



HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION · DEPARTMENT OF HAWAIIAN HOME LANDS

‘Ualapu‘e Kuleana Homestead Project Community Meeting #4

July 11, 2023 - 6:00 PM

DEPARTMENT OF HAWAIIAN HOME LANDS – PLANNING OFFICE

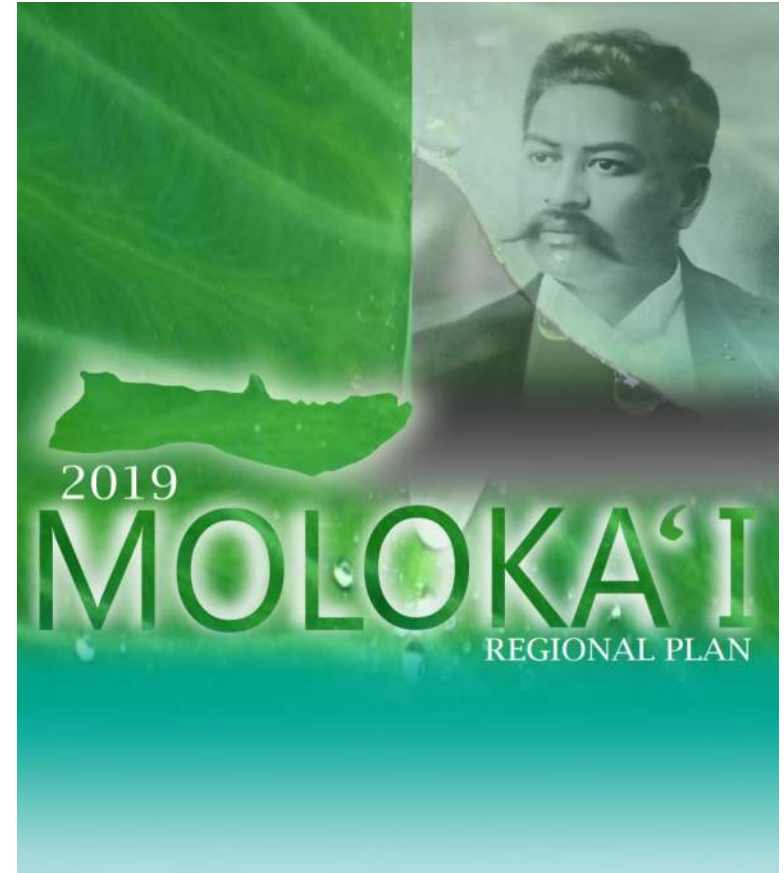


Agenda

- **‘Ualapu’e Kuleana Homestead Project**
- **Planning Process**
- **Summary of Concerns Received**
- **Settlement Plan Recommendations**
- **Technical Studies**
- **Land and Resource Evaluation**
- **Settlement Plan Land Use Designations**
- **Tentative Planning Process Timeline**

'Ualapu'e Kuleana Homestead Project

*The 'Ualapu'e Kuleana Homestead Project was identified by beneficiaries as the **Priority Project #1** in the 2019 Moloka'i Regional Plan.*





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





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



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

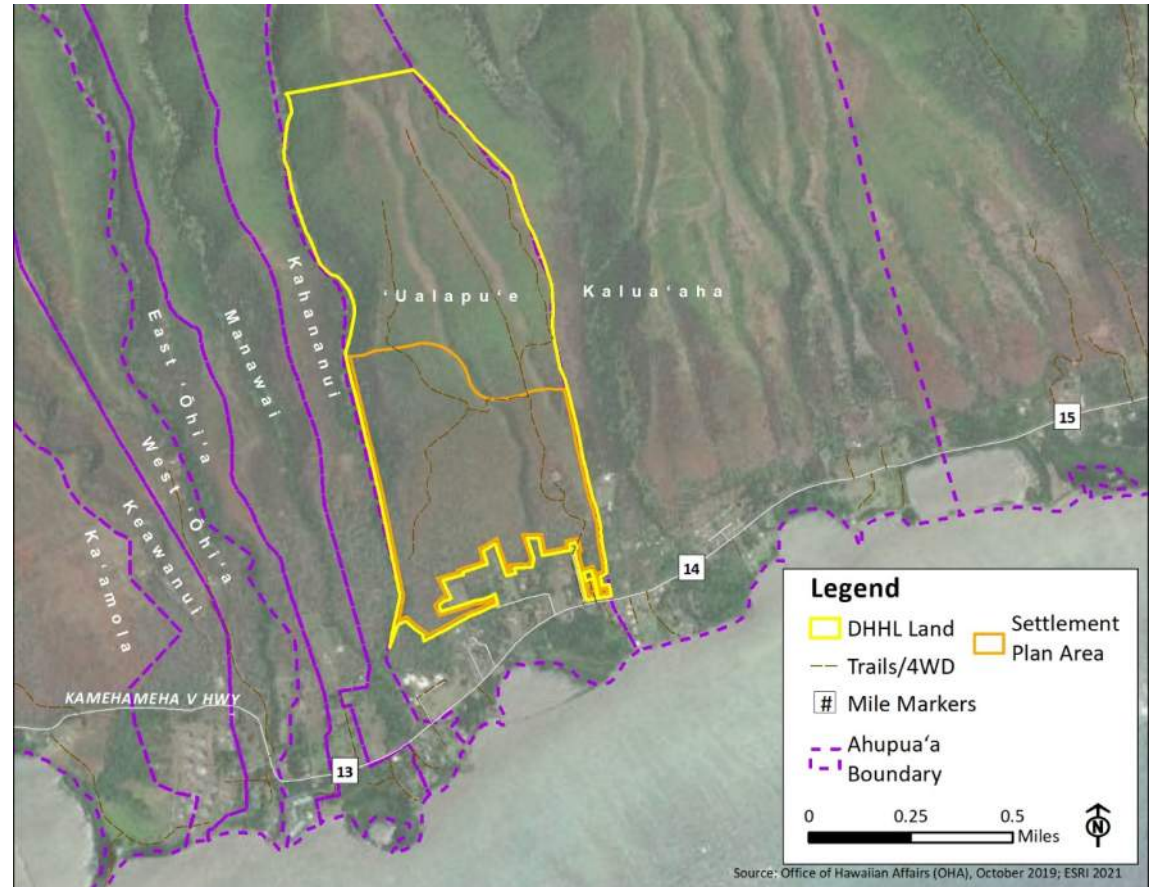
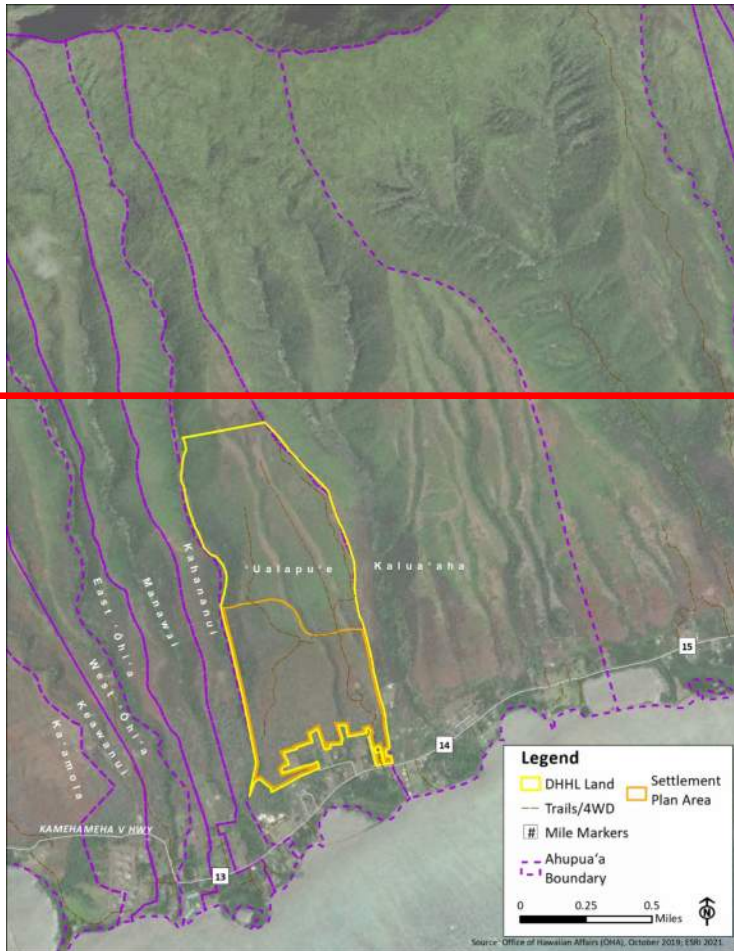
CONVENTIONAL LEASE

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



Project Location



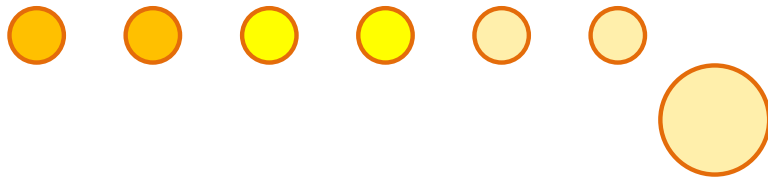


Planning Process: Settlement Sequence



Planning Process: Settlement Plan and EA

Community /
Agency Outreach



Technical Studies /
Data Gathering



Public Comment /
HHC Approvals



TARGETS

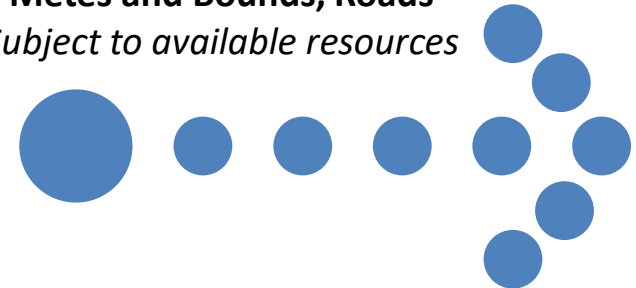
Draft Settlement Plan (Now)

Draft EA/AFONSI (3rd
quarter 2023)

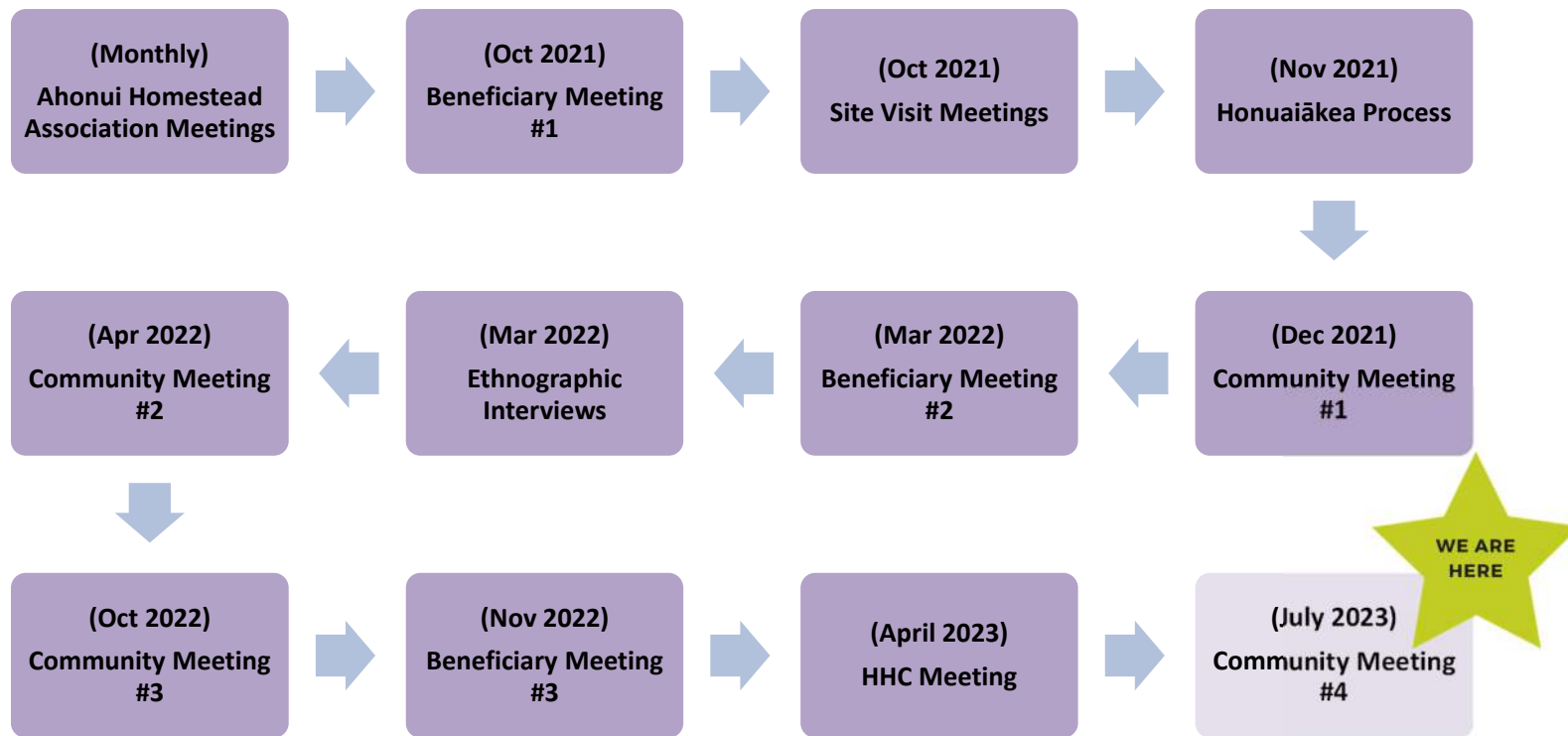
FEA/FONSI (3rd or 4th
quarter 2023)

DHHL Land Use
Amendments (3rd or 4th
quarter 2023)

Move on to **Site Design,
Metes and Bounds, Roads**
Subject to available resources



Planning Process: Outreach





Summary of Concerns Received



Land History/Kuleana Properties (Land Commission Awards)



Cultural, Historical and Archaeological Sites



Access for Cultural Practices, Subsistence Hunting and Gathering



Natural Resources: Flooding, Drainage, Hardpan Soil and Erosion



Site Safety, Wildfire, Provision of Utilities, Roads and Traffic



Alternative Locations



Preference for Selection of 'Ohana from Moloka'i



Summary of Concerns & Recommendations

Land History/Kuleana Properties (LCAs)

Community: Any LCAs?

No LCAs within DHHL parcel

Cultural, Historical and Archaeological Sites

Beneficiaries: preservation of historical/cultural sites top priority

Majority of sites are pre-identified as habitation, cultivation and windbreak

Next steps: Special District designation, AIS, Wahi Kūpuna Stewardship Plan

Access for Cultural Practices, Subsistence Hunting and Gathering

"Ice box" for the East End

Hunting, gathering, kilo, traditional and customary practices

Beneficiaries: keep access open



Summary of Concerns & Recommendations

Natural Resources: Flooding, Drainage, Soil and Erosion

Flash flooding, erosion, runoff.
Impacts on kai and fishponds

Community: water diversion,
water contamination

Next steps: Natural Resources
Management Plan

Site Safety, Wildfire, Roads and Traffic

Fire and Emergency services:
New firehouse, wildfire
management plan, two exits

Roads, slope and erosion: Will be
designed to NRCS BMPs to
minimize erosion and runoff

Traffic impacts:
To be analyzed during EA



Summary of Concerns & Recommendations

Provision of Utilities

HAR §10-3-30:
Utilities are the
responsibility of the
lessee

Suggestions for off-
grid utilities in Draft
KHSP

Alternative Locations

Community request to
provide alternative
locations

DHHL is analyzing lots
of similar size

Initial locations
include Pua'ahala and
Makolelau ahupua'a

Preference for Selection of 'Ohana from Moloka'i

"Moloka'i First" was a
strong community
preference

Additional Waiting
Time Unacceptable

Would Require
Amendments



Planning Process: Technical Studies

(2021)
Literature Review

(2021)
Aerial Survey

(2021)
**Honuaiākea
Process**

(2022)
Biological Study

(2022)
**Wildfire
Assessment**

(2022)
**Archaeological
Fieldwork & Study**

(2022)
Economic Analysis

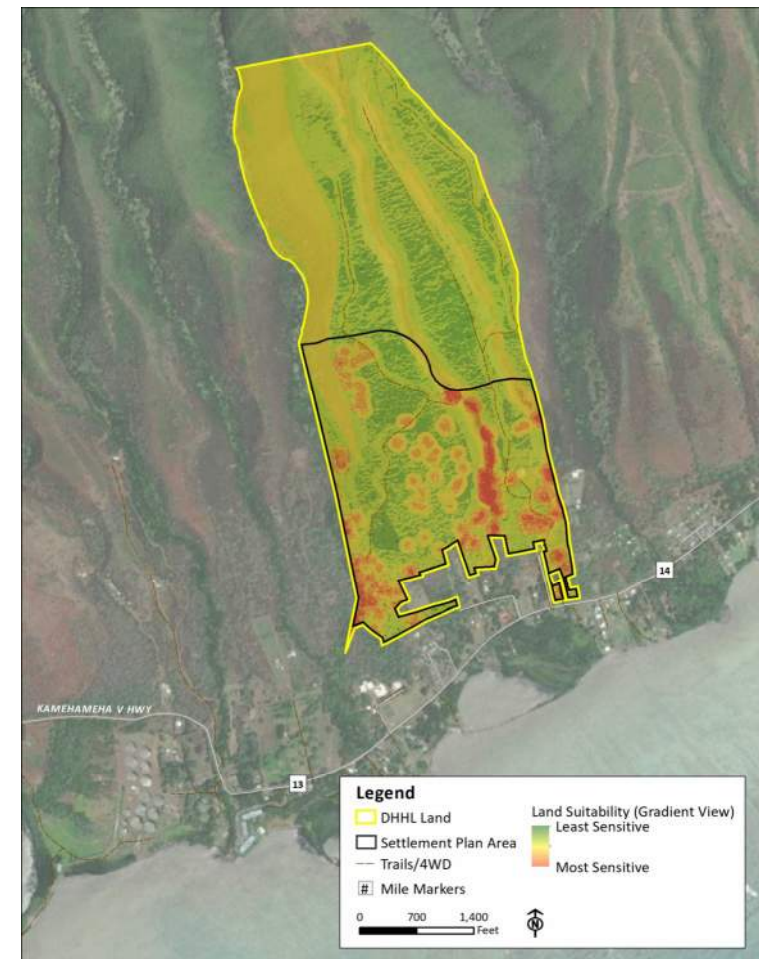
(2022)
**Land Resource
Evaluation**



Land & Resource Evaluation

Sensitivity Criteria (Weighted):

Archaeology	Slope & Erosion	Biological Resources	Wildfire Risk
Rainfall	CWRM Well Protection & Wellhead Protection Zone	Streams/Gulches	Flood Zones
Tsunami zone	Roads/Trails/4WD	Soils	Agricultural Lands of Importance to the State of Hawai'i (ALISH)
Land Study Bureau (LSB)			





Settlement Plan

Project Location
& Background

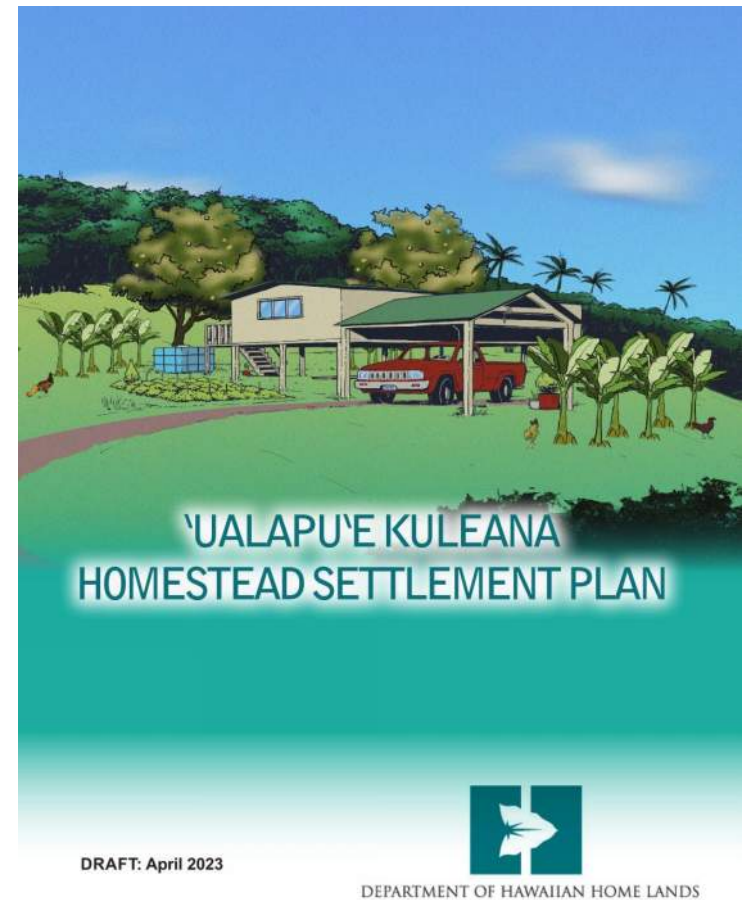
Plan for Historical
& Archaeological
Sites

Plan for Biological
Sites

Approximate Size
& Number of Lots

Conceptual
Economic
Proposals

Settlement
Timetable



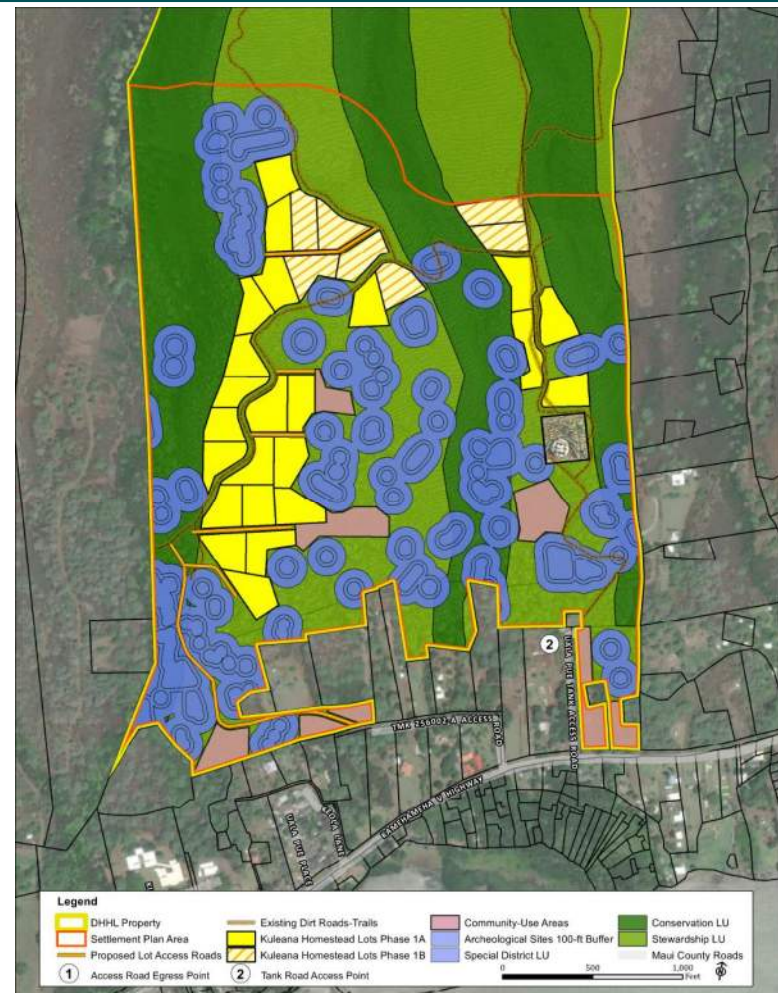
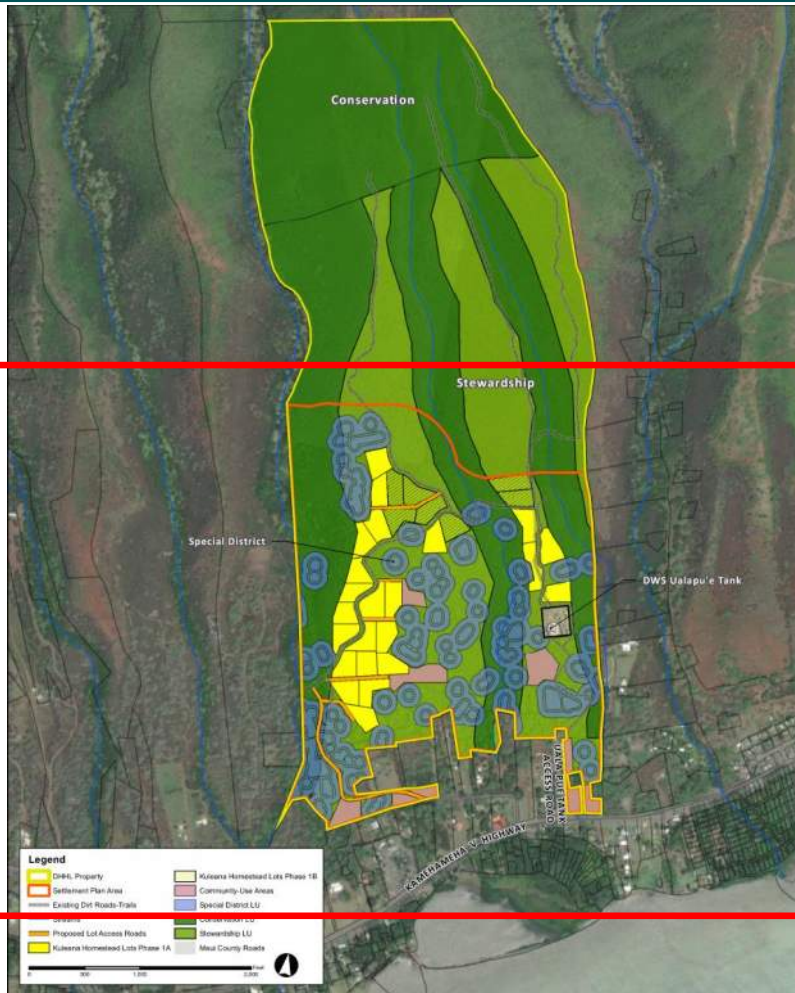


Settlement Plan Land Use Designations

<u>Land Use</u>	<u>2023 'Ualapu'e Kuleana Homestead Settlement Plan</u>
DHHL Kuleana Homestead Lots	30 acres
Community Use	8 acres
Special District	85 acres
Stewardship	129 acres
Conservation	149 acres
Total Acreage	401 acres



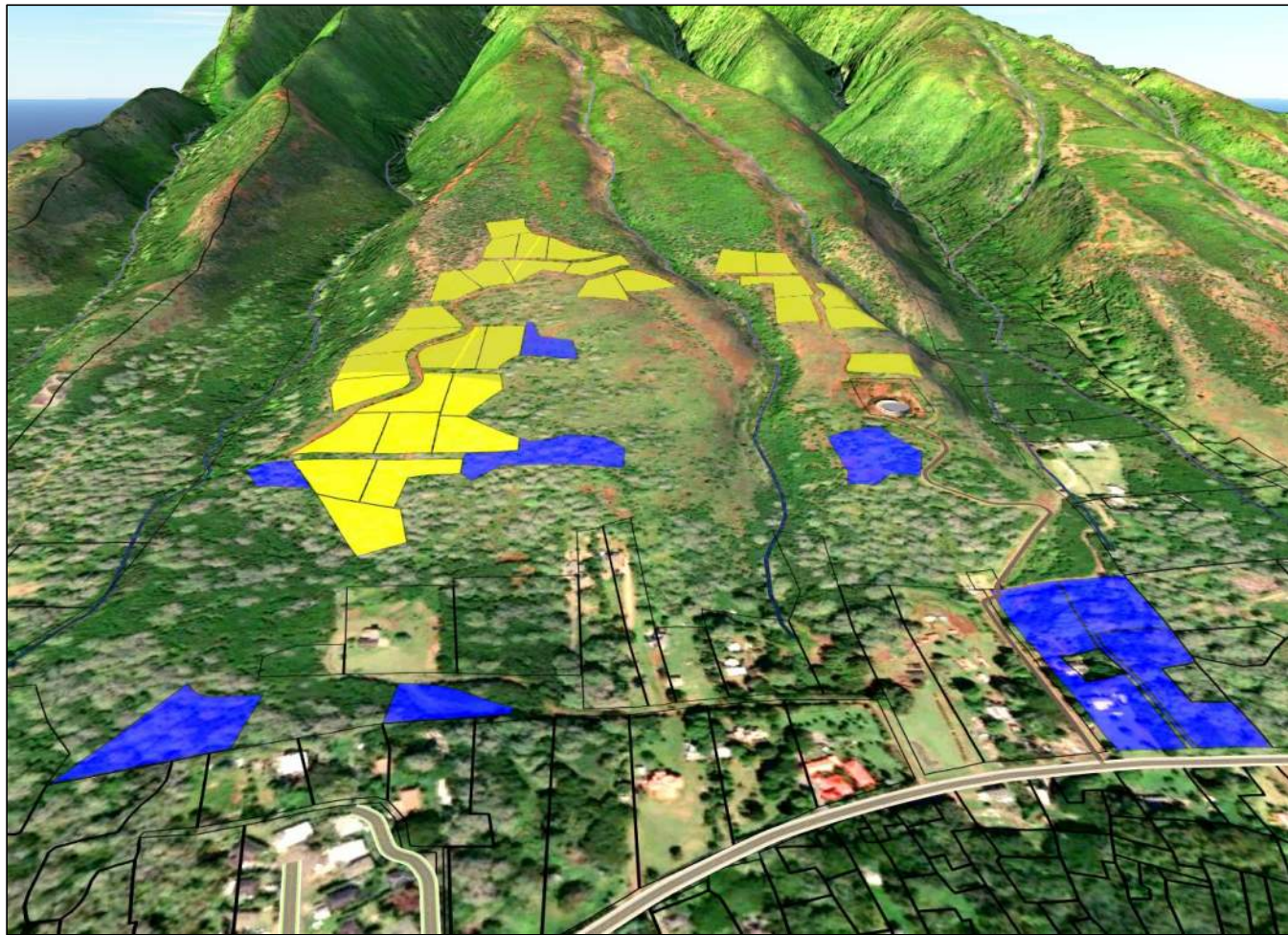
Overall Lot Plan



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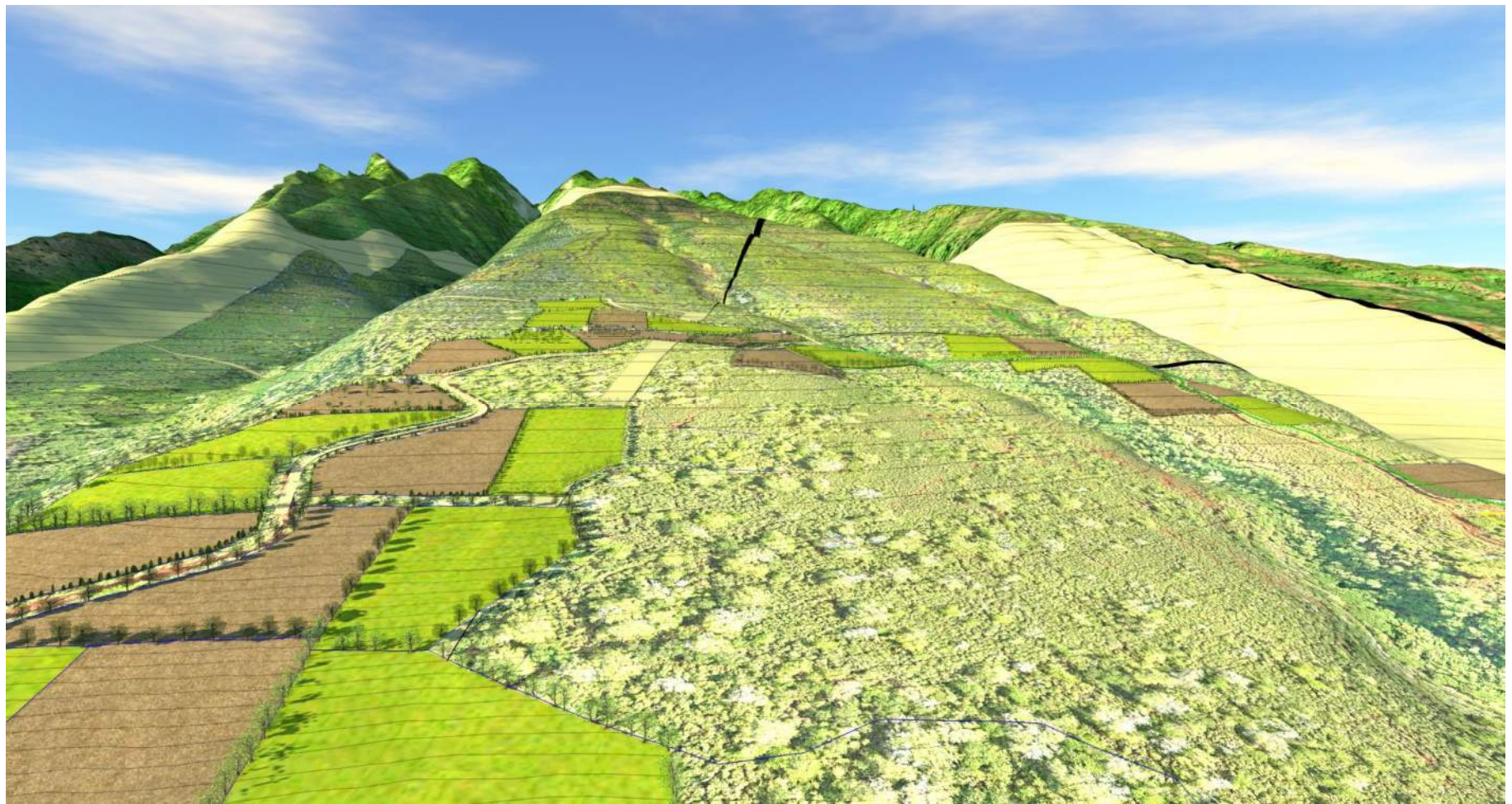
Lot Layout Overlay



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Partial Rendering of Lot Layout (Mauka)



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Partial Rendering of Lot Layout (Makai)



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Rendering of Example Homesteads



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Rendering of Example Homestead



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Tentative Planning Process Timeline

<u>Action</u>	<u>Date</u>
Literature Review and Aerial survey	September 2021
Biology, HWMO and G70 Site Visits	October 2021
Archaeological Site Visits	Nov 2021, March/June 2022
Lot Schemes, Alternatives, Preferred Land Use	October 2022
Draft Kuleana Homestead Settlement Plan (DKHSP)	May 2023
Community Meeting #4	July 2023
30-Day Review Period of DKHSP	July 2023
Early Consultation with Agencies	July 2023
Draft Environmental Assessment (DEA)	September 2023
HHC Approval of Final Environmental Assessment (FEA), Settlement Plan, and Land Use Amendments (if any)	November 2023



Talk Story Session

Please join us for a Talk Story Session!

Wednesday, July 12, 2023

Kilohana Recreation Center

9:00 a.m. - 11:00 a.m.



Mahalo nui loa!



Nānau? Questions?



DEPARTMENT OF HAWAIIAN HOME LANDS

Contact:

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Project Information Website:

dhhl.hawaii.gov/po/molokai

Alternate Locations - Pua'ahala

PUA'AHALA

- Owner: State of Hawai'i
- Acres: 674.75 Acres
- District: Conservation,
Non-Owner Residential



Alternate Locations - Makolelau



MAKOLELAU

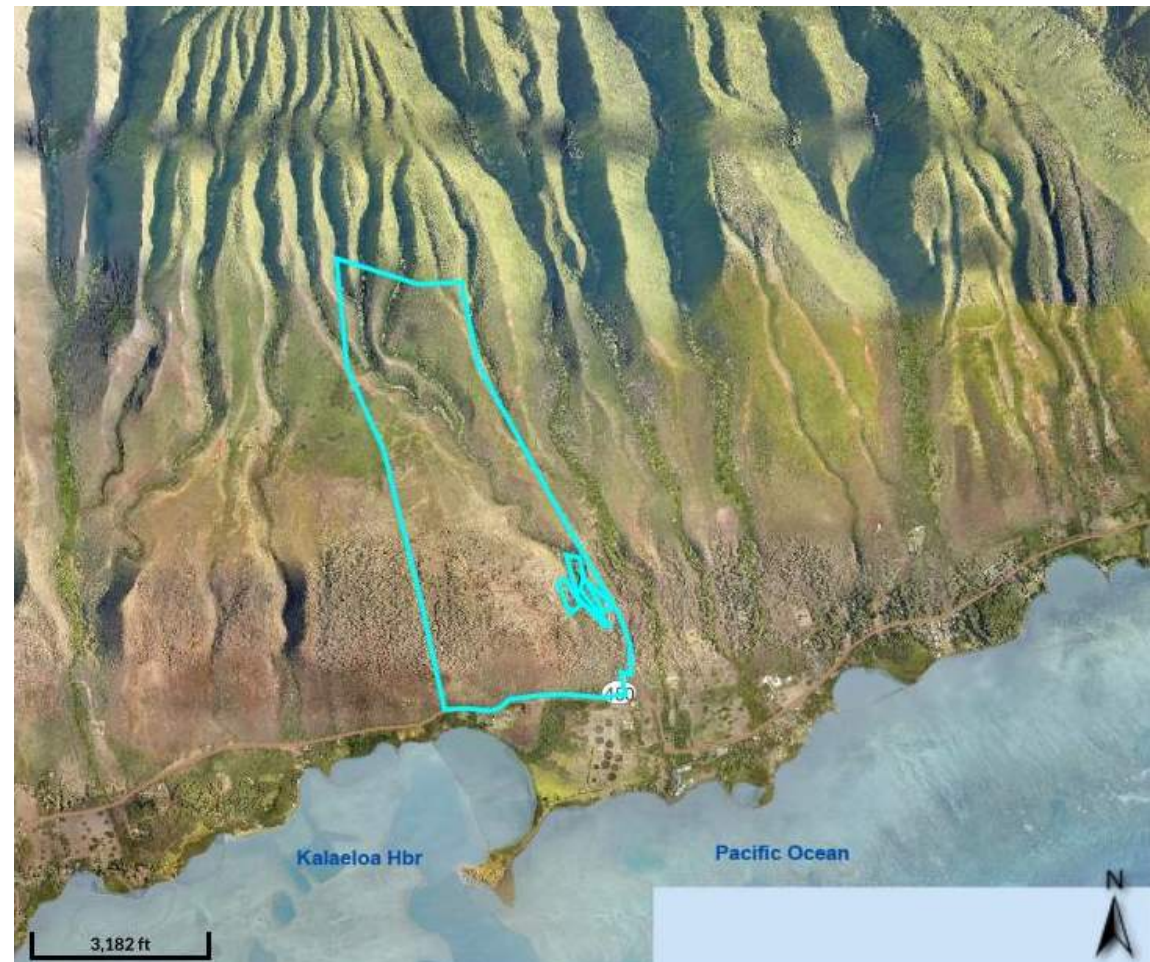
- Owner: State of Hawai'i
- Acres: 506.56 Acres
- District: Agricultural



Alternate Locations - Ka'amola

KA'AMOLA

- Owner: Bishop Estate
- Acres: 437.619 Acres
- District: Agricultural





Alternate Locations – Makolelau/Kamalo



MAKOLELAU/KAMALO

- Owner: TT Meyer
- Acres: 606.432 Acres
- District: Non-Owner Occupied, Residential

Alternate Locations - Kalamaula

KALAMAULA

- Owner: Cook Land Company
- Acres: 653.155 Acres
- District: Commercial, Agricultural

