

HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION · DEPARTMENT OF HAWAIIAN HOME LANDS

Beneficiary Meeting #3
‘Ualapu‘e Kuleana Homestead Project

Virtual Meeting

November 30, 2022, 6:00 PM – 7:30 PM



Agenda

- **Opening Pule**
- **Overview of Hawaiian Homes Commission Act and DHHL Kuleana Homestead Program**
- **Project Update**
- **Land and Resource Evaluation Analysis**
- **Initial Lot Settlement Layout**
- **Feedback**
- **Next Steps**
- **Closing**



Meeting Purpose

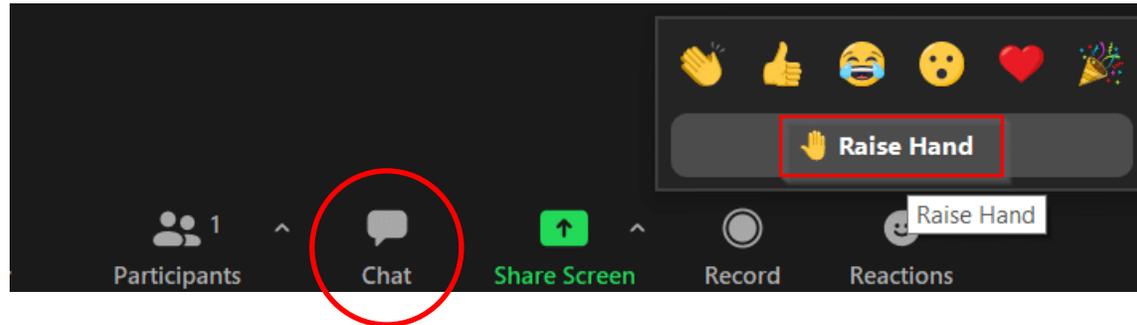
The purpose of tonight's beneficiary consultation meeting is to receive DHHL waitlist applicant feedback on the initial lot layout for the 'Ualapu'e Kuleana Homestead Project.



How to Share Your Input

During Meeting

- Type into the “Chat” box
- Use “Raise Hand” to ask a question or share your mana‘o



Presentation slides will be posted to the DHHL page at <https://dhhl.hawaii.gov/po/molokai/ualapue-kuleana-homestead-project/>



Zoom Poll

Time for a zoom poll!

The Hawaiian Homes Commission Act



Prince Jonah Kūhiō Kalanianaʻole

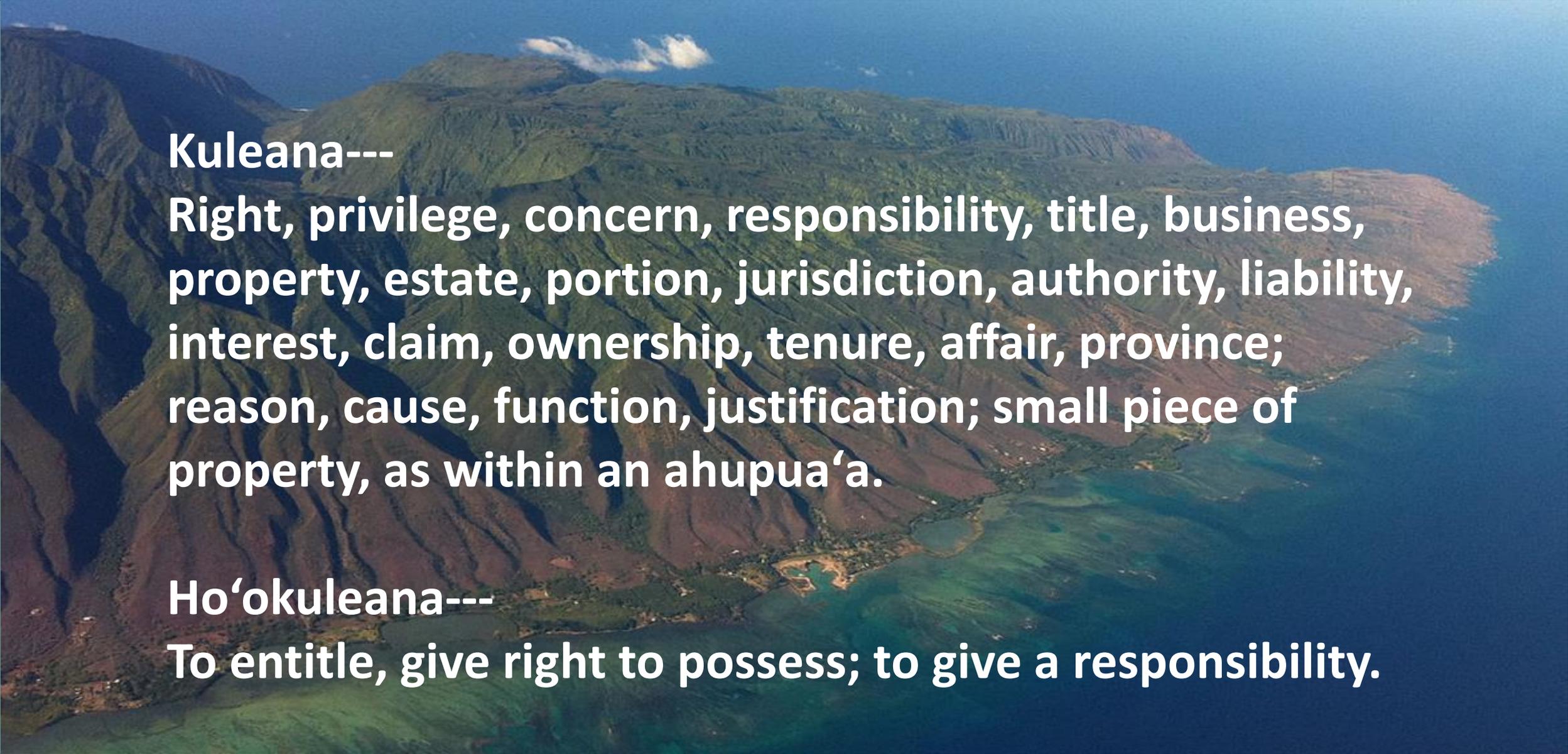


Kuleana Homestead Settlement Plan



Hawai'i Administrative Rules §10-3-30

- DHHL, together with interested applicants, will develop a plan for settlement and development of the designated tract, for approval by the HHC
- **The Settlement Plan will include:**
 - Location and description of the tract;
 - Approximate **size and number of lots** to be awarded;
 - Approximate location of **community center** and common areas;
 - Preliminary conceptual proposals for **community management** and **economic development** of adjacent department lands, if applicable;
 - Plan for **the identification, protection and preservation of all significant historical, archaeological, and biological sites**; and
 - Settlement timetable to commence after the award of the lots



Kuleana---

Right, privilege, concern, responsibility, title, business, property, estate, portion, jurisdiction, authority, liability, interest, claim, ownership, tenure, affair, province; reason, cause, function, justification; small piece of property, as within an ahupua'a.

Ho'okuleana---

To entitle, give right to possess; to give a responsibility.



What is the DHHL Kuleana Homestead Program?

Hawai'i Administrative Rules §10-3-30

- Kuleana Homestead leases are designated for unimproved available Hawaiian home lands
- Available Hawaiian home lands may be selected for kuleana homestead leases by the commission because of excessive costs to develop the tract, due to such factors as:
 - Physical characteristics of the land
 - Distance from existing utilities





Kuleana Lease vs Conventional Lease

KULEANA LEASE

Fast track to get on land
Un-improved Lot / Off-grid lifestyle
More responsibility on lessee
Community Stewardship

CONVENTIONAL LEASE

Prolonged Site Design/Construction Time
More responsibility on DHHL
DHHL puts in infrastructure
(water, sewer, power)

TRADE OFF IS TIME AND RESPONSIBILITY – The more DHHL has to do, the more time needed for site design/construction



What are the Responsibilities of DHHL?



- The Hawaiian Homes Commission determines which Waitlist(s) to use to make kuleana lease awards
- The Department is required to provide:
 - Metes and bounds descriptions of lots; and
 - An unpaved right-of-way to the awarded lots



What are the Responsibilities of the Lessees?



- Suitable for use by lessees who wish **immediate access** to the land for subsistence uses and who are willing to live on the land and accept an unimproved lot
 - Such parcels only require a right of way to access the site
- Lessees must participate as an active member in the kuleana homestead association to develop and comply with the association's rules and agreements
- Lessees must participate in the maintenance of the right-of-way to the kuleana homestead tract and lots



Project Update



Outreach





Beneficiary Preferences

- Majority of beneficiaries have a pilina to this 'āina.
- Beneficiaries believe the 'Ualapu'e Settlement should focus on:
 - Preservation of historic/archaeological sites
 - Improve safety and access
 - Securing water
- Majority of beneficiaries think a 1-acre lot is too small.
- Beneficiaries prefer individual lots.
- Beneficiaries prefer backyard subsistence agriculture.



Areas of Beneficiary Concern

- Water and Waste Disposal
- Slope and Erosion
- Cultural and Historical sites
- Access (Hunting, cultural, mauka to makai)
- Impacts to wider community
- Wellhead Protection
- Place Names
- Kuleana homestead association relationship with DHHL
- Alternative Location if 'Ualapu'e is not feasible
- Ala hele
- Burials
- LCAs



Areas of Community Concern

- Water and Waste Disposal
- Slope and Erosion
- Cultural and Historical sites
- Access (Hunting, cultural, mauka to makai)
- Impacts to wider community
- Agriculture
- Roads and Traffic
- Site safety
- Size and number of lots
- Resilience hub / emergency shelter
- Request for Molokaʻi families first
- Fire Hazards



Land and Resource **Evaluation Analysis**



Aerial Survey

- Resource Mapping Hawaii (RMH)
- High-resolution imaging:
 - Terrain
 - Erosion
 - Vegetative cover





Aerial Survey





Land & Resource Evaluation Analysis

- 15 Categories being examined
- Each category is assigned a 1-10 rating (10 being lower sensitivity)
- Each category is assigned an influence percentage
- Six (6) scenarios produced by adjusting influence and category ratings

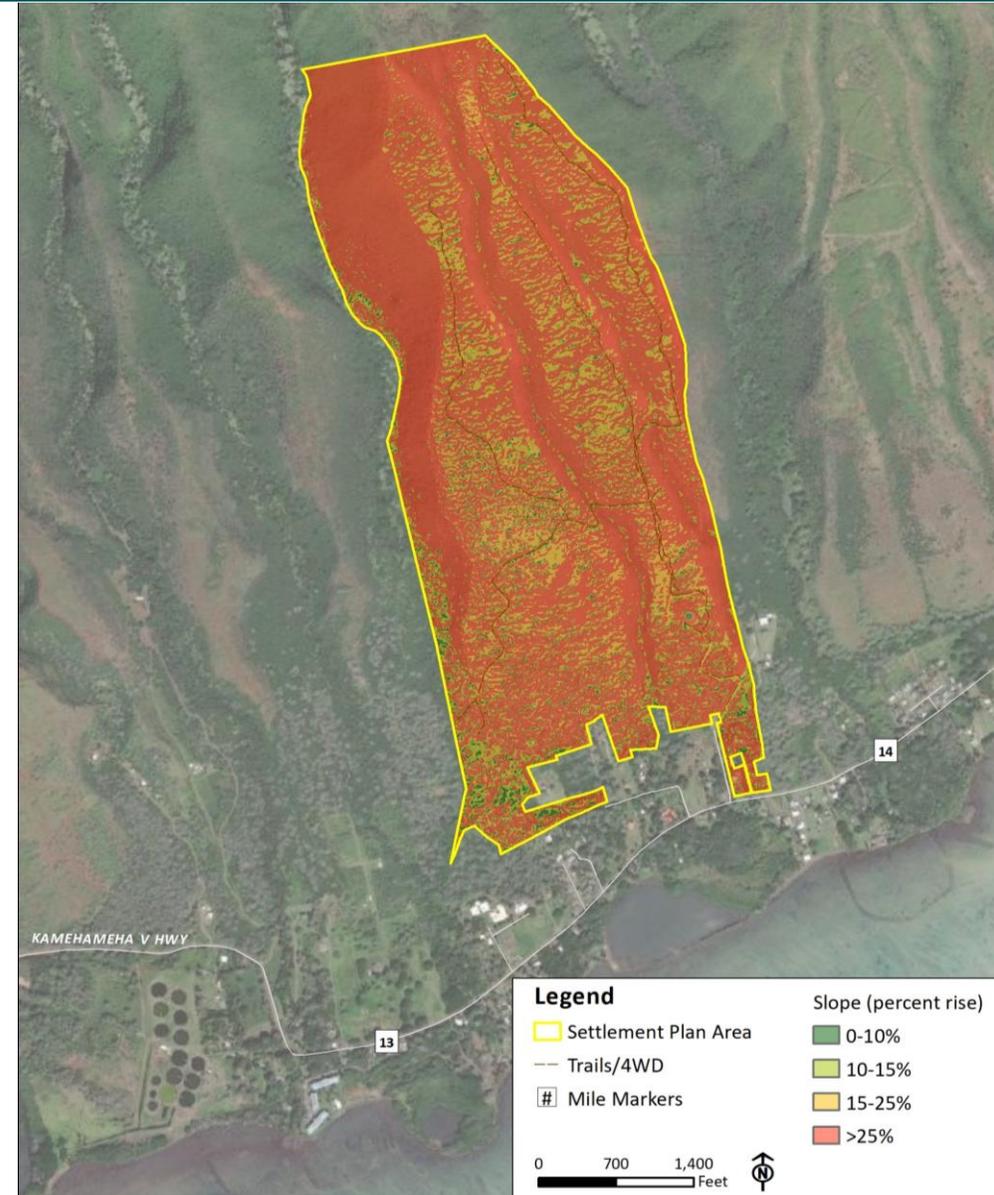
SUITABILITY CRITERIA			
Slope	Archaeology	Soil Type	CWRM Wells
Wellhead Protection Zone	Streams/ Gulches	Rainfall	Roads/Trails/ 4WD
Biological Resources	Flood Zones	Tsunami Zone	Extreme Tsunami Zone
Wildfire Risk	ALISH	LSB	-



Slope and Erosion

- Elevation ranges from 20 ft to 1,800 ft
- A majority of the site is 11-20% slope
- Three large gulches: Mo'omuku, Ki'inohu, and Kahananui
- Landscape altered by ungulates, invasive plants
- High runoff and erosion affecting fishpond and reef
- Minor grading, installation of road culverts, and runoff cutoff ditches will be required to mitigate erosion

SLOPE	RATING
0-15%	10
15-30%	5
>30%	1





Land & Resource Evaluation Analysis Scenario

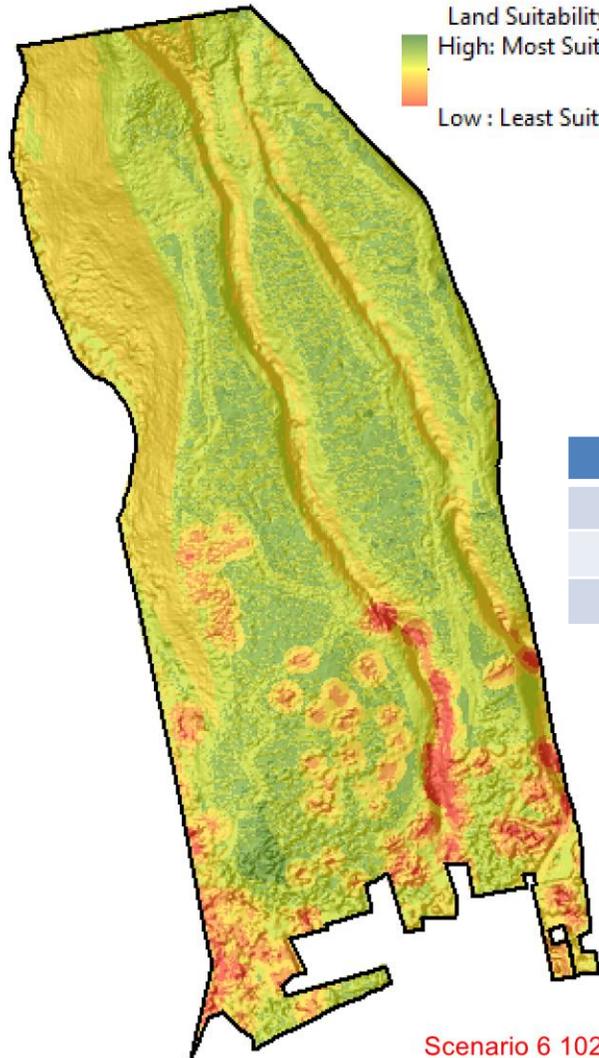
CATEGORY	INFLUENCE
Slope	10%
Archaeology	35%
All other categories	5% each

- Additional buffers around archaeological sites:
 - 30 ft buffer Rating: 1
 - 50 ft buffer Rating: 3
 - 100 ft buffer Rating: 5





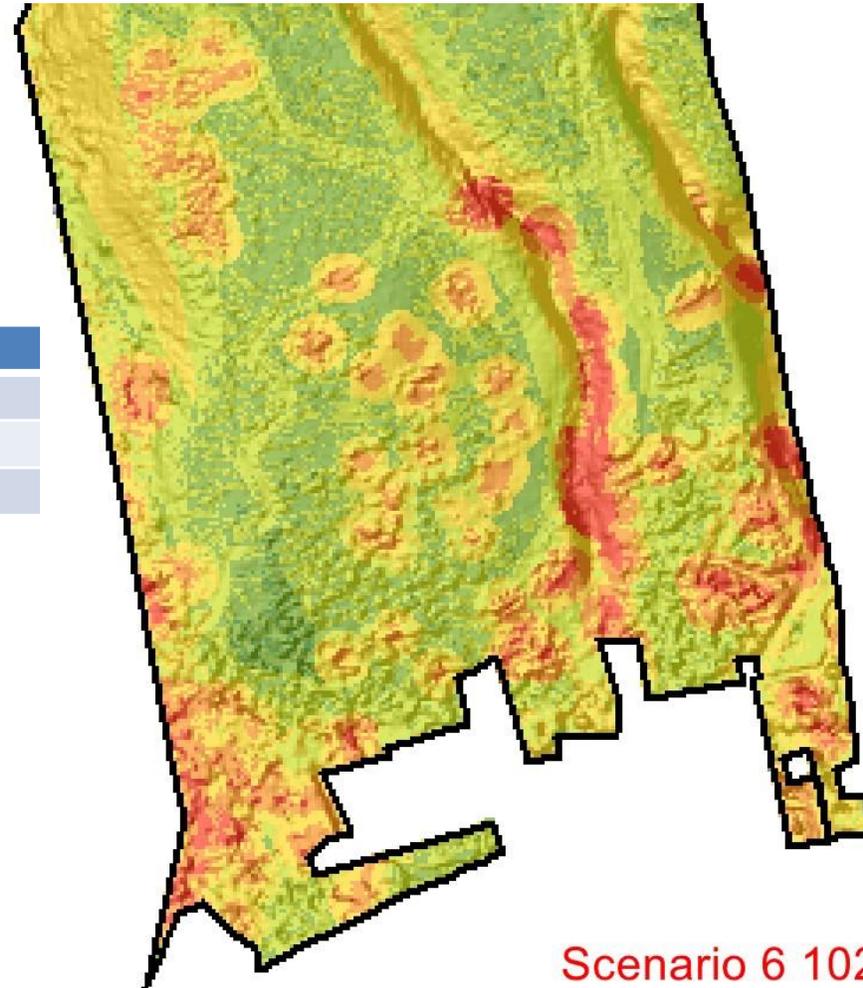
Land & Resource Evaluation Analysis



Land Suitability (Gradient View)
High: Most Suitable
Low: Least Suitable

CATEGORY	INFLUENCE
Slope	10%
Archaeology	35%
All other categories	5% each

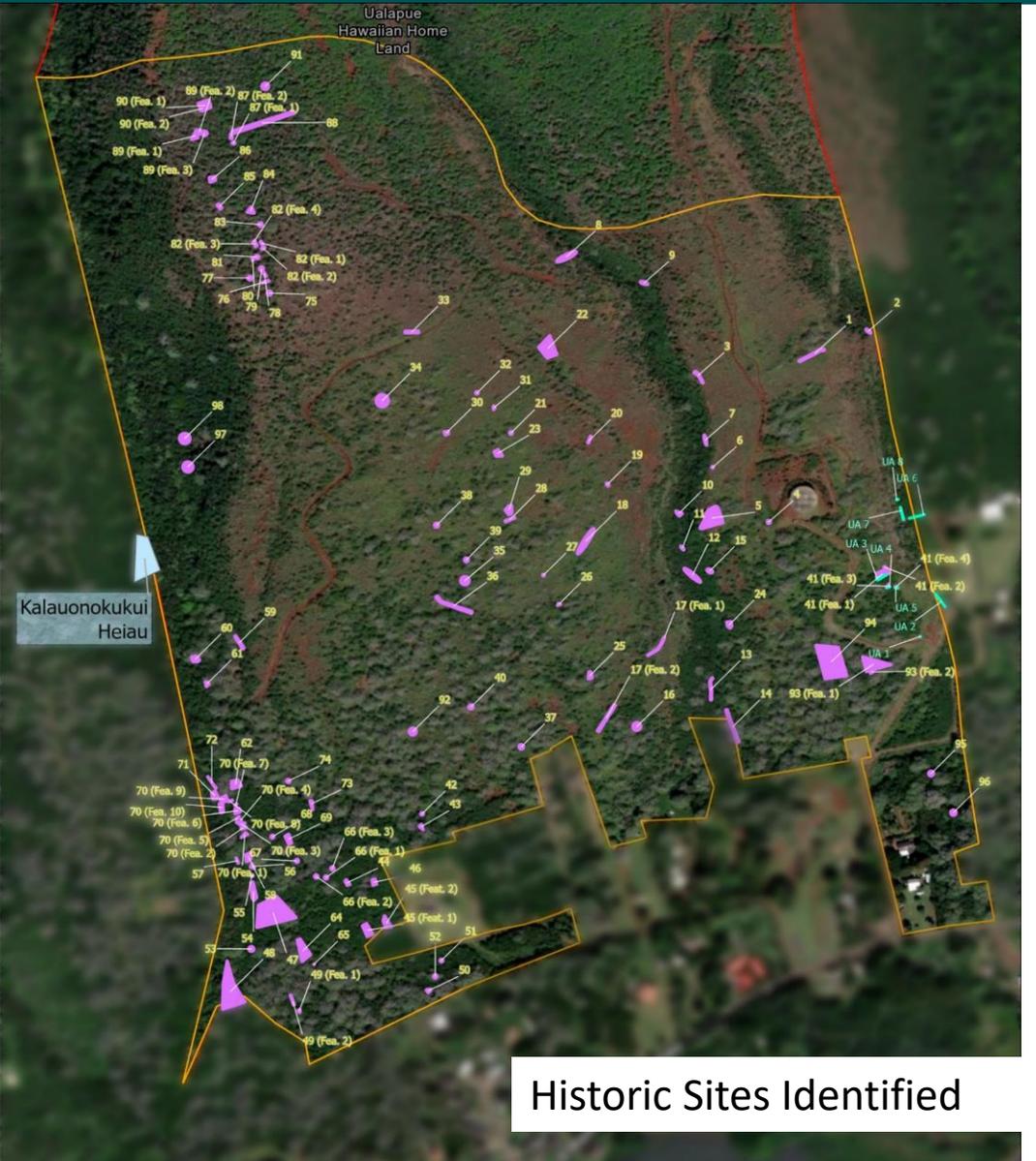
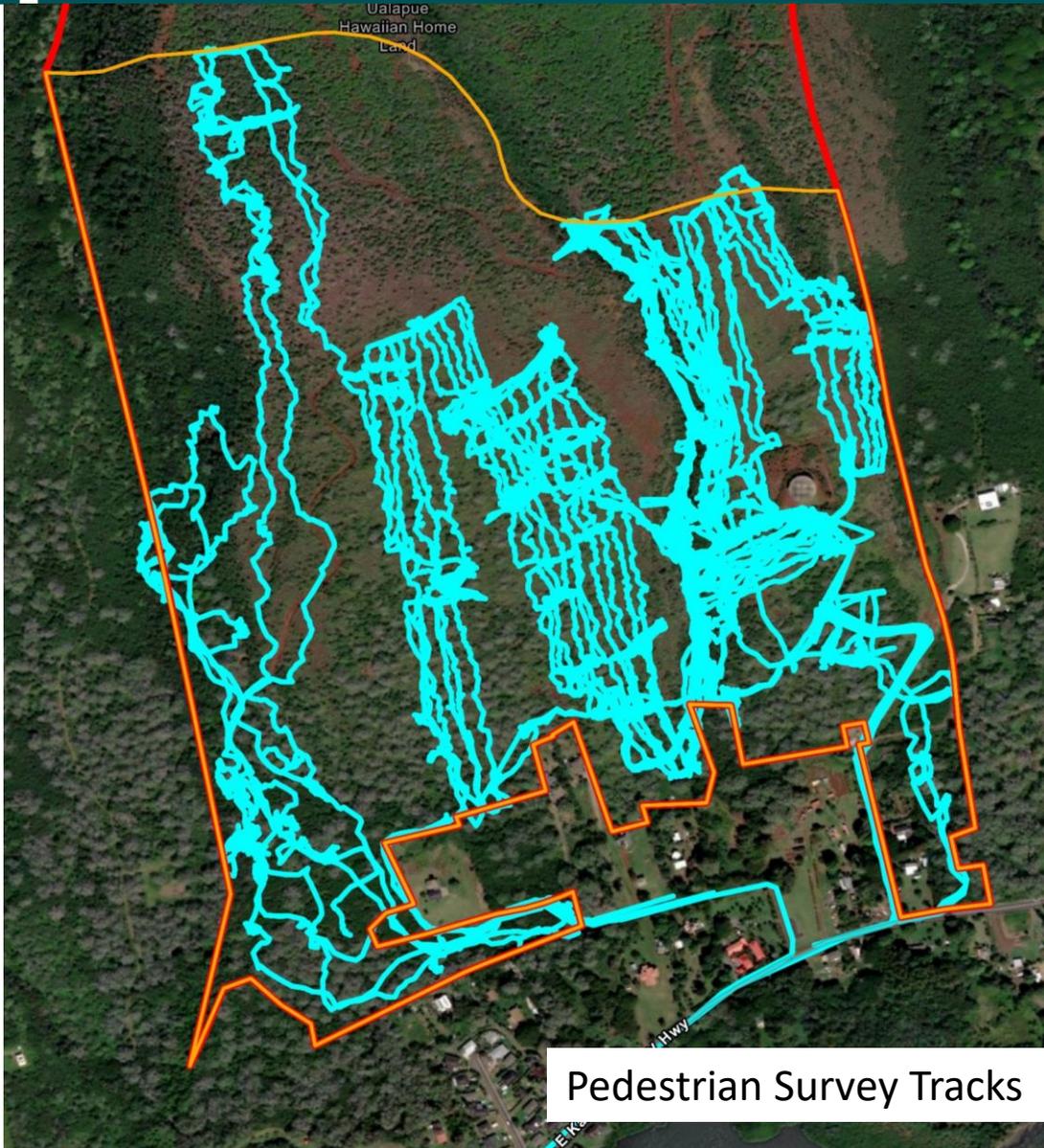
Scenario 6 1025 (Nov 1 2022)



Scenario 6 1025 (Nov 1 2022)



Preliminary Archaeological Findings





Initial Lot Layout

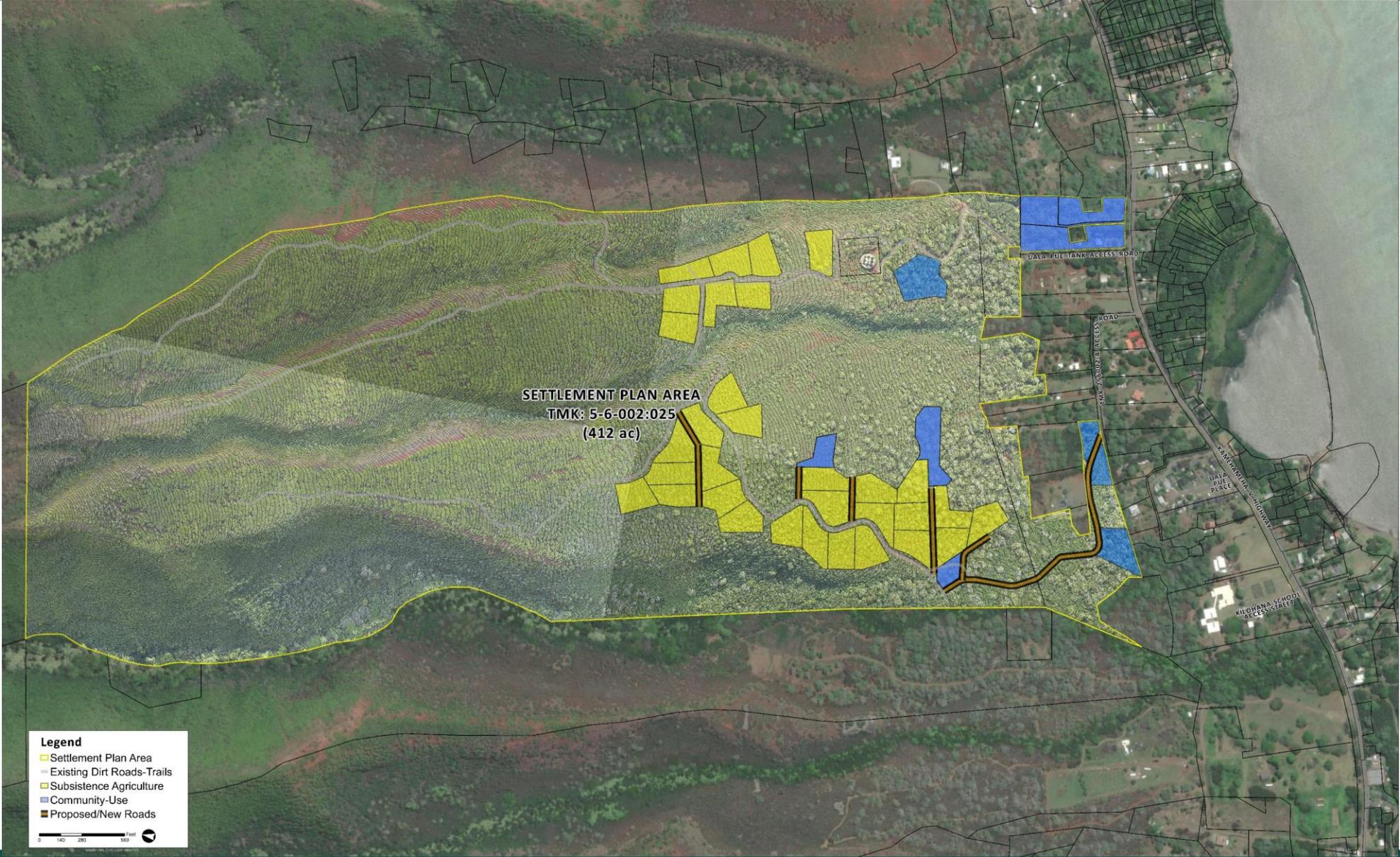


Lot Layout Summary

- Total project area acres = 58.5 acres
- Acres estimated for homestead settlement = 32 acres (55% of total project area)
- Acres estimated for community uses = 11 ac (19% of total project area)
- Lot Summary
 - 32 subsistence agricultural lots (1-acre lots)
 - 11 acres of community-use space
- Roadways
 - Existing Roads = 6,400 linear feet
 - Proposed Roads = 4,000 linear feet

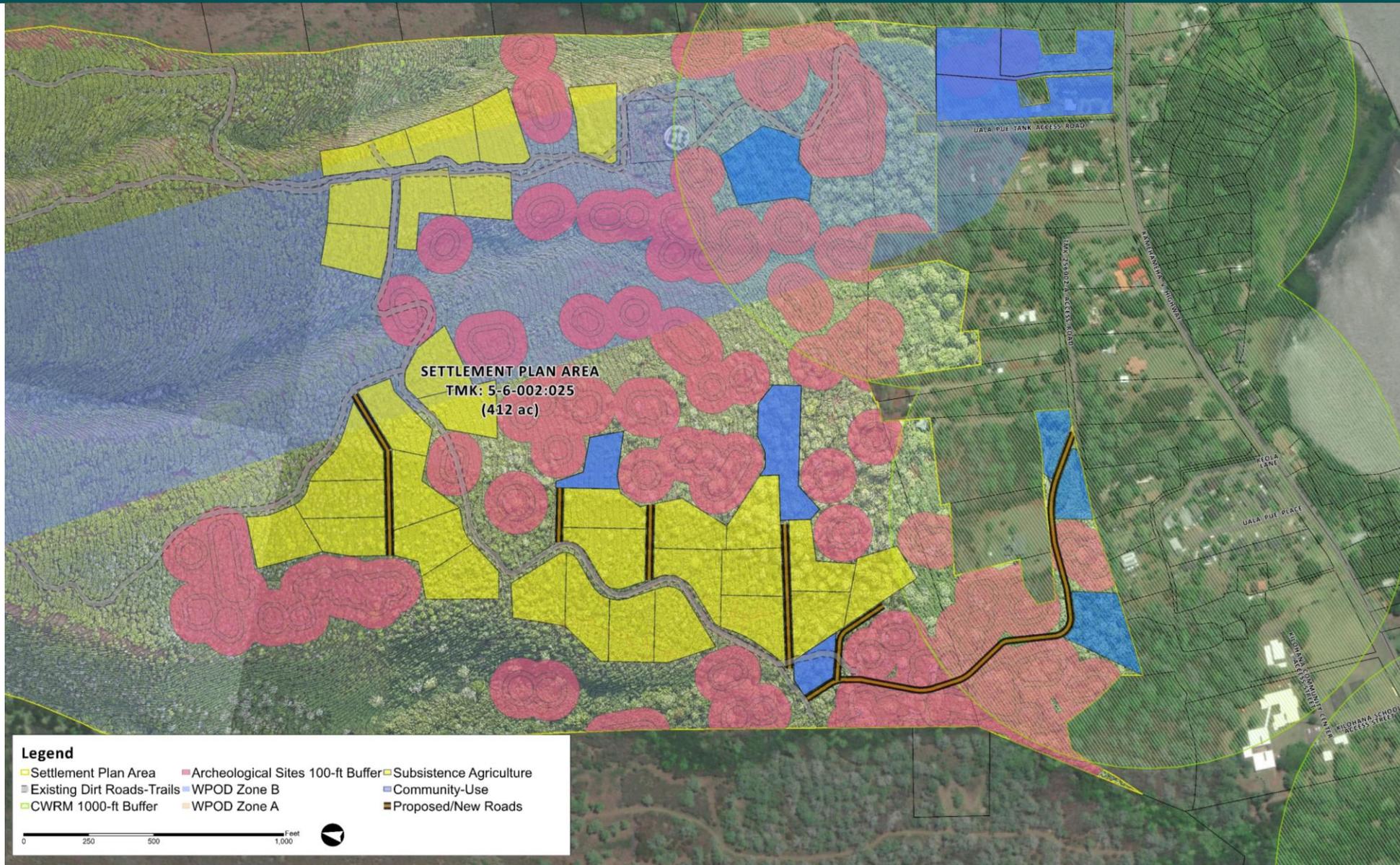


Lot Layout Plan



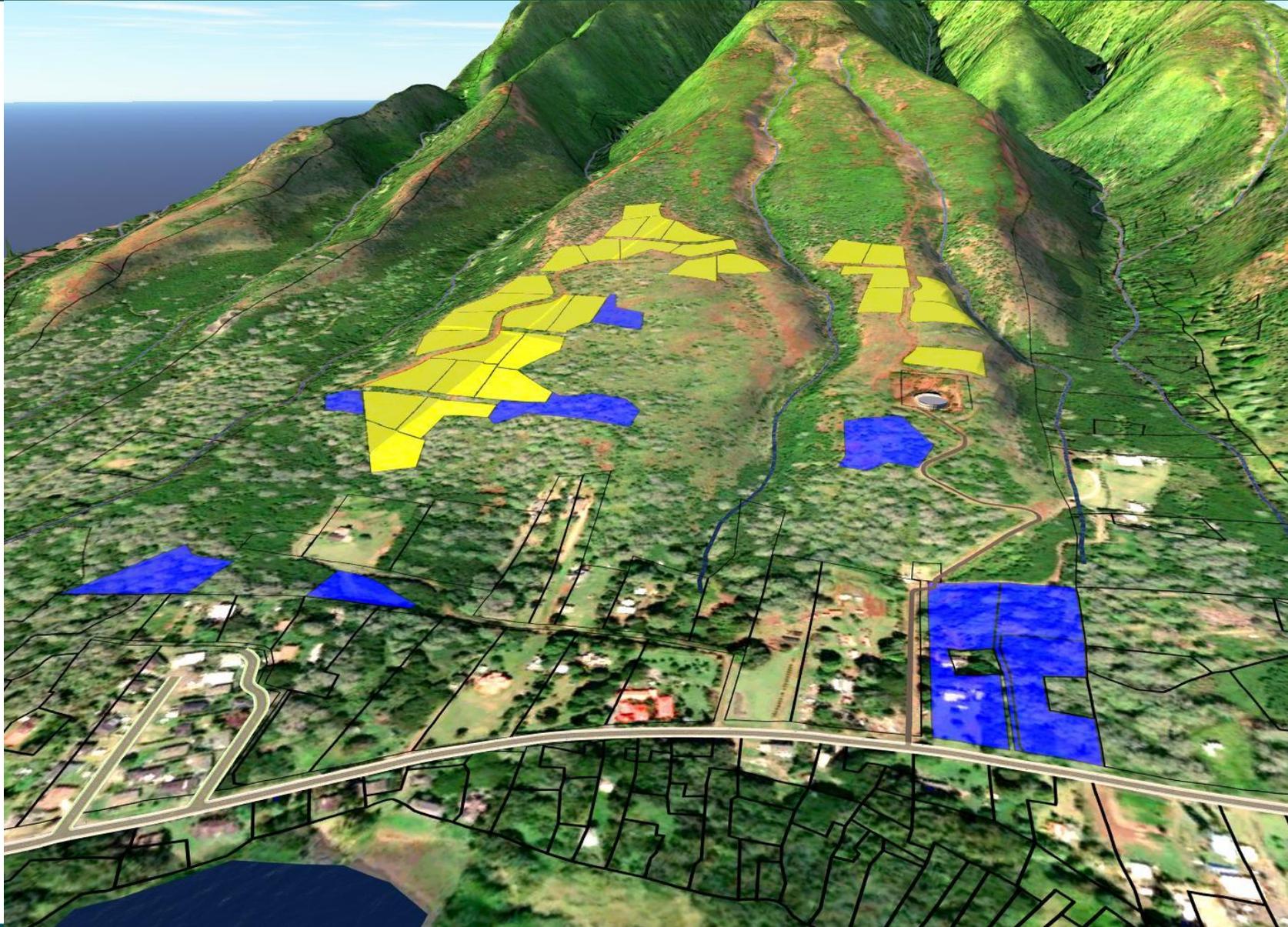


Lot Layout Plan



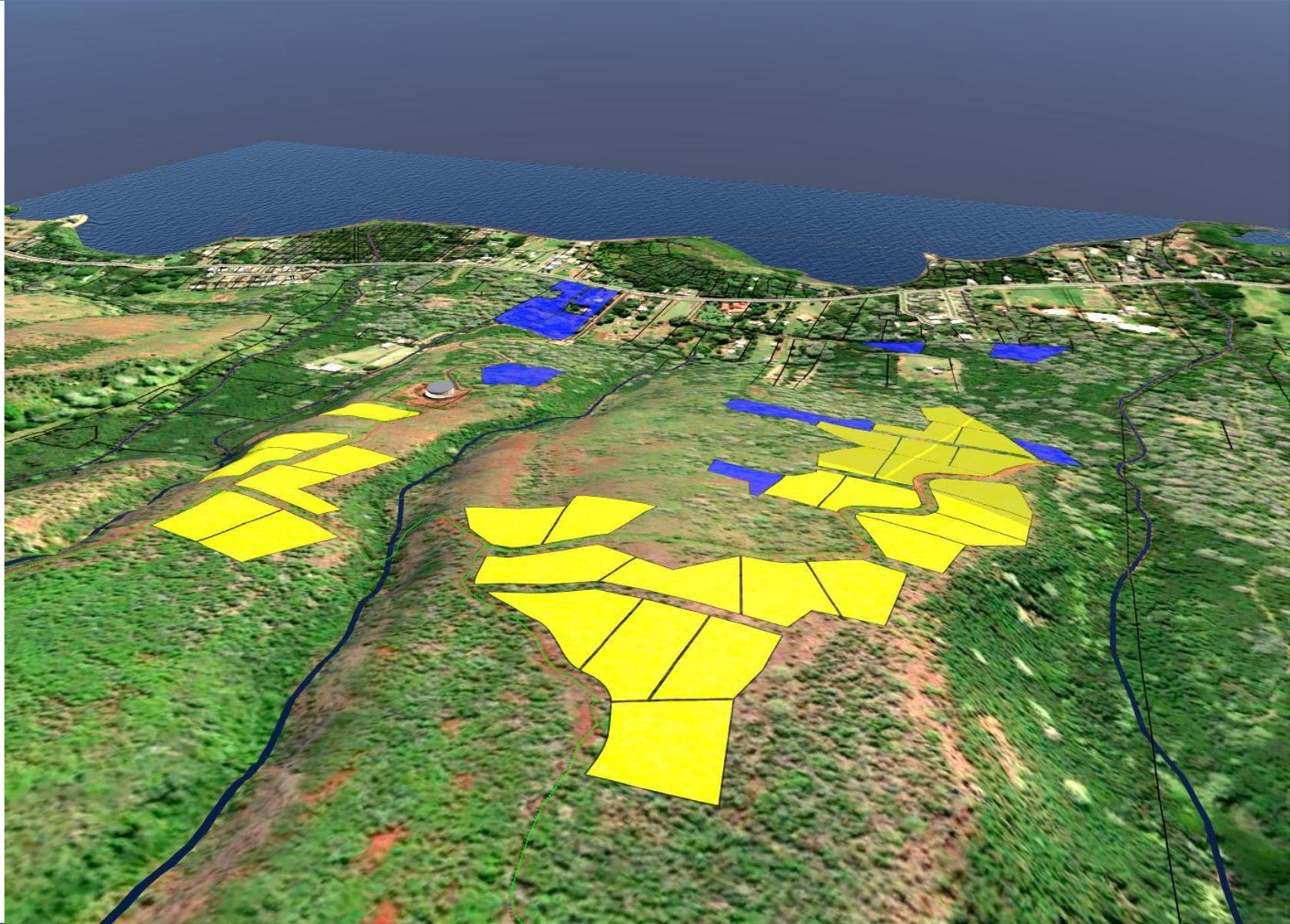


Lot Layout Renderings





Lot Layout Renderings



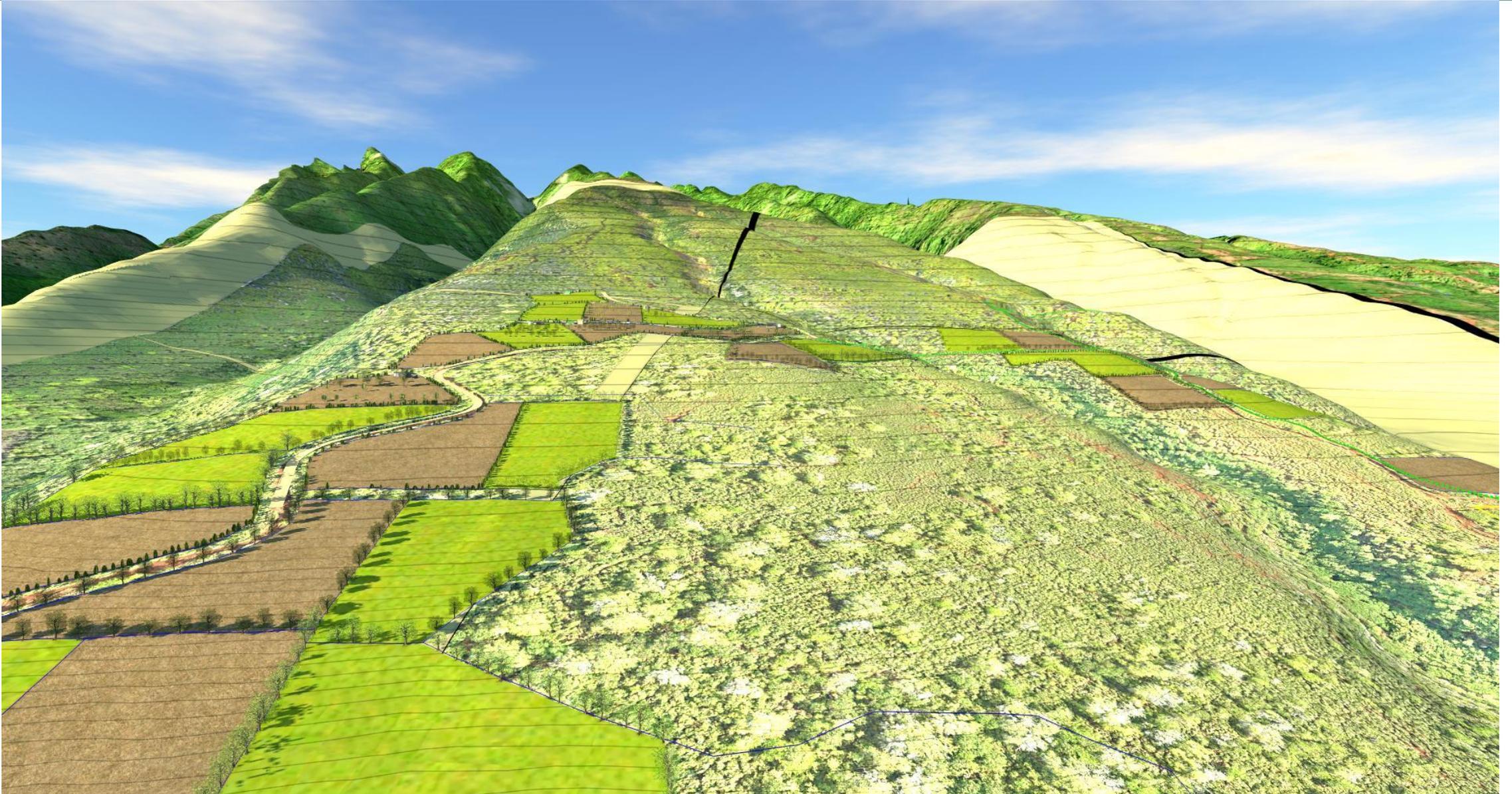


Lot Layout Renderings





Lot Layout Renderings





Lot Layout Renderings

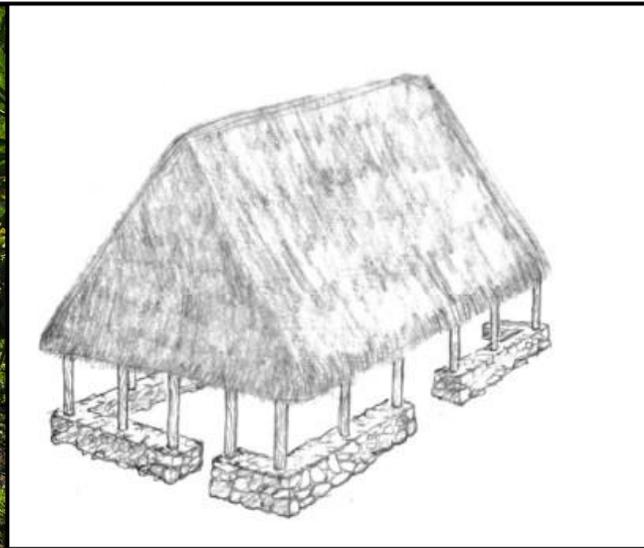




Community Use/Special District Spaces

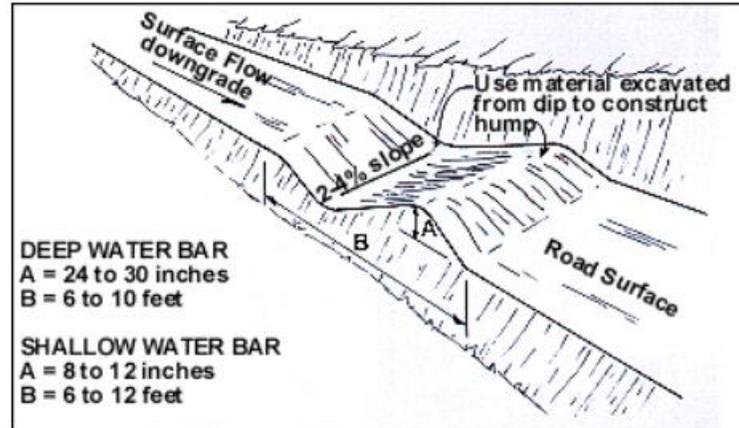
- Pavilion/Traditional Hale
- Community Gathering Place
- Community Mala / Orchards

- Culturally-Relevant Curriculum
- Stewardship of Cultural Sites and Practices
- Sustainable Agriculture Workshops and Training
- Establishing test nurseries for starter plants and seasonal crops and trees



Road System and Erosion Control

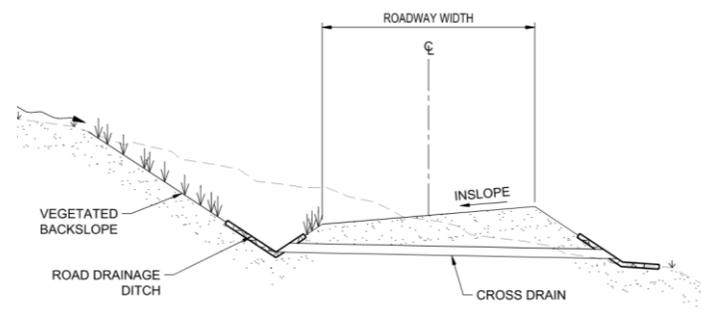
- Road System as erosion control
 - Roadside swales with check dams
 - Cross drains, rolling dips/water bar
 - Drain outlets, level spreaders
 - Rip-rap at locations needed
- Maintenance key to successful erosion control
 - Re-establish and protect existing native vegetation
 - Re-surfacing when needed
- Utilize NRCS Best Management Practices



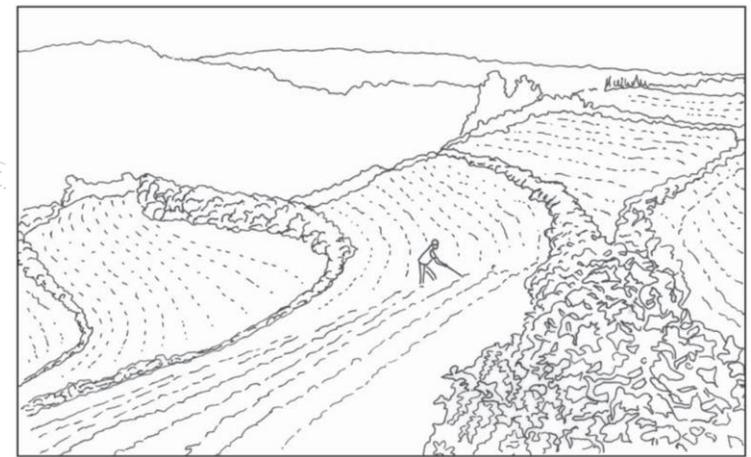
Rolling dip/water bar (USDA, 1998)



Roadside swale with check dams at Ke'e Beach, Kauai



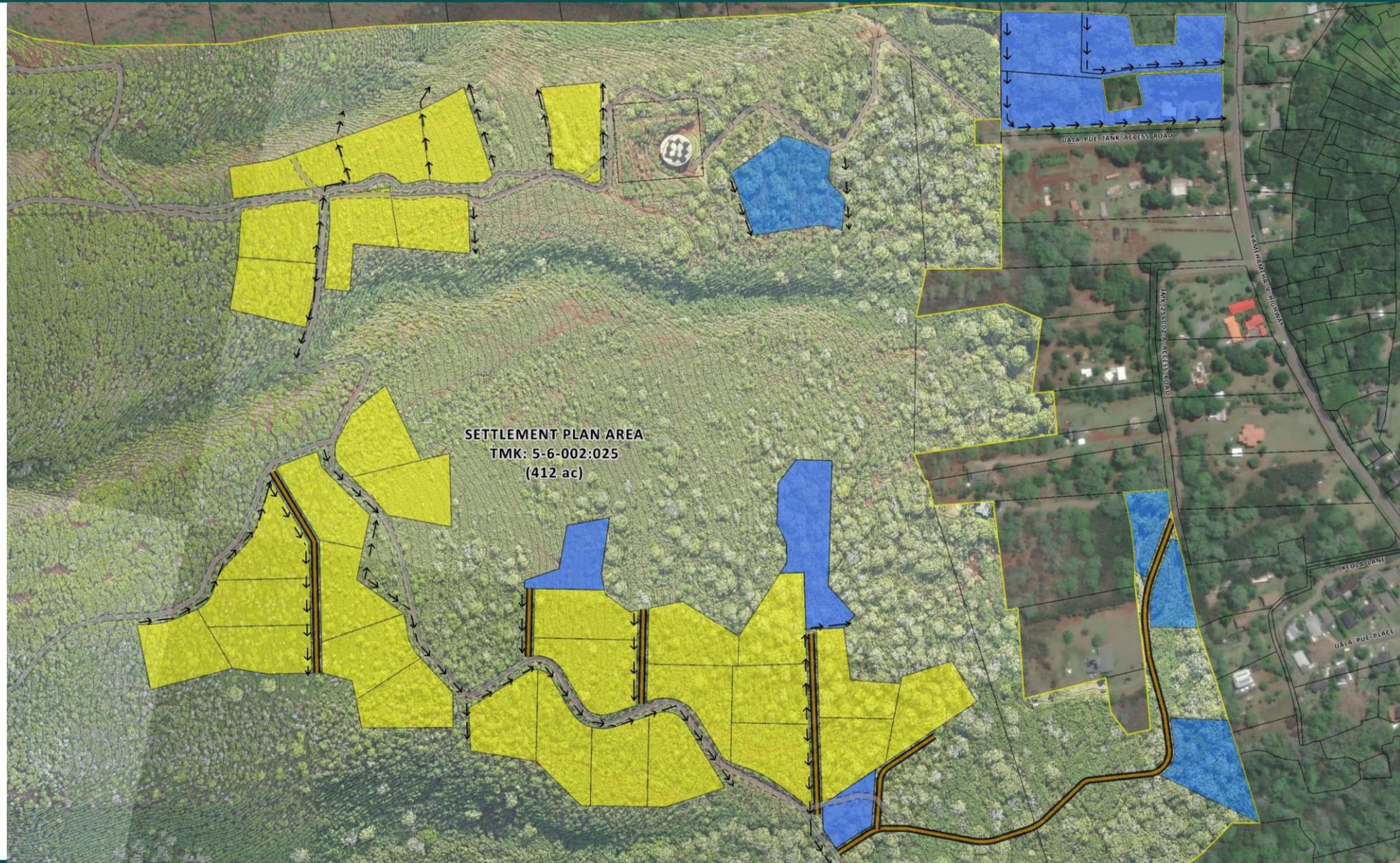
Typical road section example with cross drain



Contour farming USDA NRCS Practice 330 (USDA)



Road System and Erosion Control





Potential Water Options

- Rainwater Catchment System
 - Possible but difficult due to low rainfall
- Import water individually
- Atmospheric Water Generator
- County of Maui is in the process of a WDUP
- DHHL would follow wellhead protection requirements
- Road Runoff Harvesting (i.e. floodwater farming)
 - Collect runoff from roadside swales and divert onto lots for crop use
 - Reduced overall erosion to the overall site
 - Reduced flooding to properties downstream (controlled runoff)





Potential Water Options

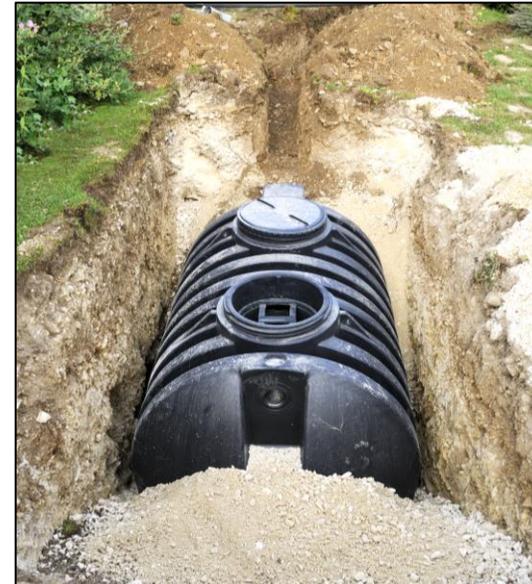
- Various water sources are under consideration
 - New County DWS source
 - Re-capture County flushing water for irrigation use
 - Spigot at Kalama'ula for both potable and agriculture uses
 - Mobile water station (community invested water tanker)
 - Water catchment system at higher elevations (more frequent rainfall)
 - Investigate existing stream diversion





Potential Waste Water Options

- Individual Wastewater System (IWS)
 - Septic tanks
 - Absorption beds
 - Needs DOH approval
- Incinerator toilets
- Composting toilets
 - Considered an IWS; will require DOH approval
- Greywater Reuse
 - Showers
 - Laundry
 - Sinks (recirculated to toilets)
- Specific design requirements shall be reviewed and approved by the director on a case-by-case basis...until the community develops own codes and permitting process





Zoom Poll

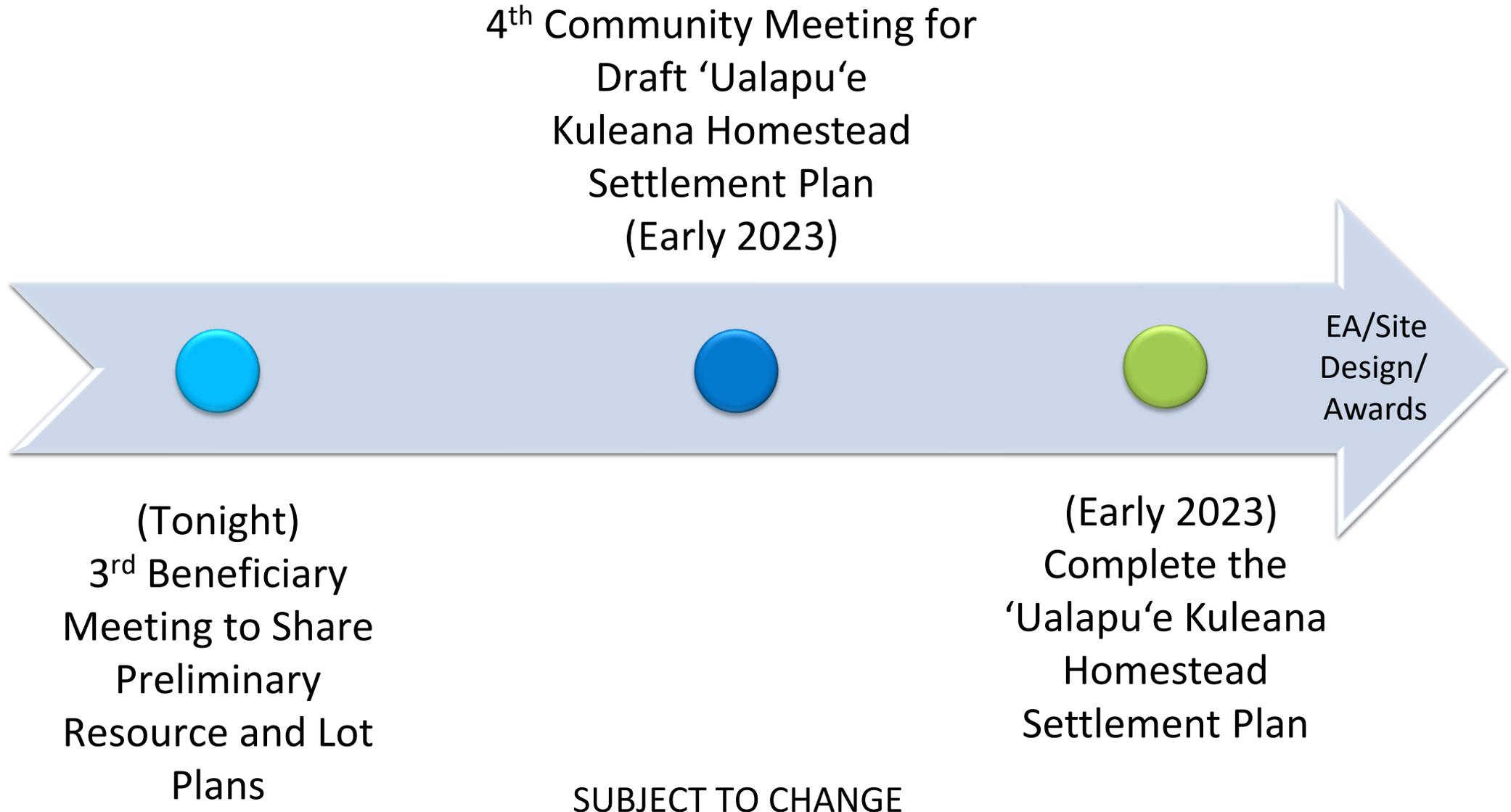
Time for a zoom poll!



Next Steps



'Ualapu'e Planning Timeline





Zoom Poll

Time for a zoom poll!



Feedback and **Comments**



Providing Community Comments

- **Please practice Kapu Aloha**
- Please use the “raise hand” feature
- Commenters will be called upon to speak after raising virtual hand
- Comments (first round) will be limited to 2 minutes to allow for as many people to comment as possible
- If everyone who wants to comment has had at least one turn, people will be able to comment for another 2 minutes if there is time
- Please direct comments to the facilitator (and not each other)



Questions?



DEPARTMENT OF HAWAIIAN HOME LANDS

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