

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
HAWAIIAN HOMES COMMISSION MEETING/WORKSHOP AGENDA
Lānaʻi Elementary and High School, 555 Fraser Avenue, Lānaʻi, Hawaiʻi 96763
and Zoom Meeting ID: 609 754 2925
Sunday, November 19, 2023, at 1:30 p.m.

Note: Meeting Packets will be available at dhhl.hawaii.gov, by Wednesday, November 15, 2023.

I. ORDER OF BUSINESS

- A. Call to Order
- B. Roll Call
- C. Approval of Agenda

II. ITEMS FOR INFORMATION/DISCUSSION

Planning Office

G-1 For Information Only – Lānaʻi Homestead Planning Update

E-1 For Information Only – Lānaʻi Projects Update

III. PUBLIC TESTIMONY ON AGENDIZED ITEMS

Public testimony on any item relevant to this agenda may be taken at this time, or a testifier may wait to testify when the agenda item is called for discussion. Pursuant to section 92-3, Hawaii Revised Statutes, and section 10-2-11(c), Hawaii Administrative Rules, the Chair of the Commission has the authority to impose reasonable conditions to ensure an orderly and efficient meeting.

IV. ANNOUNCEMENTS AND ADJOURNMENT

- A. Next Regular Meeting – November 20 & 21, 2023, 9:30 a.m. (both days) Hale Ponoʻi, 91-5420 Kapolei Parkway, Kapolei, Hawaiʻi 96707 at 9:30 A.M.



Kali Watson, Chairman
Hawaiian Homes Commission

COMMISSION MEMBERS

Randy K. Awo, Maui
Pauline N. Namuʻo, Oʻahu
Michael Kaleikini, East Hawaiʻi
Walter Kaneakua Jr., Oʻahu

Zachary Z. Helm, Molokaʻi
Dennis L. Neves, Kauaʻi
Makai Freitas, West Hawaiʻi
Sanoe Marfil, Oʻahu

If you need an auxiliary aid/service or other accommodation due to a disability, contact Michael Lowe at 620-9512 or michael.l.lowe@hawaii.gov as soon as possible, preferably by November 16, 2023. If a response is received after that, we will try to obtain the auxiliary aid/service or accommodation, but we cannot guarantee that the request will be fulfilled. Upon request, this notice is available in alternate formats.

Public Testimony on Agendized Items can be provided either as (1) in person at the meeting location by filling out a form at the reception table, (2) written testimony mailed to *Commission Testimony, P.O. Box 1879, Honolulu, HI, 96815*, or emailed to *DHHL.icro@hawaii.gov* by November 16, 2023.

Disruption of Interactive Technology – If all participating Commissioners cannot maintain audiovisual communication and a quorum is lost, the meeting will automatically be recessed for 30 minutes. During that time, an attempt to restore audiovisual communication will be made. If such an attempt to restore is unsuccessful within 30 minutes, all Commissioners, public members, staff, and other interested individuals shall log on again to the Zoom link on this Notice, whereby audio communication will be established for all participants, and the meeting will continue. If reconvening the meeting is impossible because audio and visual communication cannot be re-established, the meeting will be terminated.



Department of Hawaiian Home Lands

Lanai Projects Update

Item E-1 for Information Only

November 19, 2023

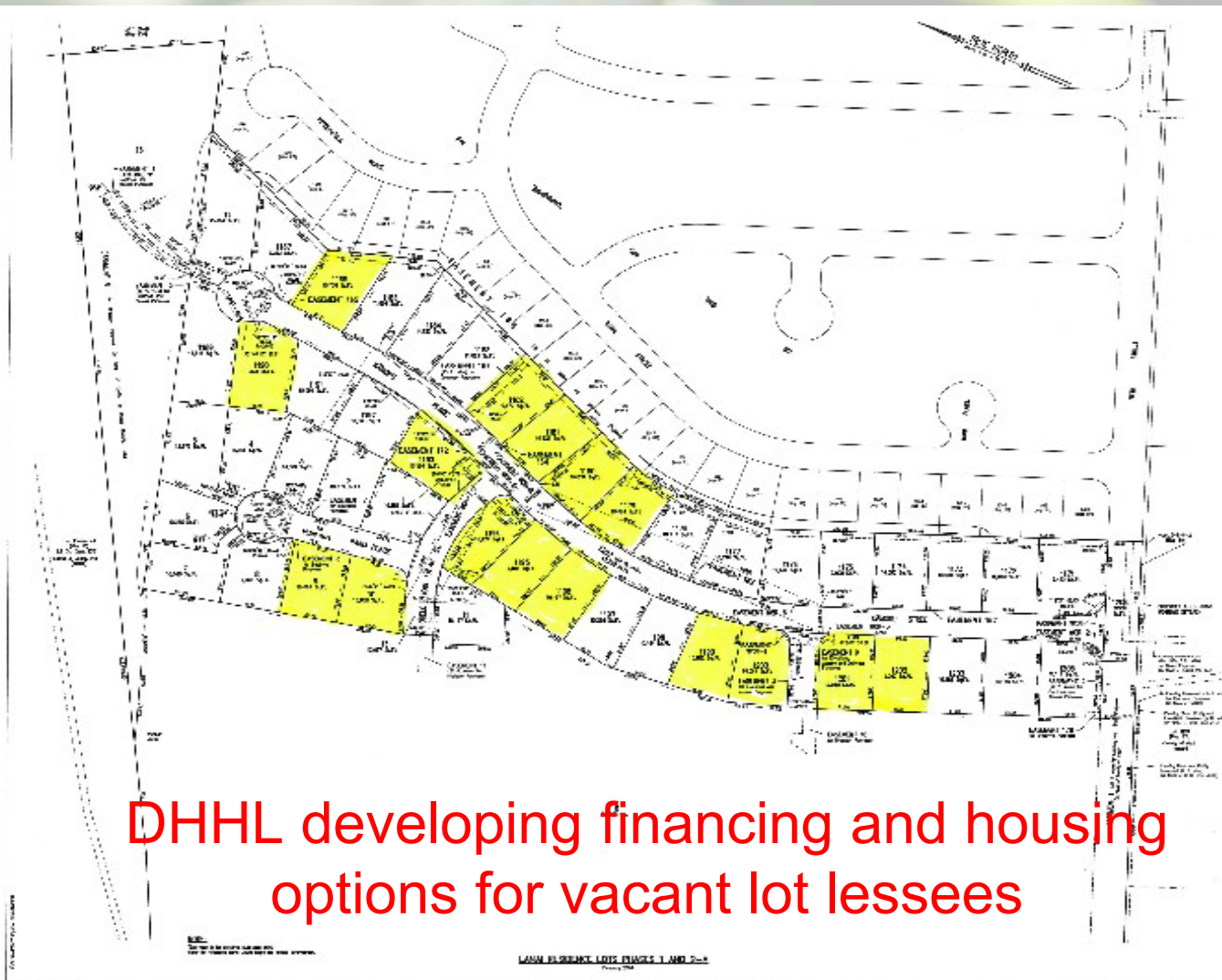


DEVELOPMENT OF PHASE 1 AND 2A

- **Total 45 lots; minimum 10,000 square feet.**
- **\$5.0 million expended for infrastructure.**
- **Lanai City Guidelines for house construction at that time. No longer applicable**
- **29 houses completed by September 2019;**
- **16 lots awarded in 2019.**



16 RECEA WARDS OF VACANT LOTS



DHHL developing financing and housing options for vacant lot lessees

LOT IMPROVEMENTS

- Lanai Water Company potable water system.
- Water laterals to each lot; arrange connection with Lanai Water Company.
- County of Maui sanitary sewer system.
- Hawaiian Electric Company underground electrical system
- Sandwich Isles Communication underground telecommunication.
- Storm drain system in roadways.
- Drainage ditches within certain lots
- Property pins installed


HOMEOWNER KULEANA


- Maintain Property pins
- Landscaping, erosion control, dust, opala
- Planterstrip maintenance
- Lot drainage—grassed swales and concrete ditches
- All water, sewer and utility connections from roadway.
- Subdivision easements
- Lot access limitations
- County of Maui building code and permitting

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

Castle and Cooke, LLC as Land Owner

NO. 100

 L-251 STATE OF HAWAII
OFFICE OF ASSISTANT REGISTRAR
RECORDED
JUL 27, 2010 08:02 AM
Doc No(s) 3988085
on Cert(s) 540,570 & 540,571


20 11 213

By NICKI ANN THOMPSON
ASSISTANT REGISTRAR

LAND COURT REGULAR SYSTEM
(AREA ABOVE RESERVED FOR RECORDING INFORMATION)

After Recordation, Return by ☒ Mail or ☐ Pick-up Phone#:

FILL IN NAME AND ADDRESS BELOW:
ATTN: Robert Ing, Land Agent
Land Development Division
Dept. of Hawaiian Home Lands
91-5420 Kapolei Parkway
Kapolei, Hawaii 96707

DOCUMENT CONTAINS 18 PAGES

LAND COURT SYSTEM REGULAR SYSTEM
Return by Mail () Pickup () To:

Tax Map Key No.:

DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
OF
LANAI RESIDENCE LOTS



DESIGN GUIDELINES

Castle & Cooke Resorts, LLC
Design Rules
For

DEPARTMENT OF HAWAIIAN HOME LANDS
LĀNA'I RESIDENCE LOTS

June 25, 2007

Introduction

The Island of Lāna'i is a uniquely beautiful place, with expansive open space, seemingly endless views, gentle volcanic slopes, and plantation-style dwellings. So that residents, future residence and future generations can live and enjoy this magnificent place to live, Castle & Cooke Resorts, LLC believes that this Island should be respected and uniformly cared for. The intent of Design Rules is to preserve, protect and enhance the character of the natural and cultural setting by mitigating the visual impacts of improvements and establishing reasonable restrictions on building style.

Design Philosophy

Construction and improvements should be consistent with the "plantation-style" theme. Guided by an island-influenced plantation character, this theme is intended to promote and protect the cultural heritage and natural features of the area, employing design elements and materials appropriate to this unique island.

DESIGN RULES

Castle & Cooke Resorts, LLC dedicated the land upon which Lāna'i Residence Lots (Project) has been developed to the Department of Hawaiian Home Lands, State of Hawaii (DHHL), on the condition that any improvements constructed on the land be similar in design, quality and density to existing affordable housing developments, such as the Lāna'i Plantation Homes developed by Castle & Cooke Resorts, LLC. DHHL is responsible for providing copies of current Design Rules to its Lessees and all persons or entities involved in the design and construction of improvements within the Project, and for ensuring that all actions and improvement by such persons to Castle & Cooke Resorts, LLC's Design Rules.

1. **Plans.** All plans and specifications must conform to all applicable building codes and standards, be prepared by an architect licensed in the State of Hawaii, and include the following:

Implementation, Processing
and Enforcement of Design
Guidelines

Assumed by new land owner
Pulama Lanai

Pulama Lanai opts not to
implement, process, and
enforce Design Guidelines.

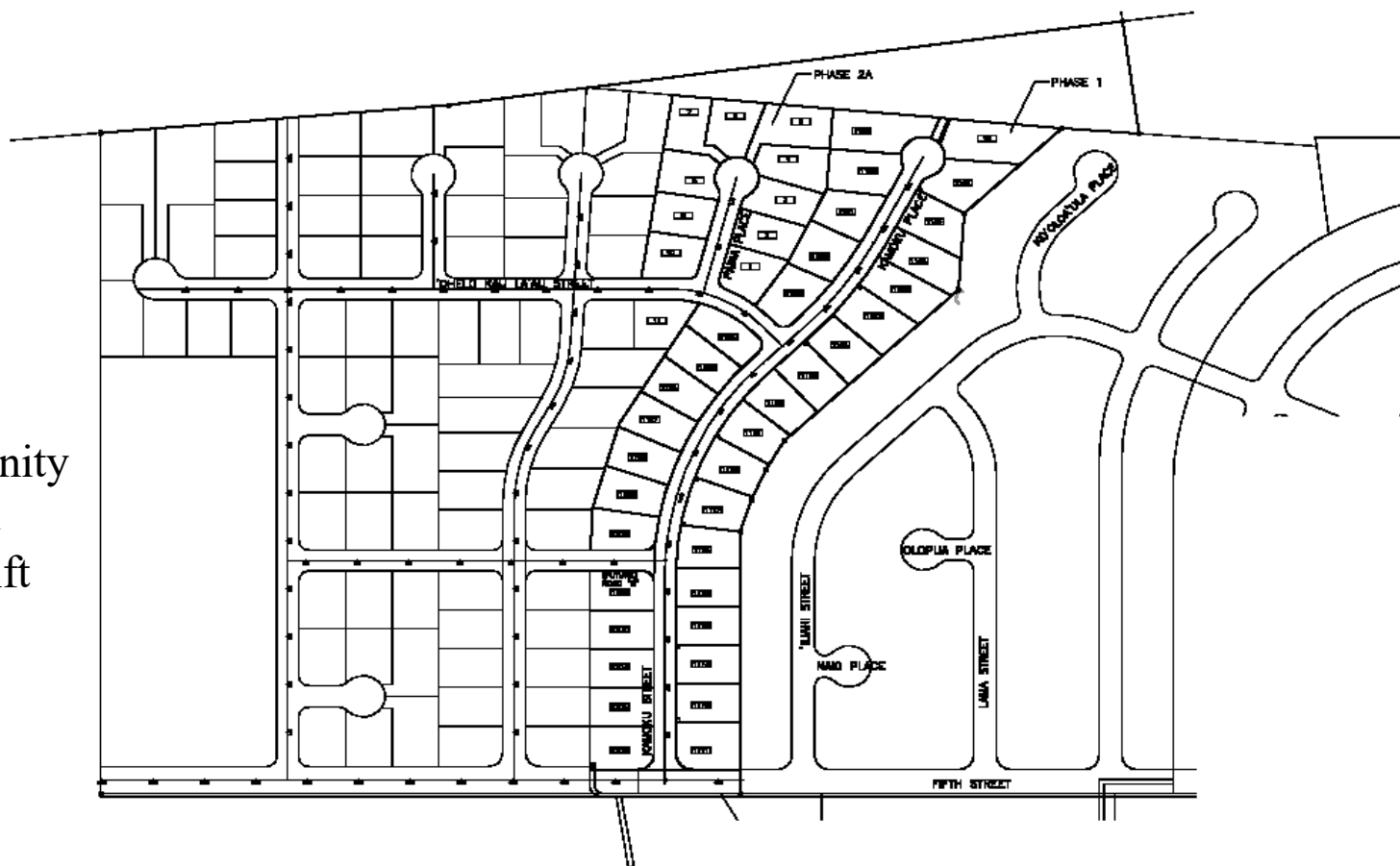
New homeowners shall
comply with County of Maui
building codes



LANAI RESIDENCE LOTS MASTER PLAN

Future Development Plans

Future
Community
Use and
Sewer lift
station



LANAI RESIDENCE LOTS MASTER PLAN

SCALE: 1" = 200'

0 100' 200'

GRAPHIC SCALE 1" = 200'



Future Development Plans

- Up to 79 new residential lots
- Community use area

Infrastructure Requirements

• Water source	\$10	million
• Sewer pump station	\$5	million
• Extension of 5 th Street	\$5	million
• Drainage improvements	\$5	million
• Onsite interior roads/utilities	\$16	million

Seek opportunities to partner with Pulama Lanai and public agencies to cost share in offsite infrastructure with County of Maui and State of Hawaii



Lanai Projects Update

Mahalo!



HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION • DEPARTMENT OF HAWAIIAN HOME LANDS

G-1

Status Update on Plan Implementation

Island of Lānaʻi

November 19, 2023



Planning Office Update

- 1. Beneficiaries**
- 2. Lands**
- 3. Plans**
- 4. Planning Projects**



Native Hawaiian Beneficiaries

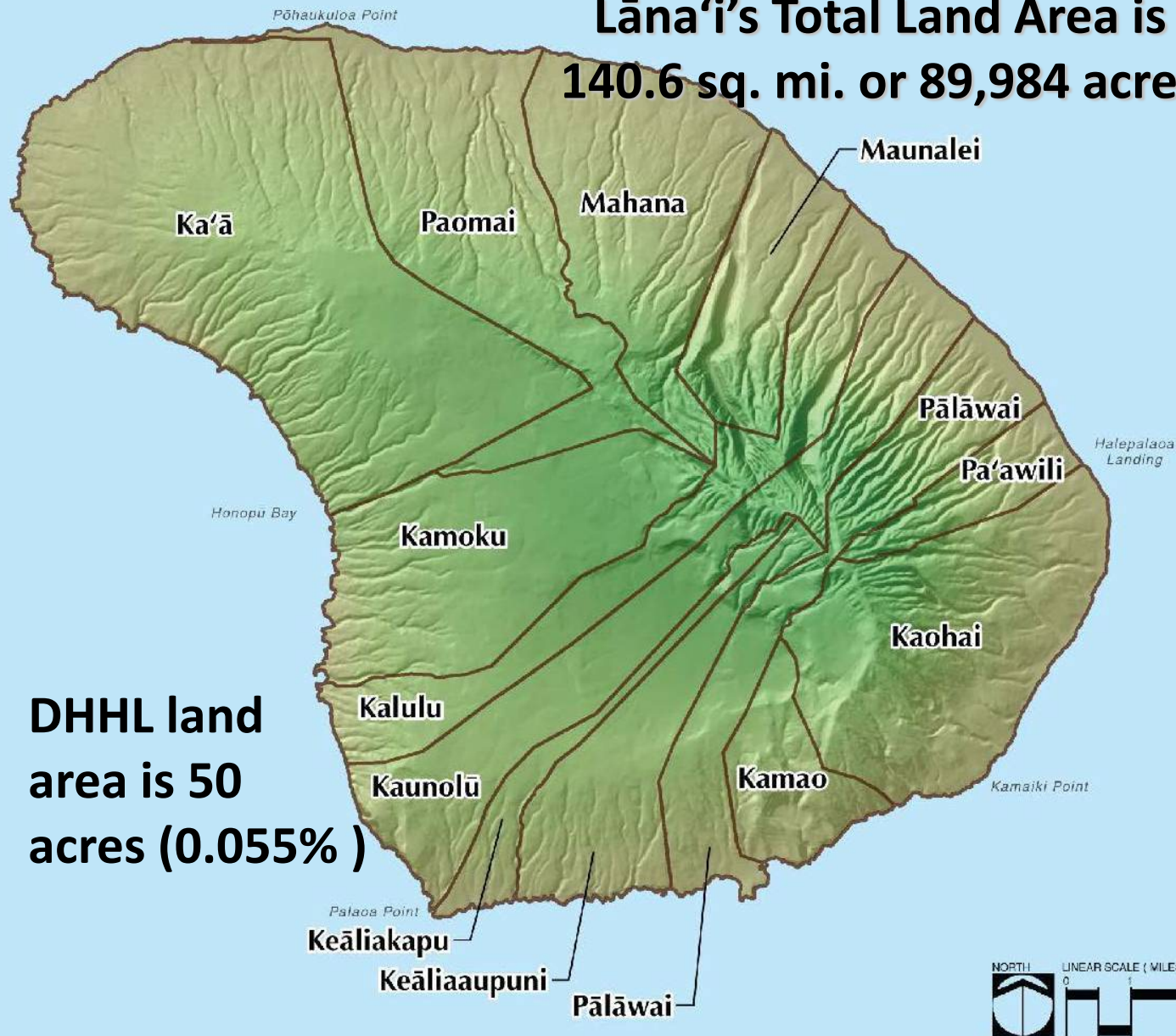
WAIT LIST	APPLICATIONS
Residential	70
Agricultural	n/a
Pastoral	n/a
TOTAL LĀNA'I:	70

LĀNA'I RESIDENCE LOTS (PHASE I)	
Existing Lessees	44
Vacant Lots	1
Total # Lots, Phase I	45



Hawaiian Home Lands on Lānaʻi

**Lānaʻi's Total Land Area is
140.6 sq. mi. or 89,984 acres**



**DHHL land
area is 50
acres (0.055%)**



DHHL's Planning System





Existing Plans & Implementation Status

Lānaʻi Regional Plan

ISLAND OF LĀNAʻI



REGIONAL PLAN

June 2010

(approved by HHC in June 2010)



DEPARTMENT OF HAWAIIAN HOME LANDS

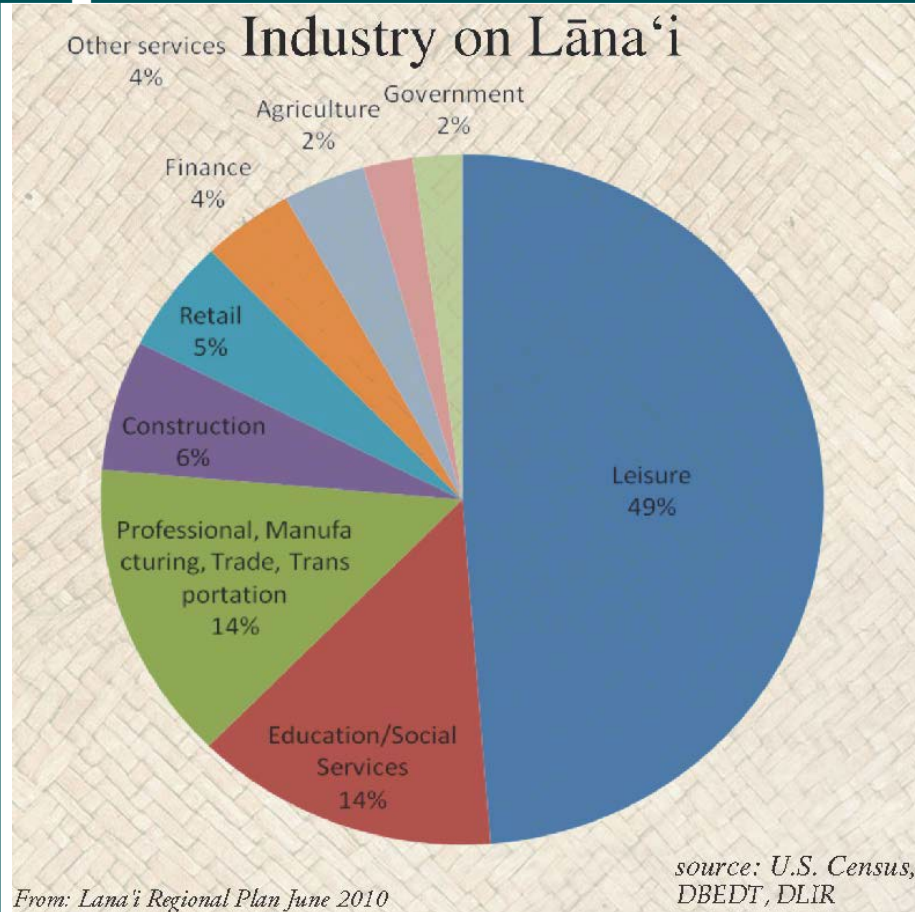


Lānaʻi Regional Plan – Implementation

Priority Project	Description	Current Status
Alternative Energy Plan to Reduce Residential Cost	<p>Lānaʻi residents experience some of the highest electricity rates in the nation. An objective of DHHL’s Hoʻomalū energy policy is to facilitate the use of diverse renewable energy sources on both large and small scales. The objective of this project is to reduce energy cost for beneficiaries. A variety of renewable energy opportunities may meet this objective:</p> <ul style="list-style-type: none">• Development of energy farm on DHHL land• Retrofit existing homes and install new homes with solar energy, both passive (solar water heating) and electricity generation• Exploration of energy conservation measures (clotheslines, energy saving fixtures, weatherizing)	<p>Due to deed restrictions on 50 acres, renewable energy facility was not pursued. DHHL needs to engage with Pūlama Lānaʻi and residential homestead lessees on renewable energy strategies and opportunities as Lānaʻi’s homestead area is developed.</p>
Award Remaining 18 Lots	<p>It is a priority for the Department to award the remaining vacant lots. However, it has become apparent that many of the applicants on the list are unable to qualify for the products currently available. DHHL has programs to assist applicants in becoming lessees. DHHL also recognizes that awarding these lots may require developing alternatives to turn-key construction that reduce product costs. These alternatives could include self-help and other options. Improving communication between applicants and case workers may help facilitate awarding remaining lots.</p>	<p>All remaining lots have been leased. DHHL has been improving communication with Lānaʻi beneficiaries and offering financial counseling and housing alternatives to increase lessees’ ability to finance constructing a home on lots leased but still vacant. A multi-division team was on Lānaʻi most recently in October 2023.</p>
Establish a Hawaiian Homestead Community Association	<p>On Lānaʻi, native Hawaiians have been provided an opportunity to become homeowners on Hawaiian Home Lands. By working together as an association, the beneficiaries on Lānaʻi can represent the interests of the lessees; they can monitor and manage resources on site; and they can access other resources available to the community. Moreover, they can take advantage of the Department's resources aimed at developing the capacity of Hawaiian Homestead Community Associations statewide, such as grants, organizational training, and technical assistance.</p>	<p>Previous HHA has dissolved. DHHL has met this year with community leaders and will engagement with lessees in 2024 to assist them in reforming a Hawaiian Homestead Association as all Phase I lots become occupied and Phase II moves forward.</p>
Interim Use and Management of Vacant and Undeveloped Lands	<p>DHHL landholdings on Lānaʻi include 50 acres in Lānaʻi City of which approximately 15 acres have been developed into 45 residential lots. The remainder of DHHL’s landholdings, roughly 35 acres, is undeveloped. At times, overgrown vegetation from vacant lots covers the sidewalks. On the undeveloped area, overgrowth of vegetation poses an increased fire risk, as does off-roading, drainage and erosion issues. This project proposes a program for interim land use as well as creation of a long-term management program for vacant and undeveloped lands.</p>	<p>Remaining 35 acres is under license to a beneficiary. DHHL has been working on a revised RP Program and a stewardship program for interim, vacant and underutilized lands. LDD is moving forward with a consultant contract for Phase II master planning on the remaining 35 acres.</p>
Install Speed Control Mechanism Along Kamoku and Fifth Streets	<p>This stretch of roadway has become unsafe due to speeding vehicles. Cars speeding along the main street create a safety hazard, particularly with the children playing in the streets. DHHL continues to strive for the development and/or maintenance of safe, livable communities for beneficiaries and their families. The objective of this project is the installation of permanent speed control devices along Fifth and Kamoku Streets.</p>	<p>Not implemented.</p>

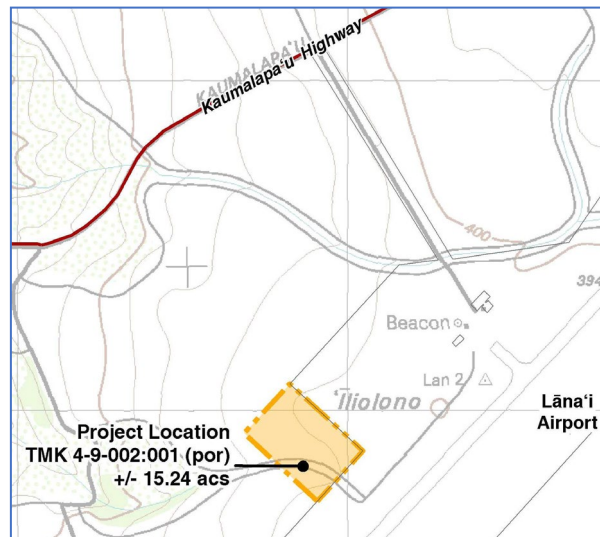
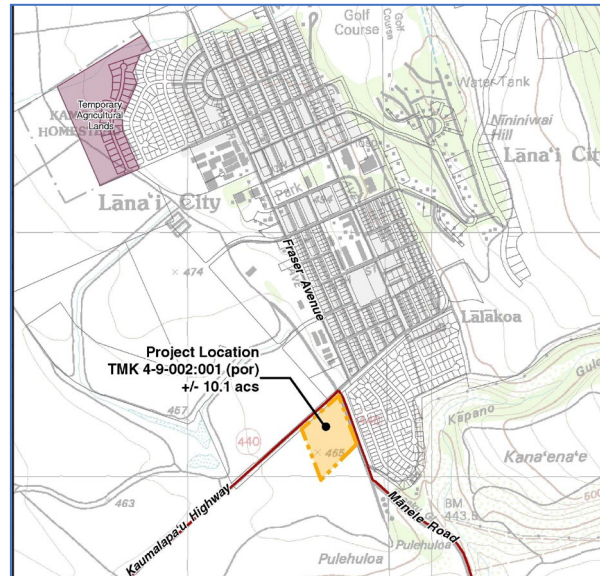


Lānaʻi Regional Plan – Implementation



LEGEND

-  Lānaʻi Parcel
-  DHHL Lands
-  Major Roads



Priority Project: Explore Land Acquisition Opportunities

Description:

During negotiations associated with the development of The Four Season's Lodge at Kōʻele and Resort at Mānele Bay, the State of Hawaiʻi, Department of Land and Natural Resources (DLNR) acquired a land commitment from Castle & Cooke. The DHHL may have an opportunity to acquire some of these lands from DLNR to further the goals of beneficiaries on Lānaʻi and the Department as a whole.

Current Status:

DHHL has pursued the BLNR transfer of interest in 25 acres of non-homesteading lands to be used for income generation and to provide economic opportunities for Lānaʻi residents. An Agreement to Convey was entered into by Dole/Castle & Cooke and DLNR in June of 1994 and the BLNR transferred its interest to DHHL in October of 2010. Final Subdivision approval for 10 acres for commercial use and 15 acres for industrial use will be granted by County of Maui this year. Once transfer of title has concluded, DHHL will reach out to beneficiaries to explore options for utilizing these lands.



Next Steps

Planning Projects for 2024

- Lānaʻi Regional Plan Update – the Planning Office will be starting an update for the Regional Plan in the fourth quarter of 2024
- Continued beneficiary outreach, including community conversations around forming a Hawaiian Homestead Association

DHHL Implementation of Homestead Project

- Up to 79 new residential lots
- Community use area & sewer lift station
- Seek opportunities to partner with Pūlama Lānaʻi and public agencies to cost share for offsite infrastructure





Mahalo!



DEPARTMENT OF HAWAIIAN HOME LANDS

www.dhhl.hawaii.gov