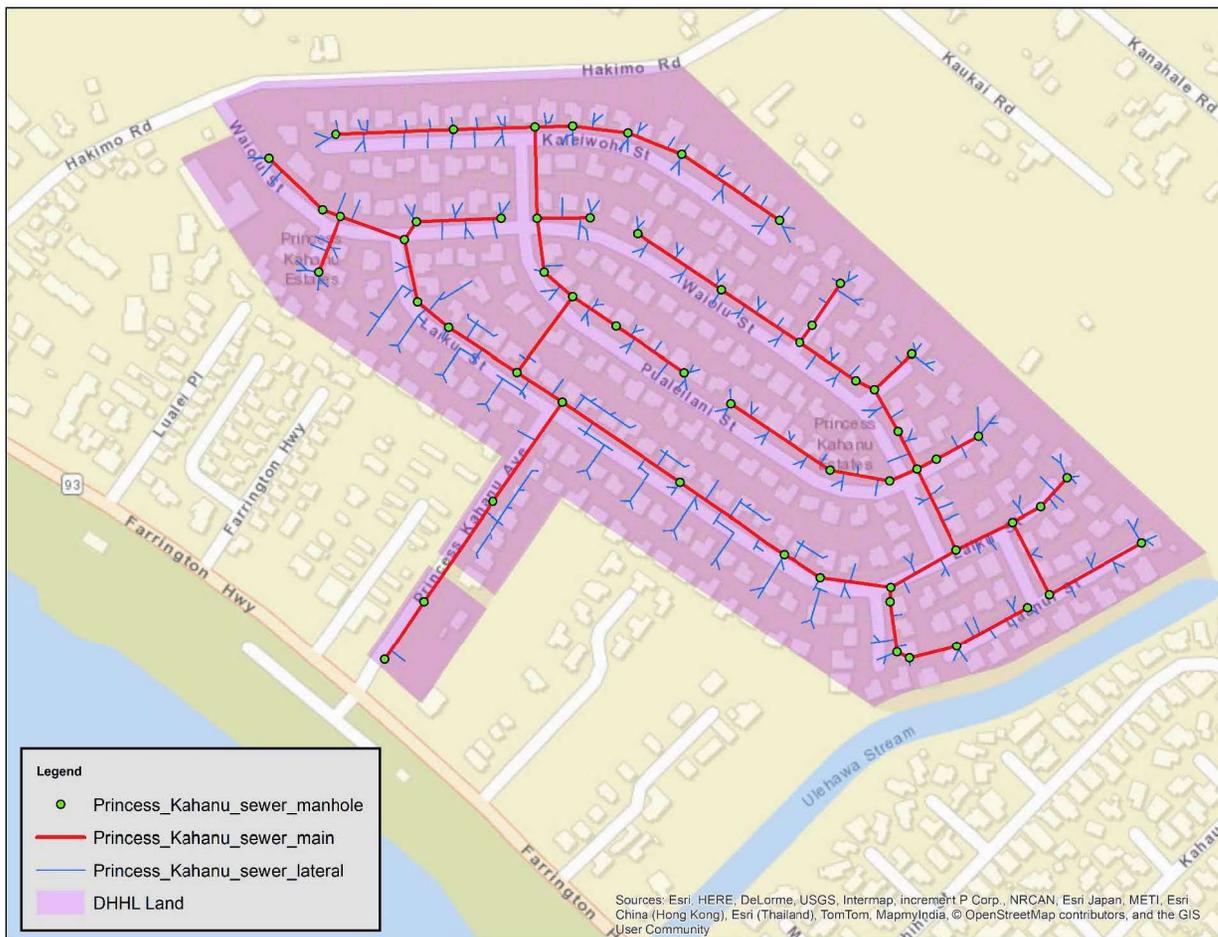
- Replace 2,580 feet of 8" to 15" sewerline
- Replace 66 sewer laterals
- Construct/Reconstruct 33 sewer manholes

## Construction Timetable:

- Award contract – December 2022
- Execute contract – January 2023
- Certify contract – February 2023
- Notice to Proceed – February 2023
- Time of Performance – 1 year

Construction estimate: \$6.7 Million

# Princess Kahanu Estates Sewer Assessment



## Construction Scope:

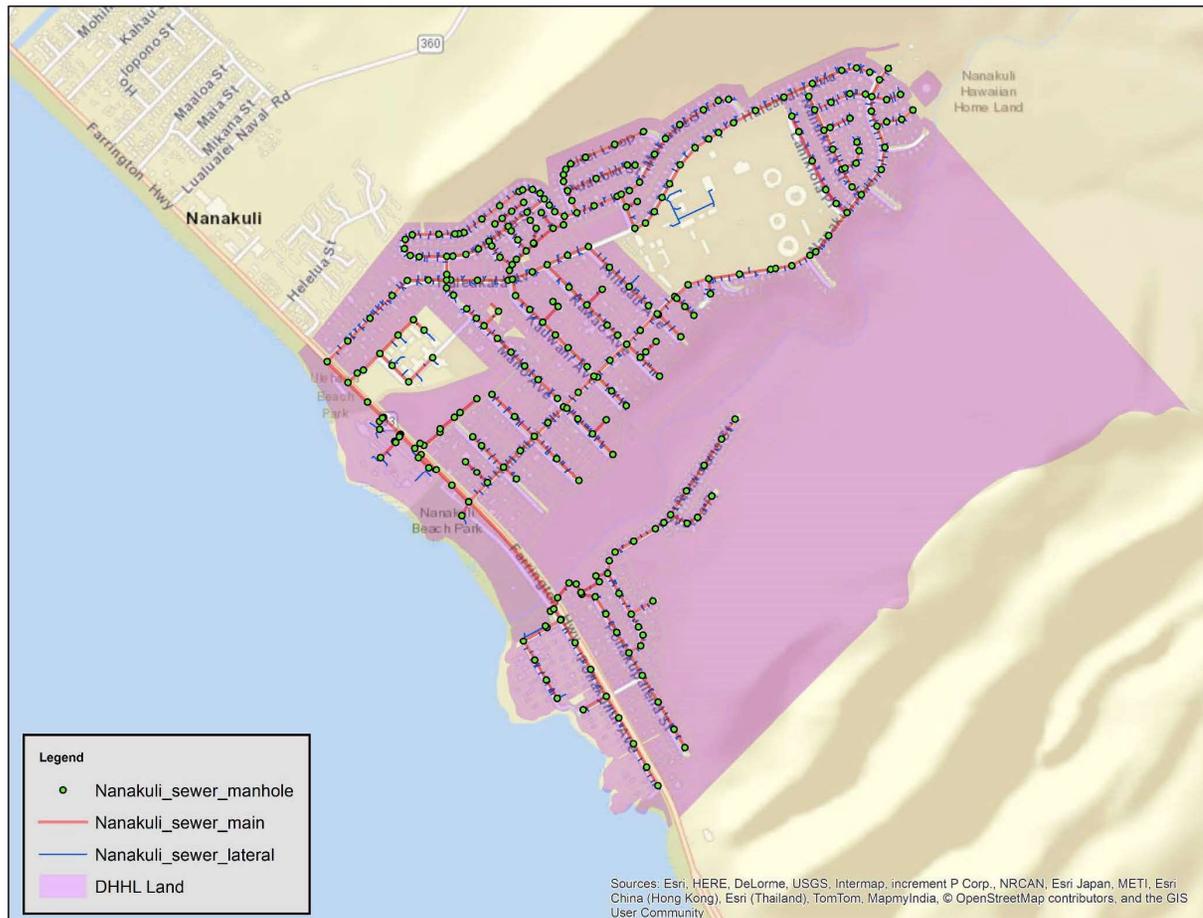
- Replace 6,160 feet of 8" to 12" sewerline
- Replace 180 sewer laterals
- Convert 2,300' of 6" sewer laterals to 8" sewer mains
- Construct/Reconstruct 41 sewer manholes

## Construction Timetable:

- Design in progress
- Construction bid: 2023

Construction estimate: \$15 Million

# Nānākuli Sewer Assessment



## Construction Scope:

- Replace 18,500 feet of 6" to 15" sewerline
- Replace over 300 sewer laterals
- Construct/Reconstruct 126 sewer manholes

## Construction Timetable:

- Design start in 2023, subject to Leg CIP funding.
- Construction start estimated 2024.

Construction estimate: \$40 Million



# Nānākuli & Wai‘anae Cesspool Assessment

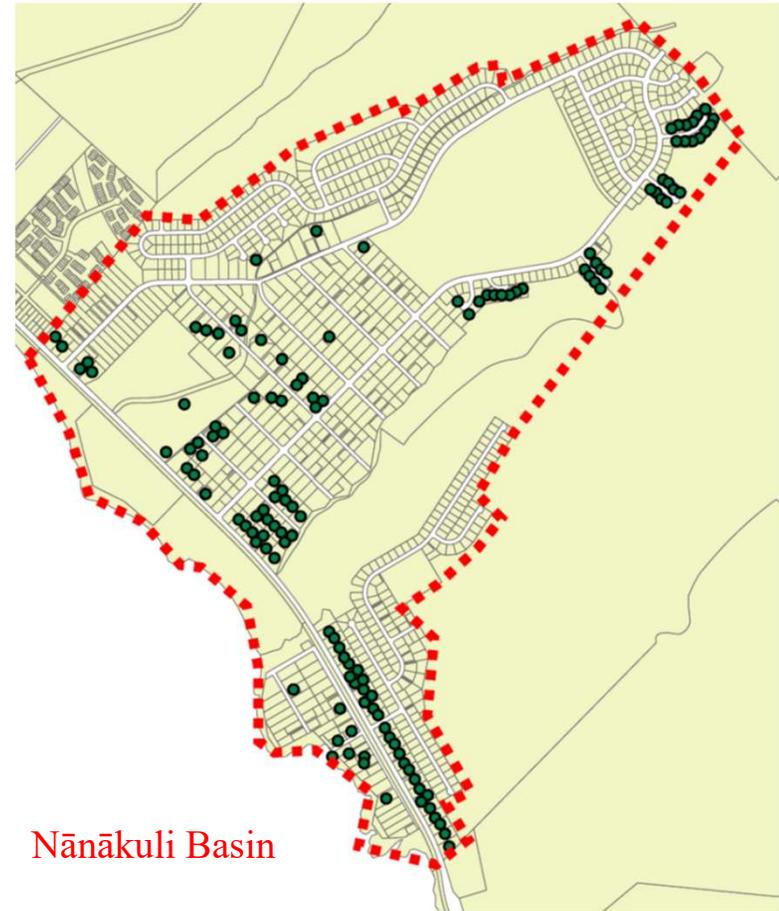
## Project Description

- Background:

Act 125, Session Laws of Hawaii 2017 mandates upgrade, conversion, or sewer connection of all cesspools by 2050.
- Project Objectives:
  - 1) Identify existing DHHL lots with cesspools
  - 2) Assess options for connections to the public sewer
- General Scope of Work:
  - Identify and conduct physical survey of DHHL lots with cesspools in Wai‘anae, Nānākuli, and Waimānalo
  - Prepare Assessment report and recommendations for upgrade, conversion, or connection to public sewers



# Nānākuli & Wai'anae Cesspool Assessment



Source: Hawaii Statewide GIS Program - On-site Sewage Disposal Systems (OSDS)  
Lots without dot: connected to public sewers or undeveloped

DEPARTMENT OF HAWAIIAN HOME LANDS - LAND DEVELOPMENT DIVISION



# Nānākuli & Wai'anae Cesspool Assessment

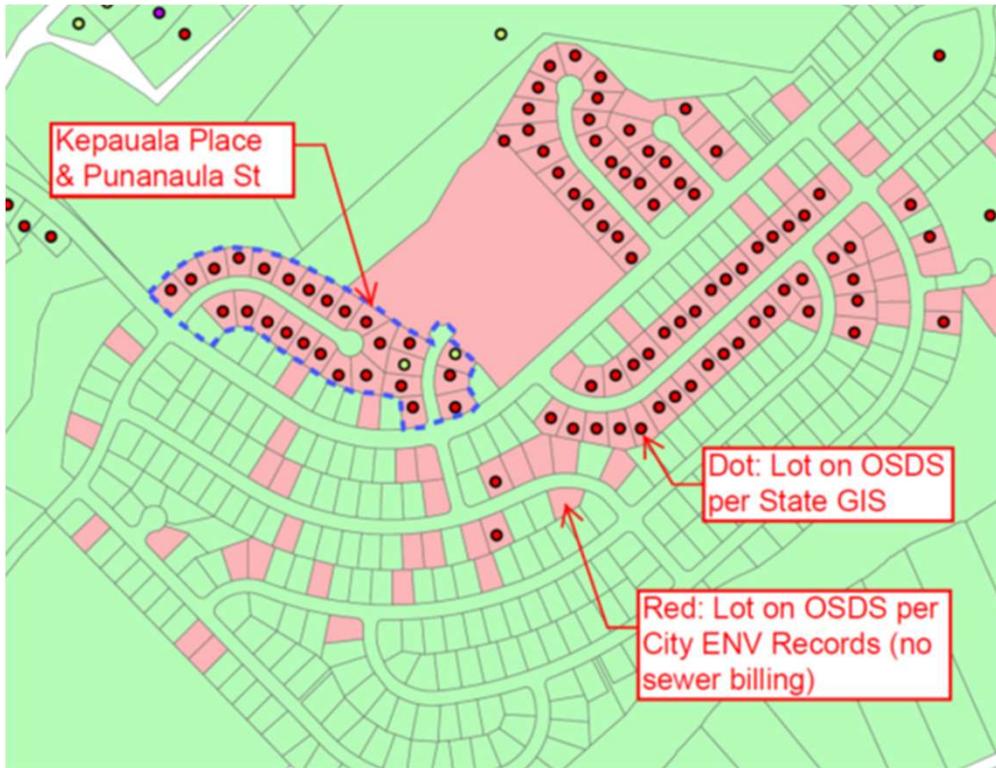
## Two-Phased Project Approach

- Phase I
  - Background desktop research
  - Public notification
  - Field verify Onsite Sewage Disposal System (OSDS) lots and identify cesspools
- Phase II
  - Phase II topographical survey of OSDS lots
  - Connection option assessment
  - Design for sewer connection: gravity sewer or pump station connection

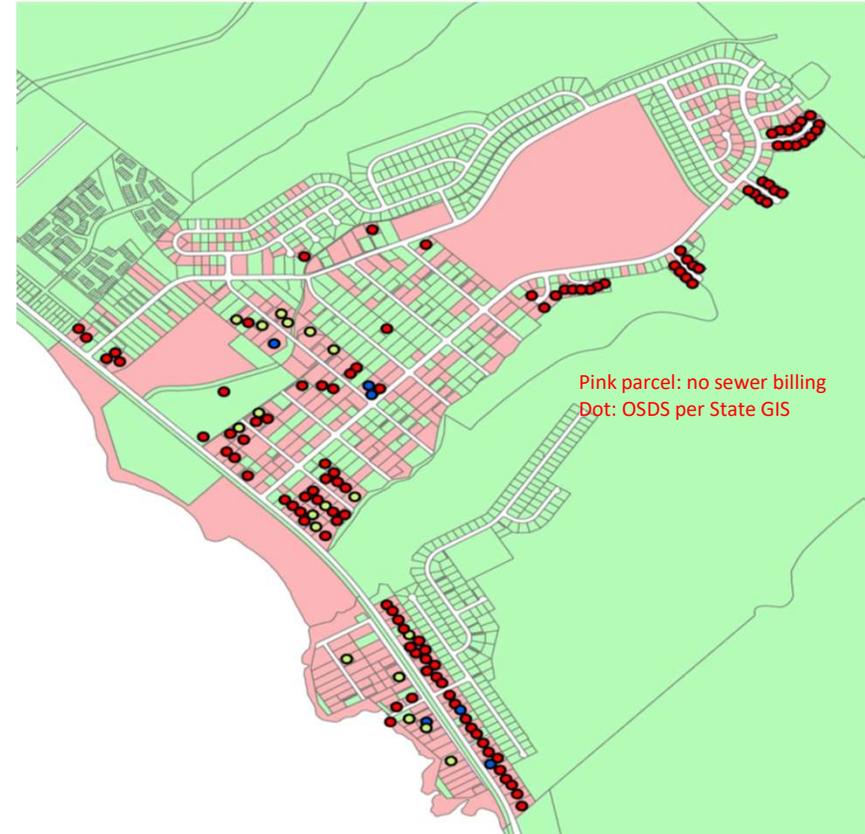


# Nānākuli & Wai'anae Cesspool Assessment

## Pre-survey Desktop Research



Wai'anae Subdivision Results



Nānākuli Subdivision Results



# Nānākuli & Waiʻanae Cesspool Assessment

## Construction Budget Estimates

Cost to convert to gravity sewer or low pressure sewer system (LPSS)

- Waiʻanae: \$12 million (gravity sewers)
- Nānākuli: \$17 million (gravity sewers + LPSS)

## Construction Schedule Estimates

Preliminary Completion Schedule (subject to CIP appropriations)

- Waiʻanae: Late - 2025
- Nānākuli: Mid- 2027



# Nānākuli & Wai'anae Cesspool Assessment

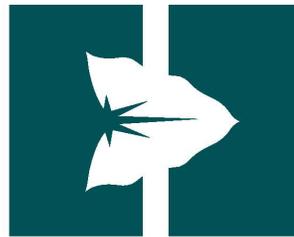
## Phase I Field Survey

- Notification Letter: inform lessees of the project and schedule
- Lessee Questionnaire:
  - Preliminary OSDS information
  - Contact information to inform lessees of lot survey
  - Consent to enter lot agreement

**Successful project progress is highly dependent on kōkua from lessees to enter lot to conduct field survey.**



# Mahalo



DEPARTMENT OF HAWAIIAN HOME LANDS

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

DEPARTMENT OF HAWAIIAN HOME LANDS - LAND DEVELOPMENT DIVISION