



# HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION · DEPARTMENT OF HAWAIIAN HOME LANDS

## East Maui Master Plan & Environmental Assessment

### **Wākiu Share-Out:** Draft Final Master Plan

April 13, 2024

10:00 am – 11:30 am

*Hāna High and Elementary School Cafeteria*



# Agenda

- 1. Pule**
- 2. Reintroductions**
- 3. Purpose of Meeting**
- 4. Expectations of Group**
- 5. Housekeeping**
- 6. Presentation of Draft-Final Master Plan**
- 7. Comments and Feedback**
- 8. Next Steps: Moving to an EA**



# Introductions

## DHHL, Planning Office:

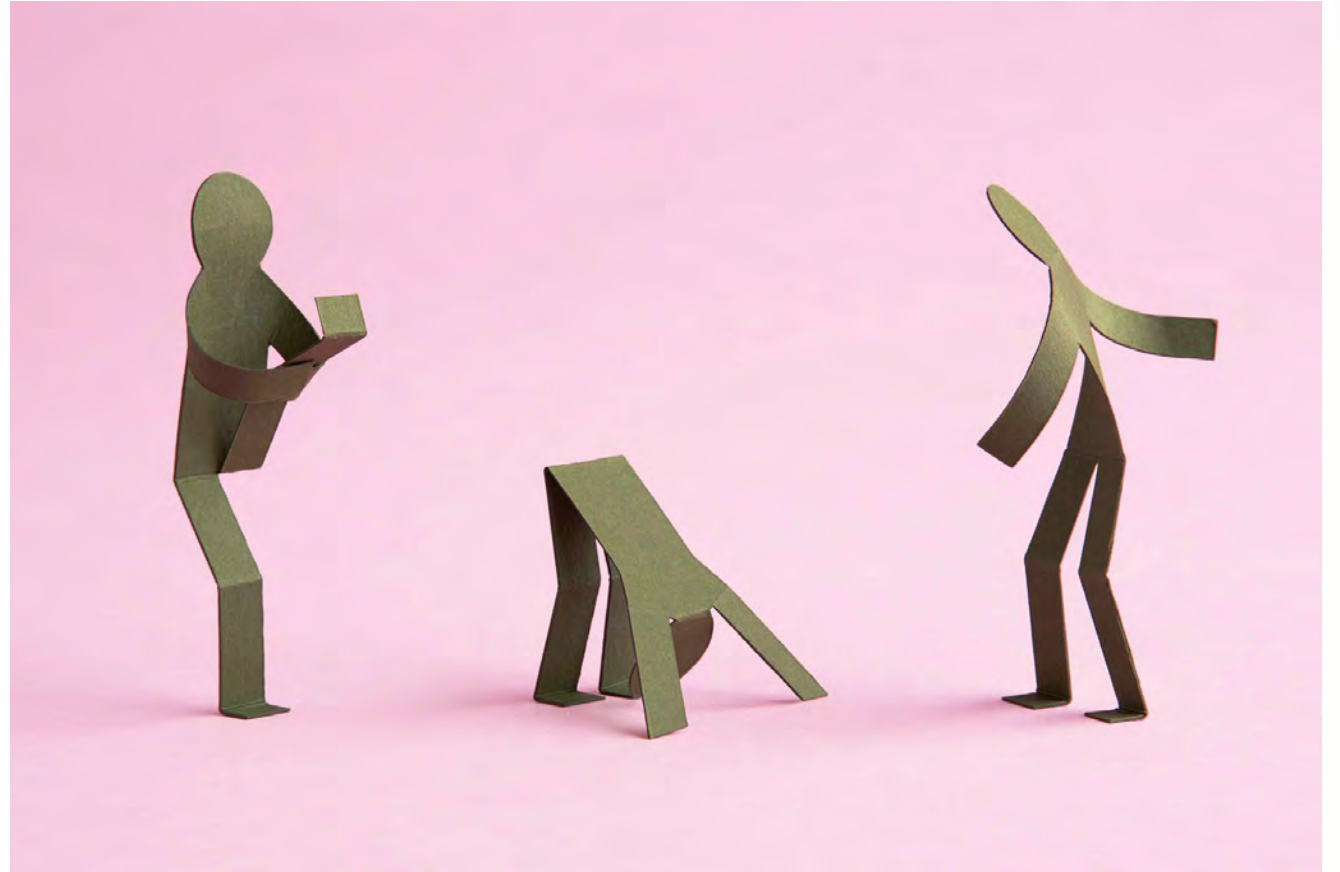
- **Andrew Choy**

## G70:

- **Rene Matsumura**, *Architecture Principal*
- **Ryan Char**, *Civil Engineering Principal*
- **Pi'ilani Smith**, *Planner*

# Housekeeping

- **Sign-in Sheets**
- **Handouts**
- **Cell phones**
- **Bathrooms**
- **Stand up/stretch**
- **Questions?**





# Agenda

## **Purpose:**

- Share the Draft - Final Wākiu Master Plan.

## **Next Steps:**

- Present the Master Plan at the next Hawaiian Homes Commission (HHC) meeting.
- Integrate the Master Plan into the Environmental Assessment (EA).

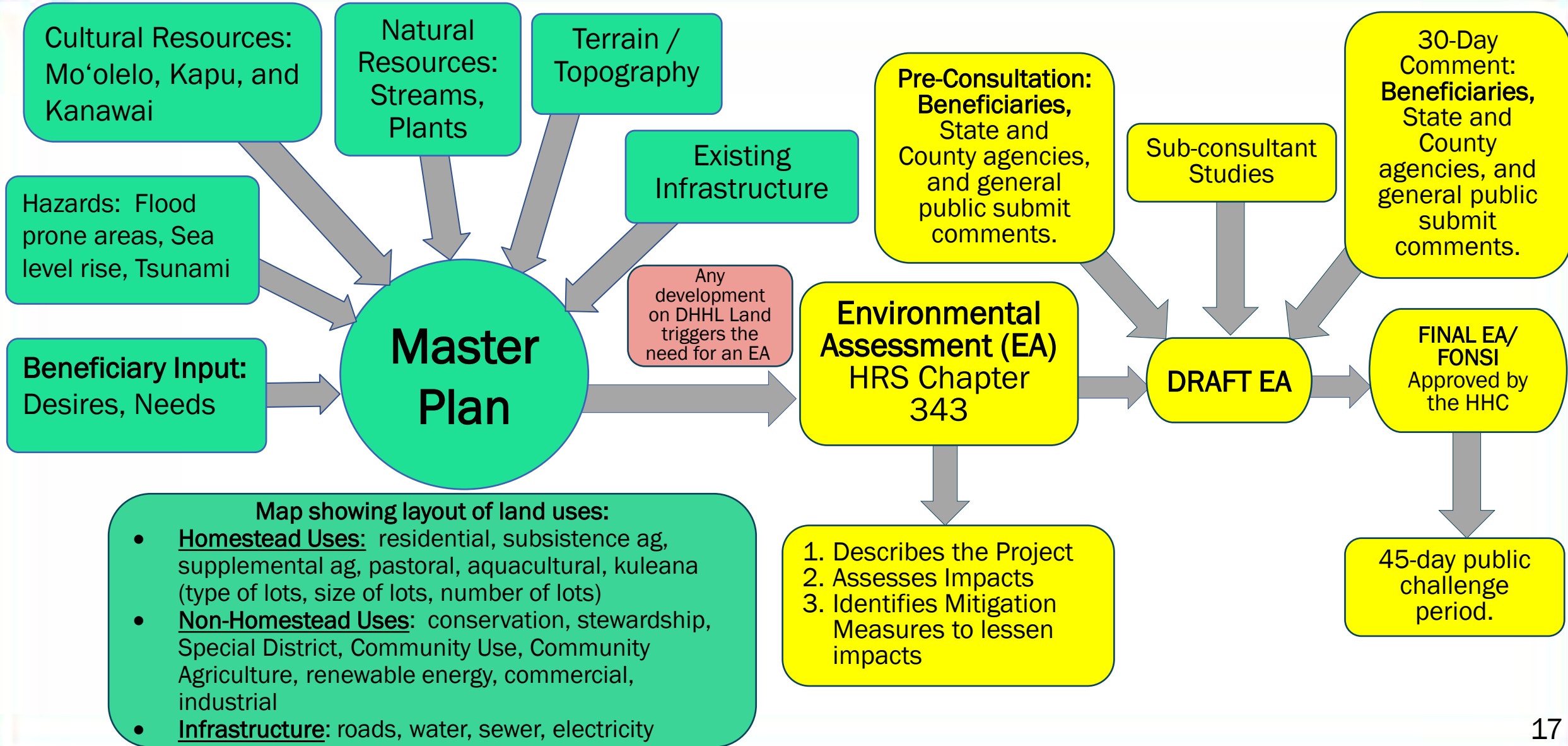


# Purpose

**Why are we here today?**

*To share the Draft Final Master Plan with the community and discuss next steps in the EA process.*

# DHHL East Maui Master Plan & EA



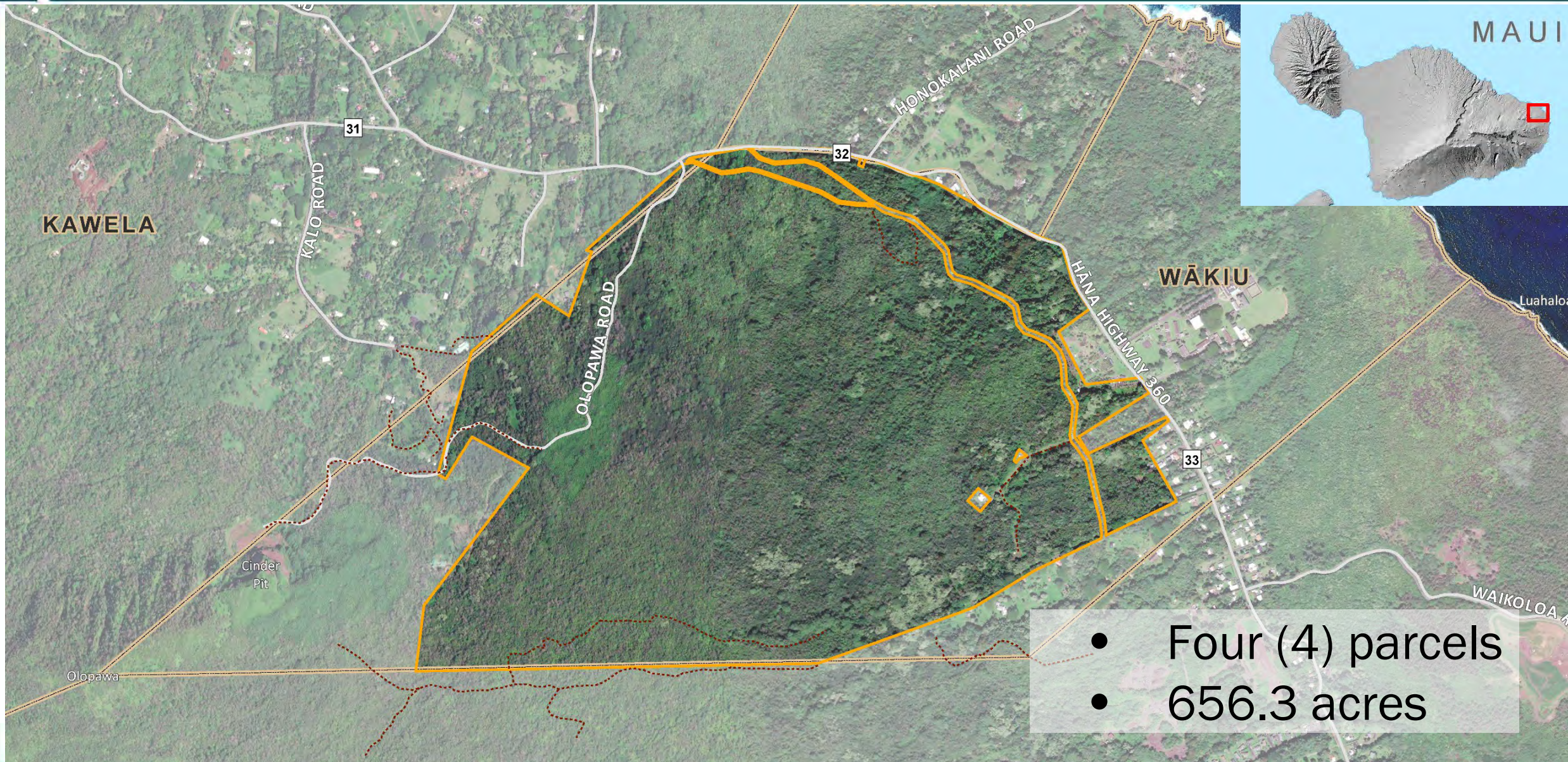


# Quick Update on Rulemaking Process

*DHHL continues to internally process and strategize the rule changes that prioritizes lineal descendants.*



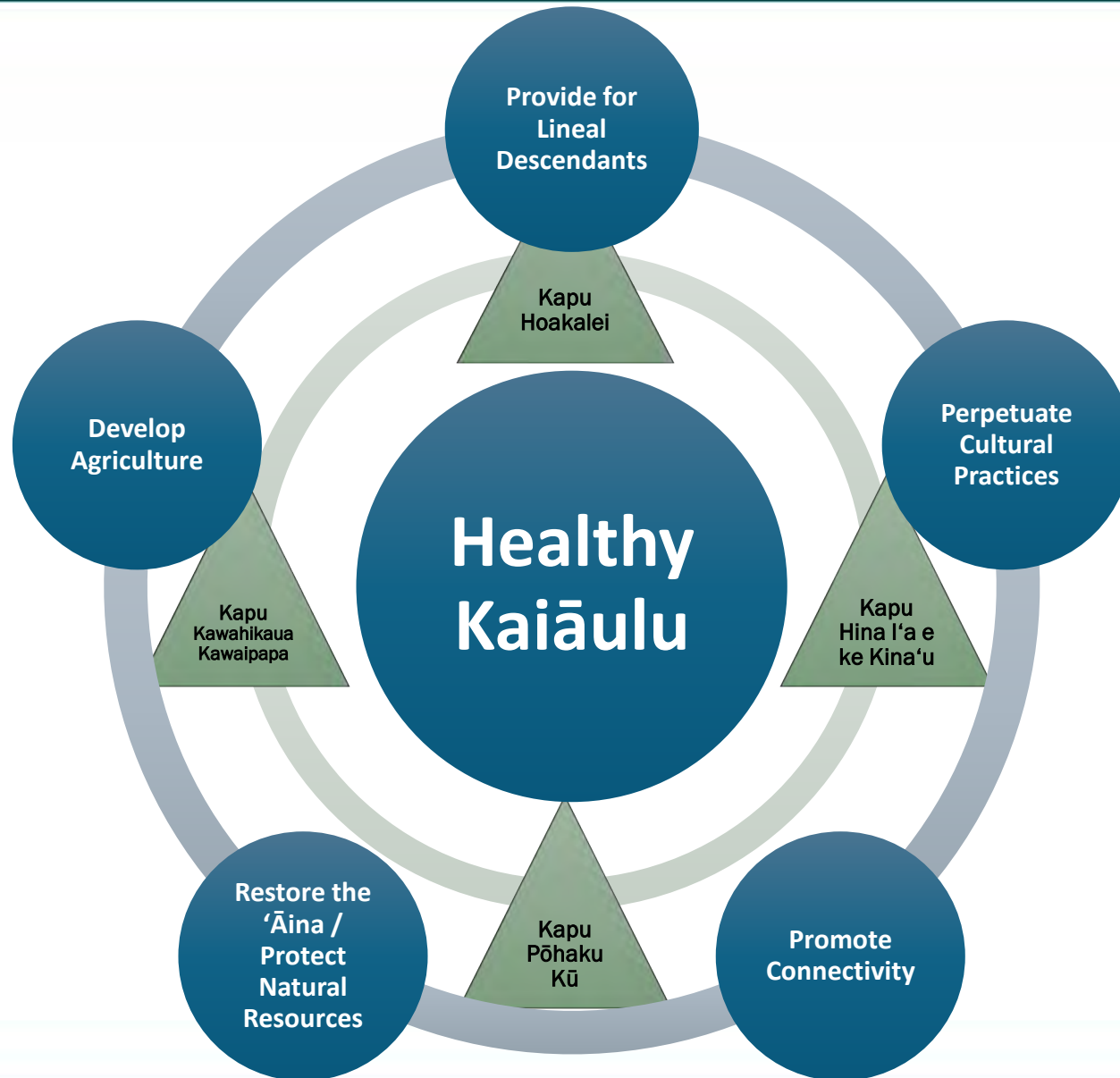
# DHHL East Maui – Wākiu



# Review of Past Workshops

Meeting	Date	Outcome
Strategic Sessions	November 28, 2022	<ul style="list-style-type: none"><li>• Introduce project to Wākiu CDC members</li></ul>
Site Visit	February 24, 2023	<ul style="list-style-type: none"><li>• Visit project area</li></ul>
Honuaiākea Process	February 25-26, 2023	<ul style="list-style-type: none"><li>• Develop Kapu and Kānāwai to lay cultural foundation</li></ul>
Planning Workshop #1	September 10, 2023	<ul style="list-style-type: none"><li>• Develop vision and seek community input</li><li>• Chart Paper Visioning Exercise</li><li>• <i>Outcome: Shared Values and Beneficiary Goals for a Healthy Kaiāulu</i></li></ul>
Planning Workshop #2	October 29, 2023	<ul style="list-style-type: none"><li>• Develop Land Use Plans</li><li>• Land Use Exercise and Sticky Dot Voting</li><li>• <i>Outcome: Four community-driven land use plans</i></li></ul>
Planning Workshop #3	January 28, 2024	<ul style="list-style-type: none"><li>• Present four land use plans</li><li>• Voting for Preferred Mauka and Makai option</li></ul>
Wākiu Share-out	April 13, 2024	<ul style="list-style-type: none"><li>• Present Draft Final Master Plan to community members</li></ul>

# Kapu / Kanawai and Beneficiary Goals



# Review of Past Workshops



### Polling Exercise #2 : Community Uses

Meeting Facilities	Park/Playground	Technology Center	Farmer's Market
Commercial Kitchens	Food Hub	Emergency Services	Adult Education
Gathering/Event Space	Youth Activities	Kupuna Programs	Charter School
Childcare	Cultural Education	Fitness/Wellness	Other?

DEPARTMENT OF HAWAIIAN HOME LANDS - PLANNING OFFICE

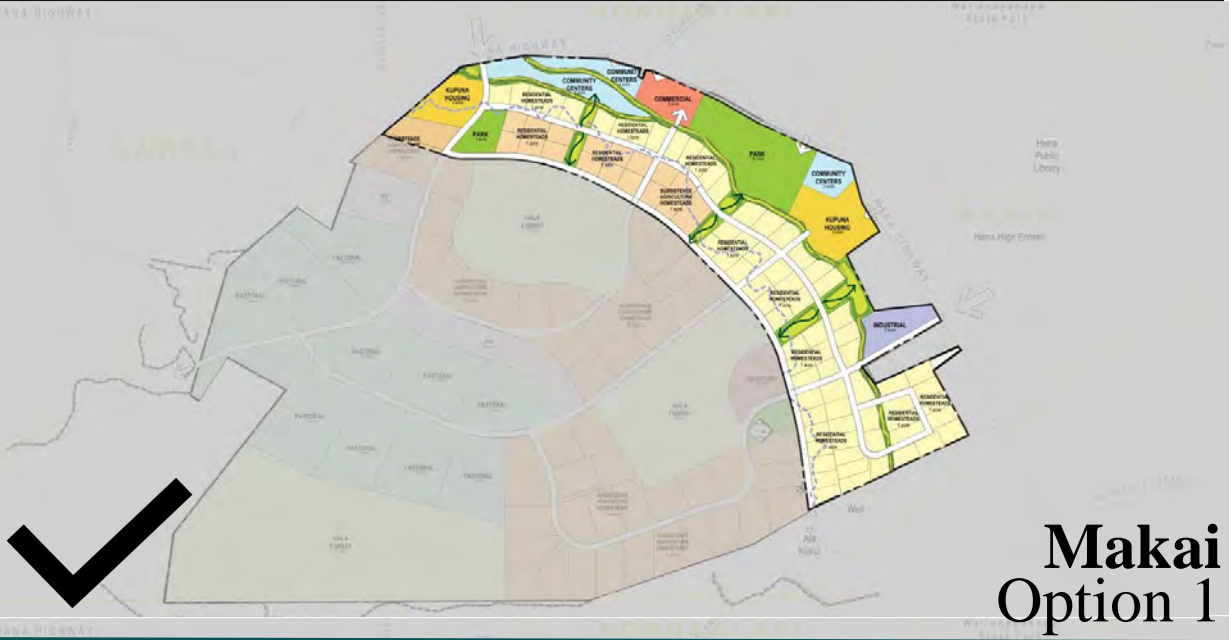
**WAKIM**  
**Question #1** (Envision) **Group A**

- + housing (variety - for kupuna)
- + 'ohana from Hana/Piling living on DHHL land.
- + enough acreage per lot for multiple generations, & ability to farm to supplement income.
- + Community center w/ parking & indoor to accommodate 200 people space for parties/tents
- + playground + water/electric (solar/ PV) cut subsidies on houses & education on maintenance
- + Churches
- + Commercial kitchen - Food Hub
- + educational/community garden (ag-cultural plants) → space for kupunas to garden





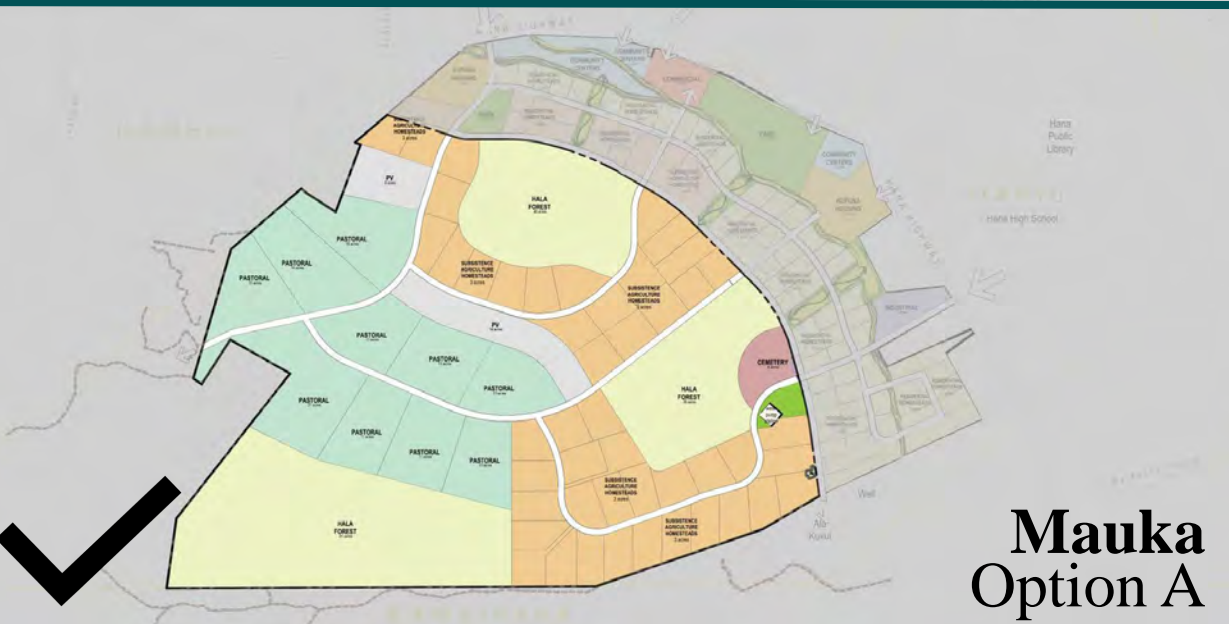
# Plan Alternative



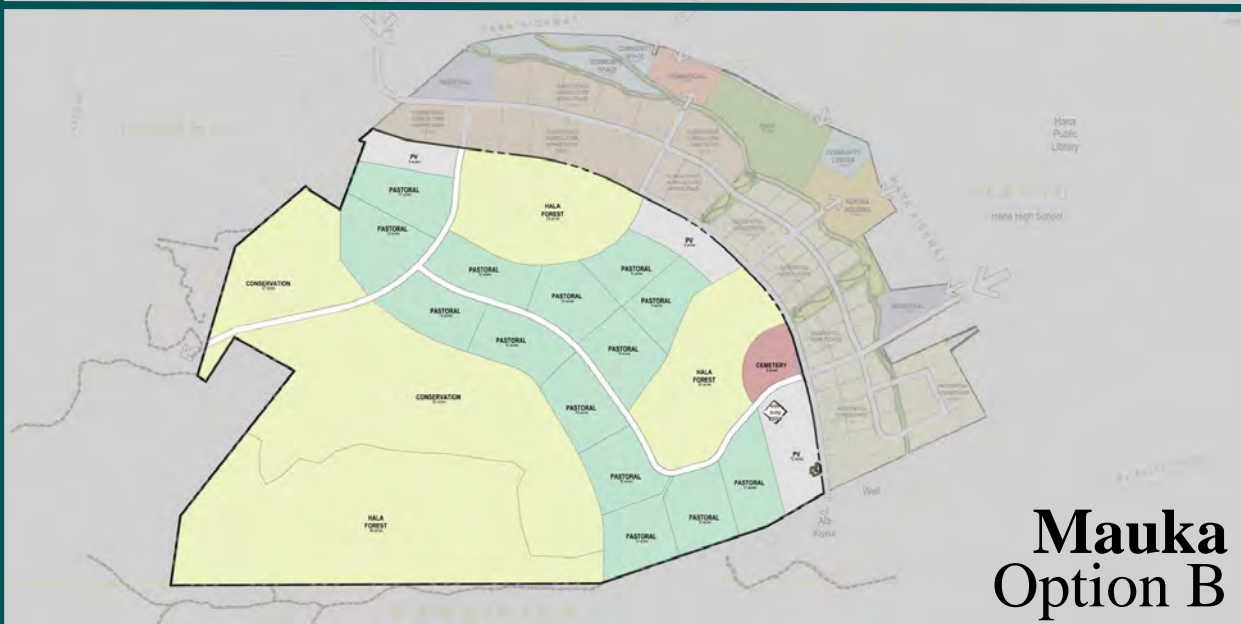
**Makai  
Option 1**



**Makai  
Option 2**



**Mauka  
Option A**



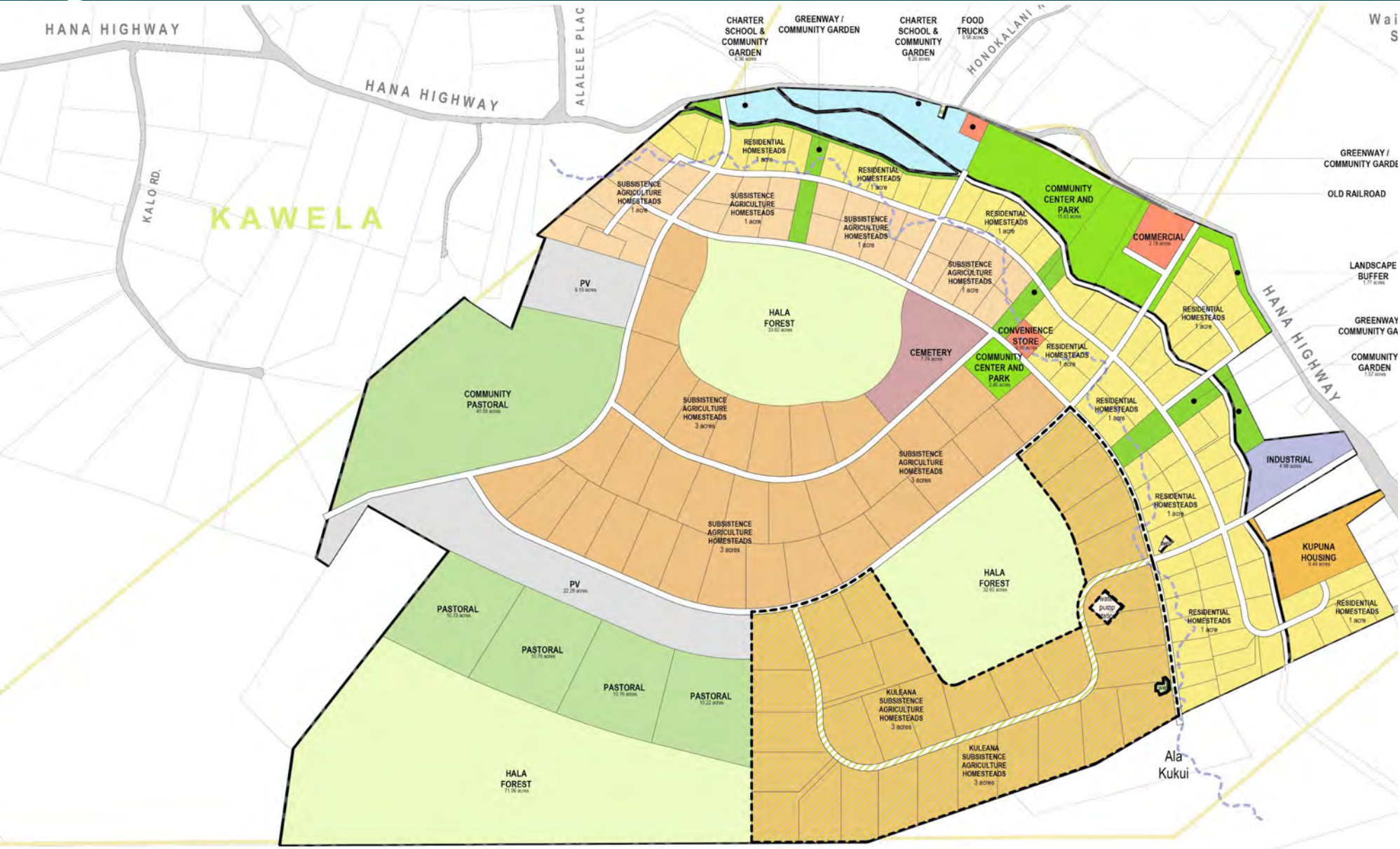
**Mauka  
Option B**

# Alternative 1A



- Three access points from highway
- Community Services
  - community center
  - convenience center
- Food Truck
- Quiet and protected location for Kupuna Housing
- Pastoral
  - Less interest in pastoral homesteads
  - Interest in community pastoral
- Kuleana Parcels
- More Sub Ag Homesteads

# Draft Final Master Plan Land Uses



- Three access points from highway
- Community Services
  - community center
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HANA HIGHWAY

HANA HIGHWAY

ALALELE PLAC

CHARTER SCHOOL & COMMUNITY GARDEN 6.30 acres

GREENWAY / COMMUNITY GARDEN

CHARTER SCHOOL & COMMUNITY GARDEN 6.20 acres

FOOD TRUCKS 5.56 acres

HONOKALANI

Wai S

KALO RD.

KAWELA

GREENWAY / COMMUNITY GARDE

OLD RAILROAD

LANDSCAPE BUFFER 1.77 acres

GREENWAY COMMUNITY GA

COMMUNITY GARDEN 1.57 acres

HANA HIGHWAY

COMMUNITY PASTORAL 10.15 acres

HALA FOREST 31.61 acres

CEMETERY 7.14 acres

COMMUNITY CENTER AND PARK 2.65 acres

CONVENIENCE STORE 1.41 acres

RESIDENTIAL HOMESTEADS 1 acre

RESIDENTIAL HOMESTEADS 1 acre

RESIDENTIAL HOMESTEADS 1 acre

INDUSTRIAL 4.08 acres

PASTORAL 10.15 acres

PASTORAL 10.15 acres

PASTORAL 10.22 acres

PASTORAL 10.22 acres

HALA FOREST 30.15 acres

KULEANA SUBSIDENCE AGRICULTURE HOMESTEADS 3 acres

KULEANA SUBSIDENCE AGRICULTURE HOMESTEADS 3 acres

Ala Kukui

RESIDENTIAL HOMESTEADS 1 acre

RESIDENTIAL HOMESTEADS 1 acre

RESIDENTIAL HOMESTEADS 1 acre

RESIDENTIAL HOMESTEADS 1 acre

RESIDENTIAL HOMESTEADS 1 acre

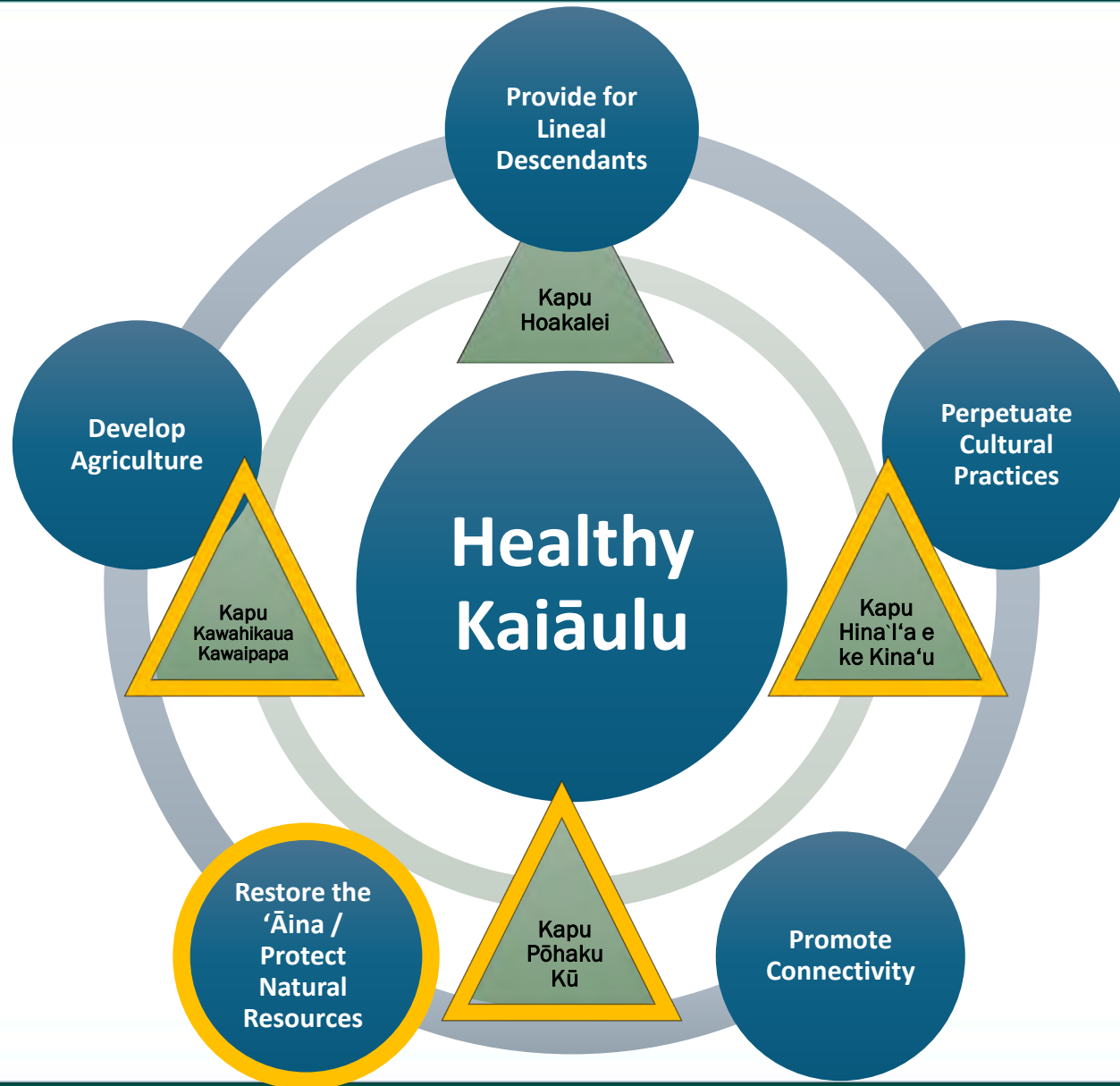
RESIDENTIAL HOMESTEADS 1 acre

RESIDENTIAL HOMESTEADS 1 acre

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KAWAIPAPA

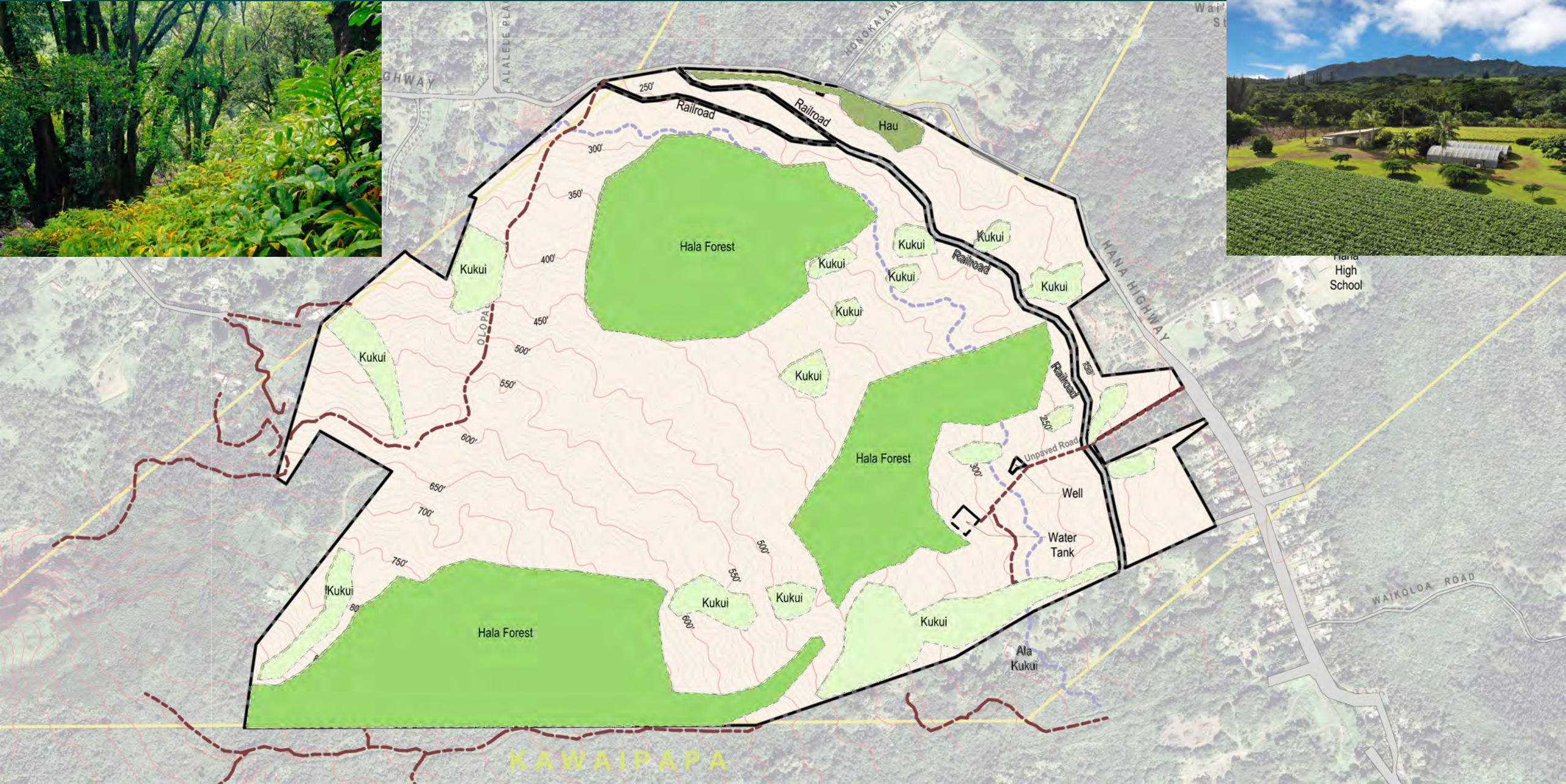
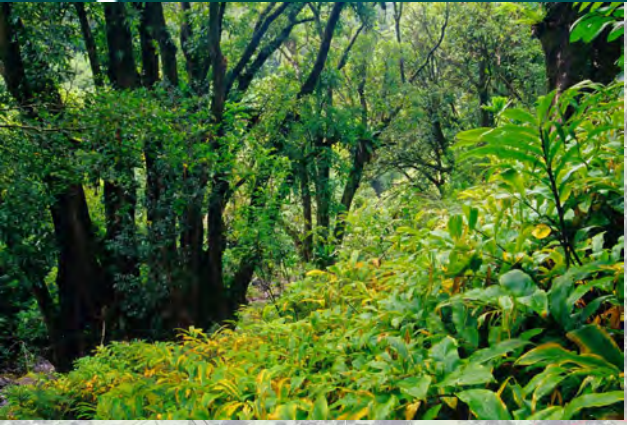
# Kapu / Kanawai and Beneficiary Goals





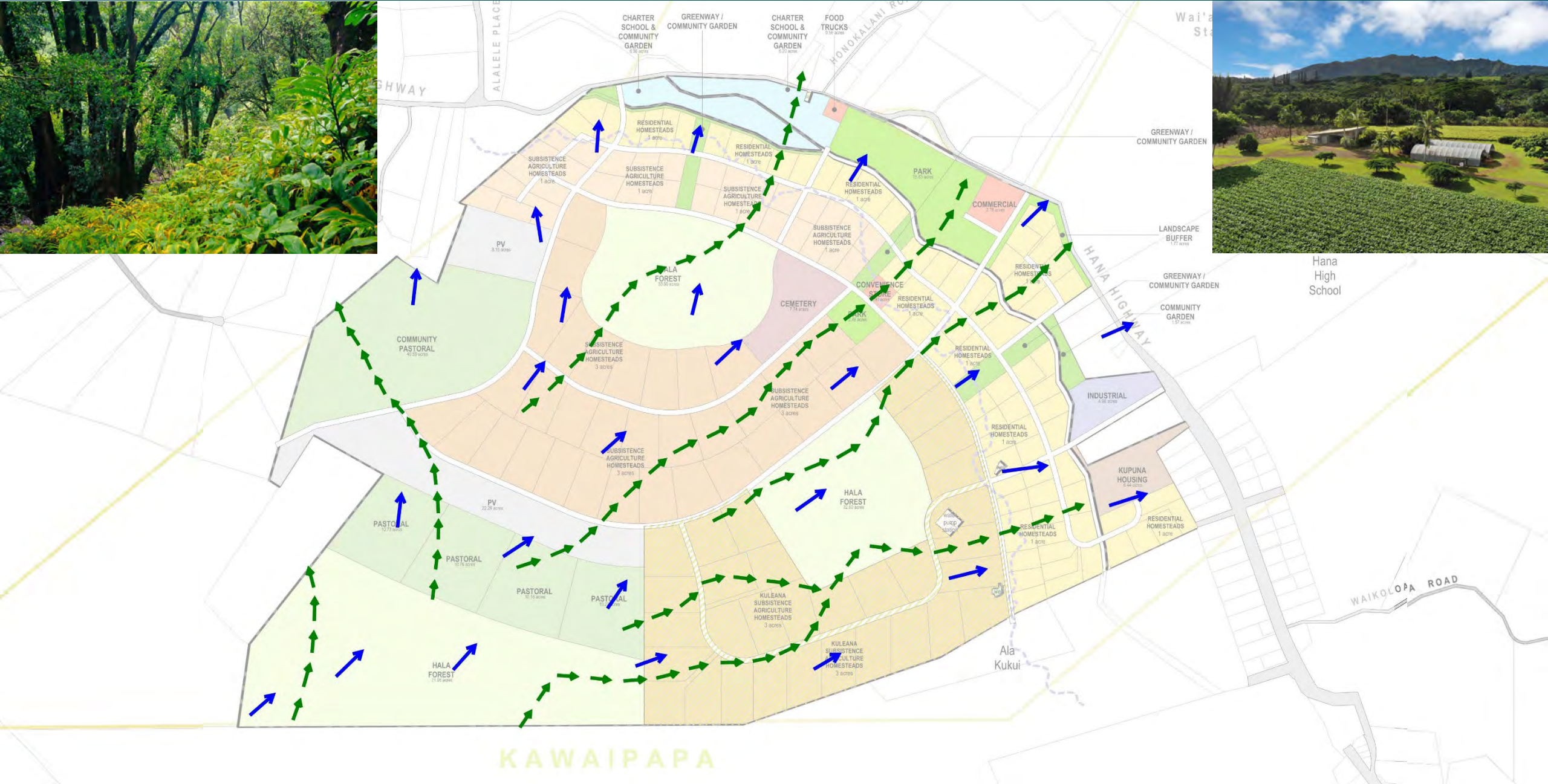


# Existing Site





# Draft Final Master Plan Land Uses



KAWAIPAPA

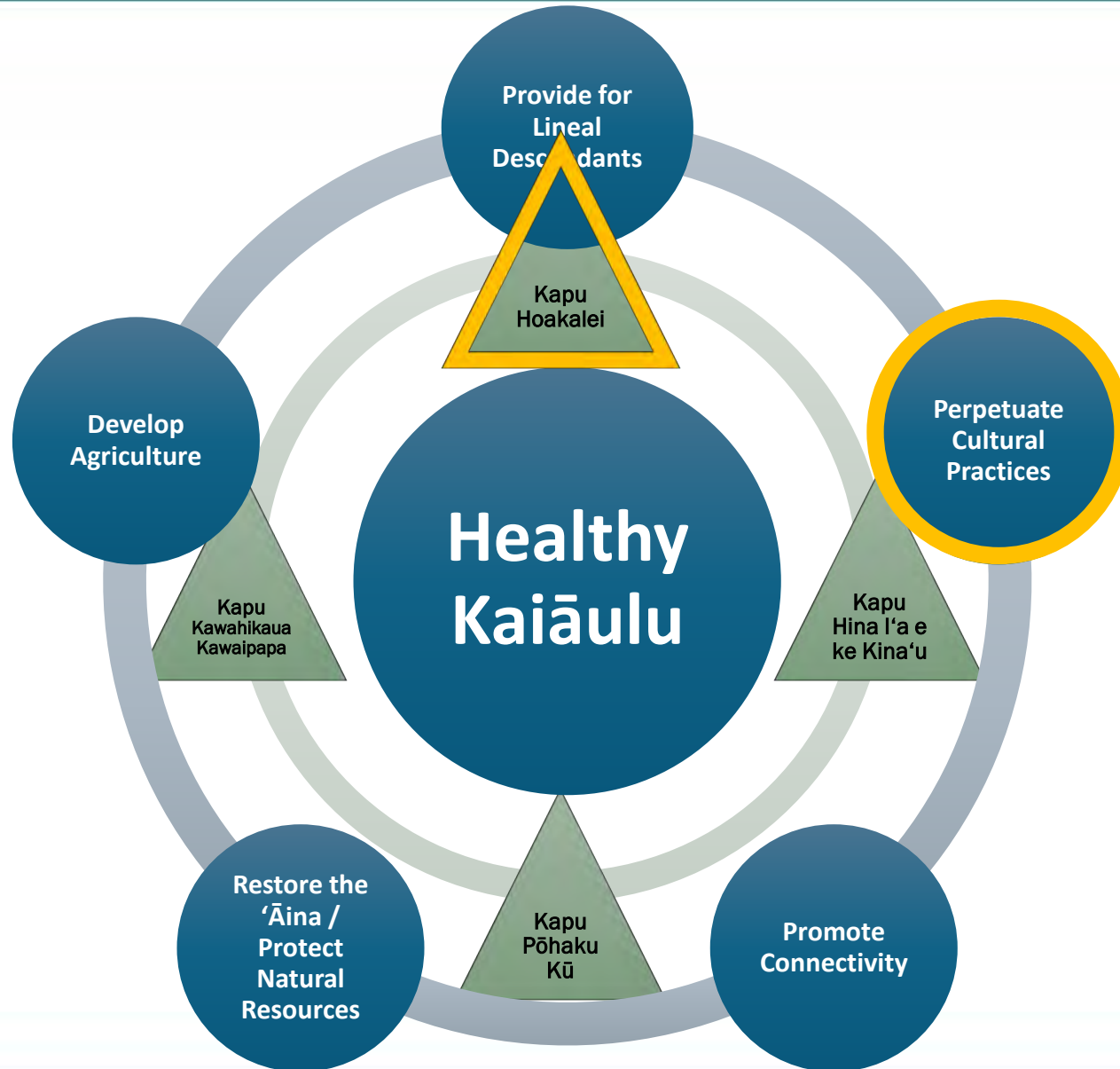
Hana High School

Ala Kukui

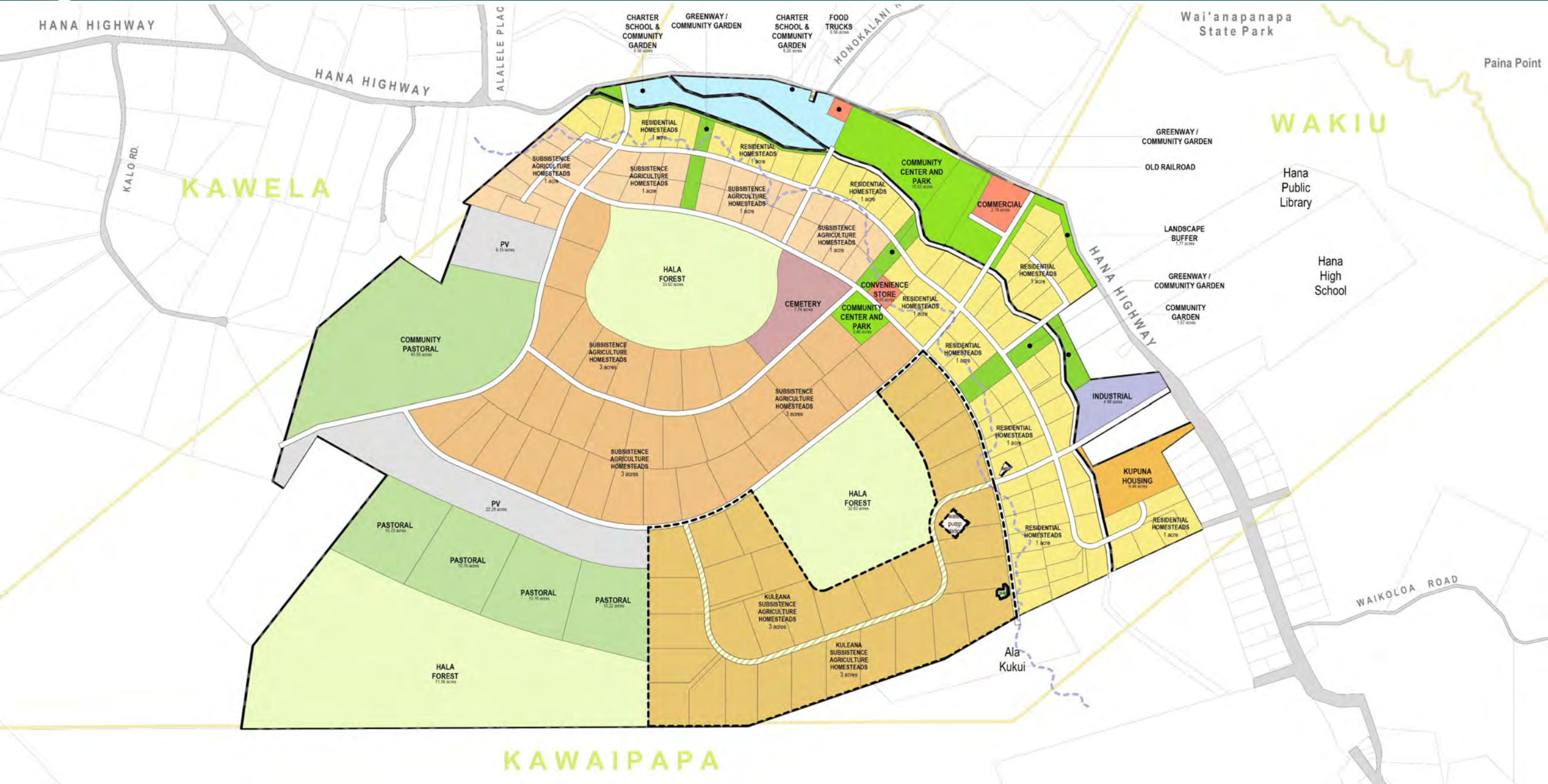
WAIKOLOPA ROAD

HANA HIGHWAY

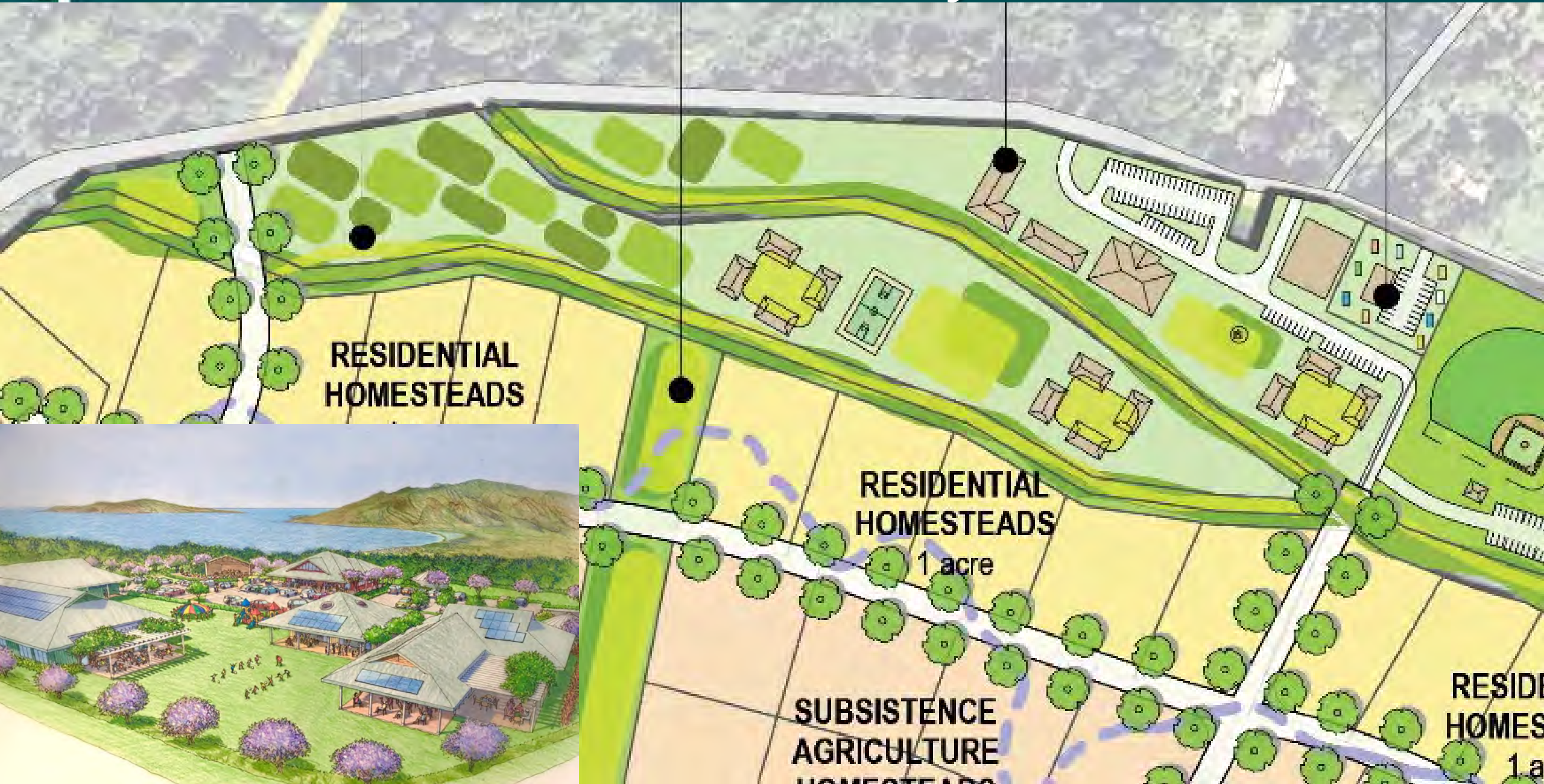
# Kapu / Kanawai and Beneficiary Goals



# Draft Final Master Plan Land Uses



# School and Community Gardens



# Boat Storage/ Maintenance & Kupuna Housing

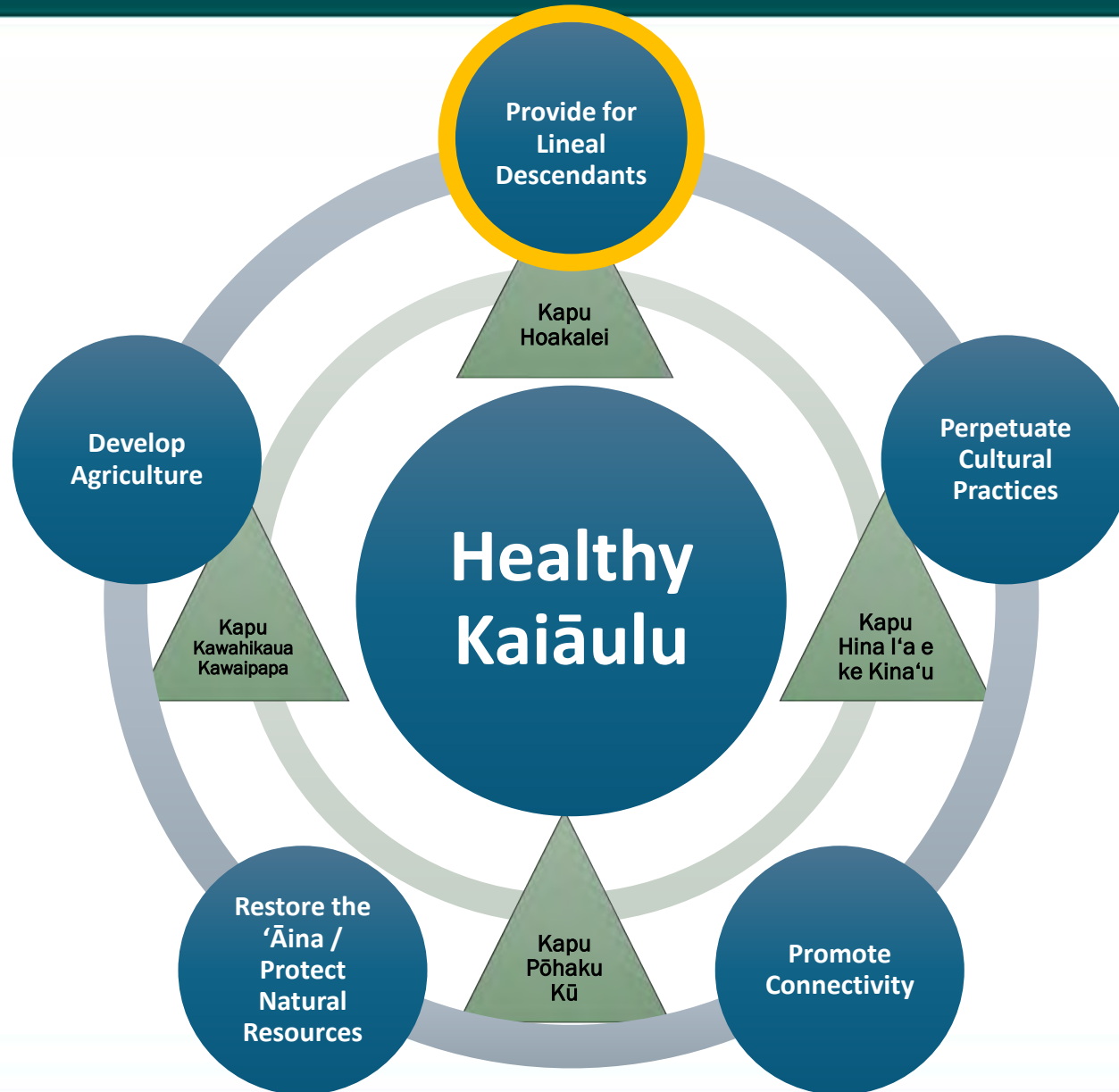




# Mauka Community Center



# Kapu / Kanawai and Beneficiary Goals





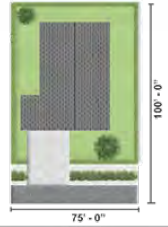
# Homestead Land Use Designation

**RESIDENTIAL**

**3D RENDERING**



**SITE PLAN**



**SUBDIVISION OF USES**



**IMAGES**



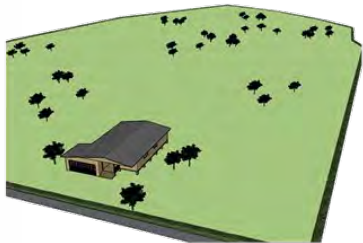
**SUBSITENCE AGRICULTURE**



1,700 SF HOUSE



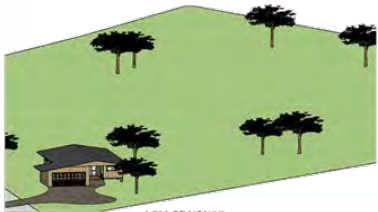
**PASTORAL**



1,700 SF HOUSE



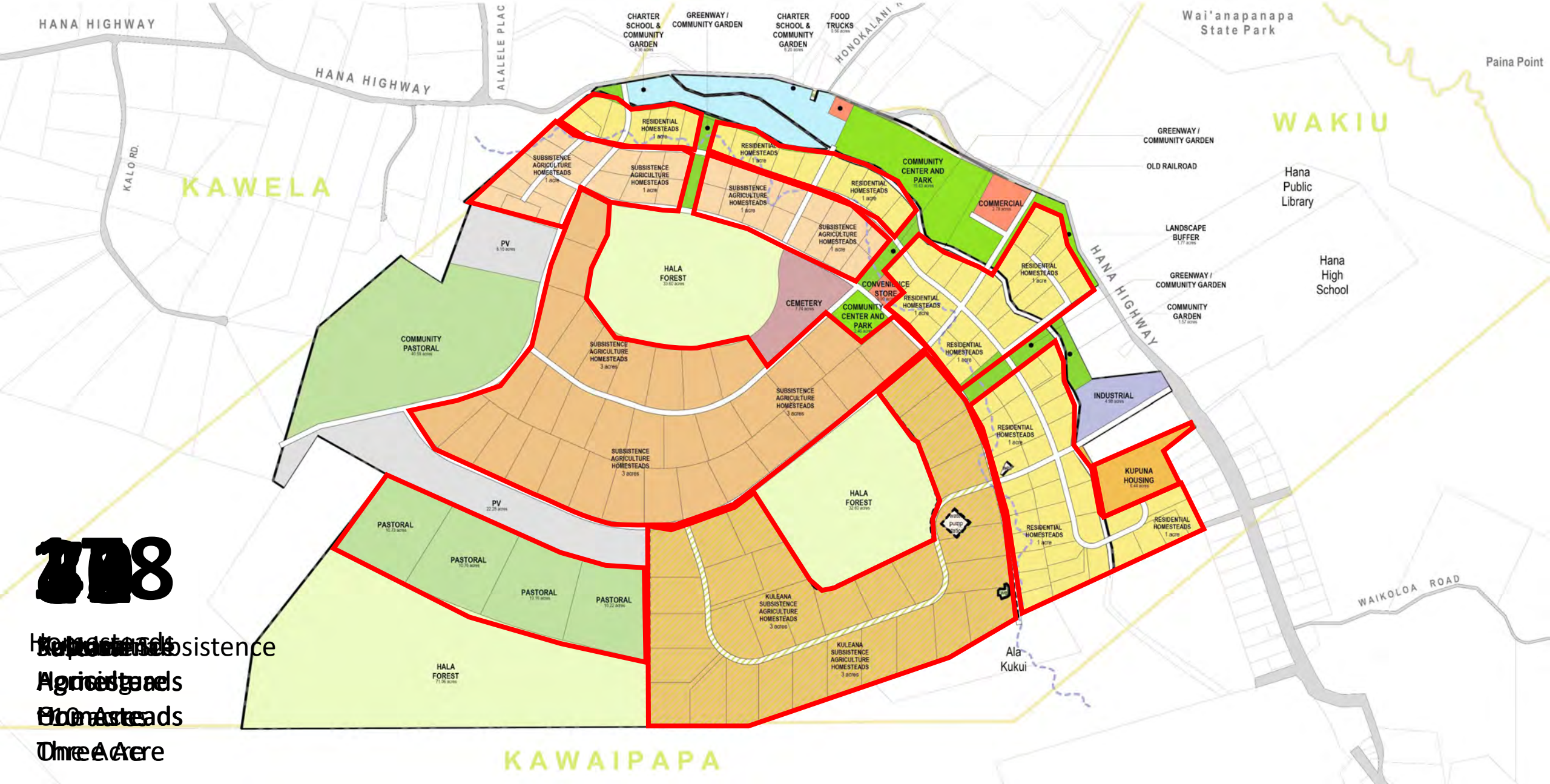
**KULEANA**



1,700 SF HOUSE



# Providing for Lineal Decedents



**278**

Homesteads  
Subsistence  
Agriculture  
Homesteads  
100 Acres  
Three Acres

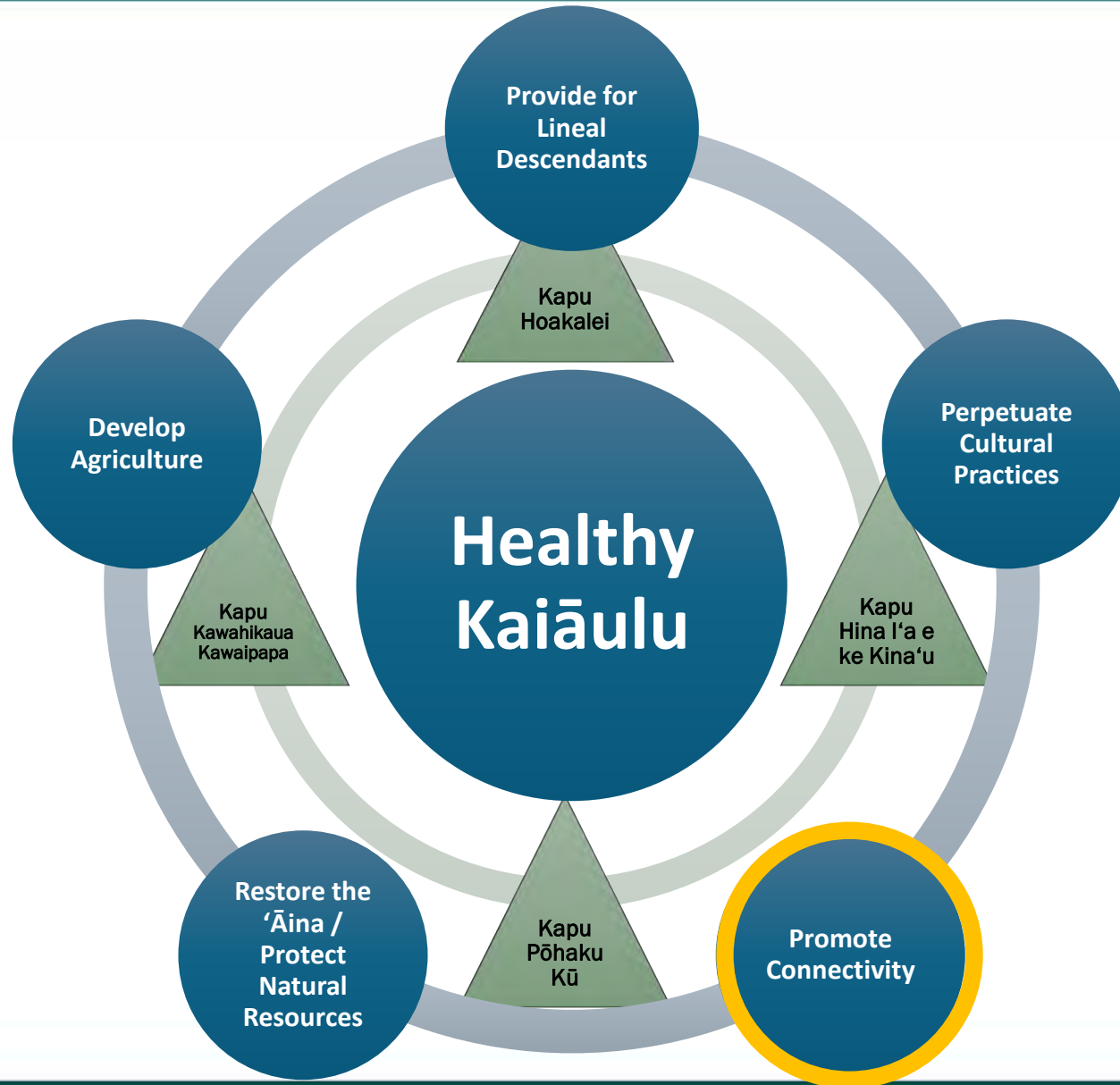
KAWAIPAPA



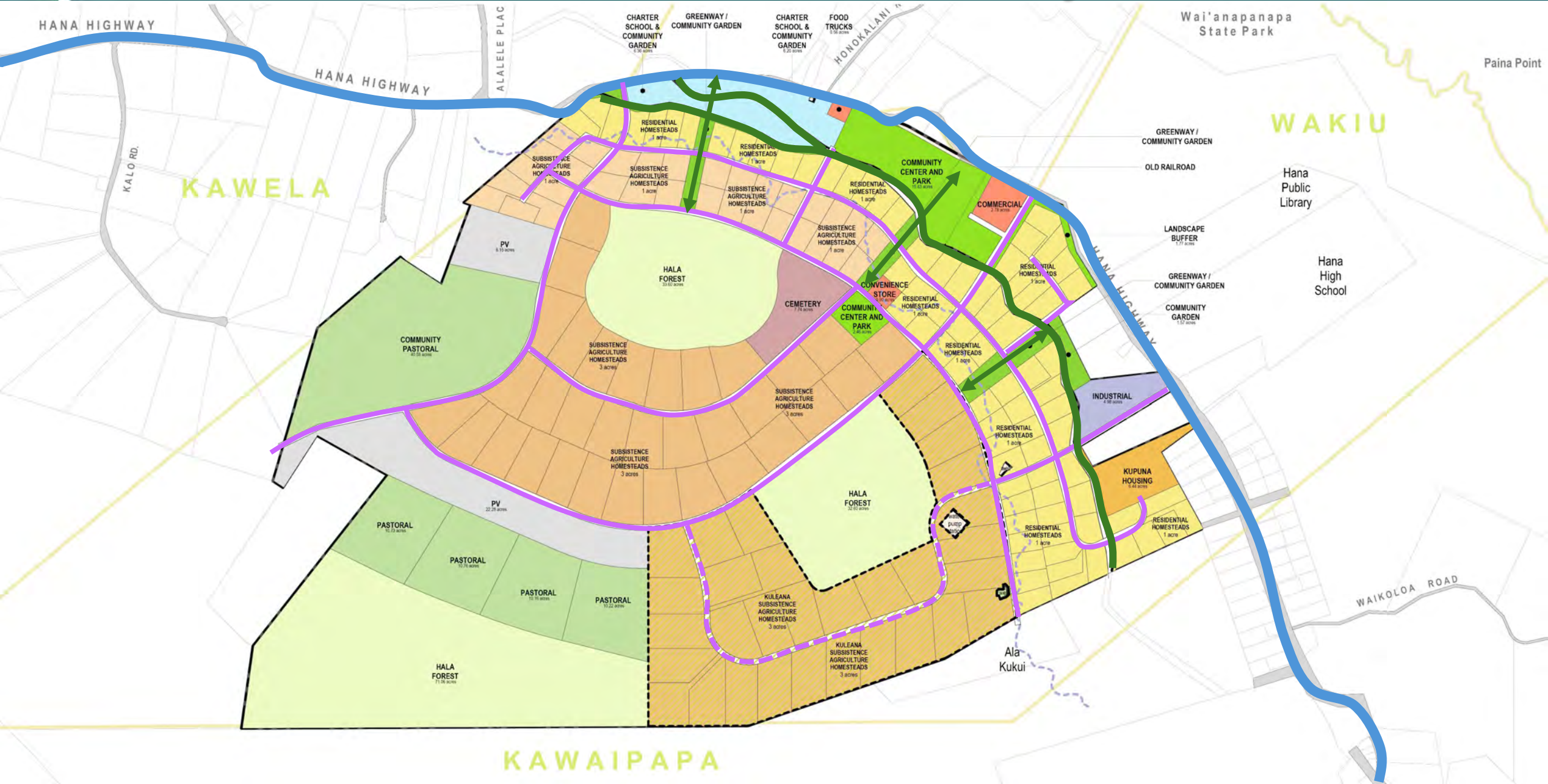
# Kupuna Housing



# Kapu / Kanawai and Beneficiary Goals



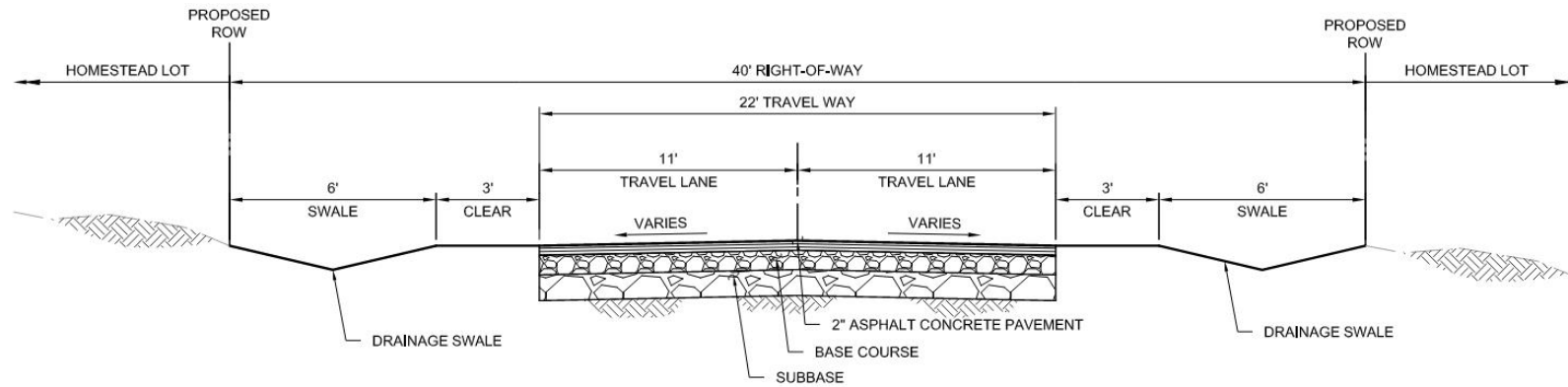
# Promote Connectivity



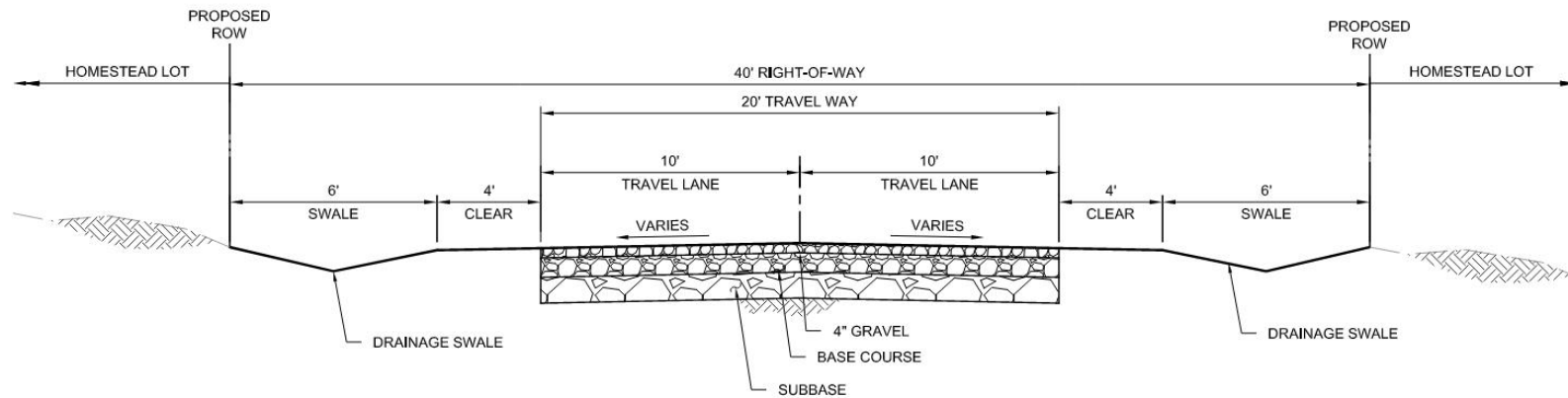
# Draft Final Master Plan / Infrastructure

## Roadways

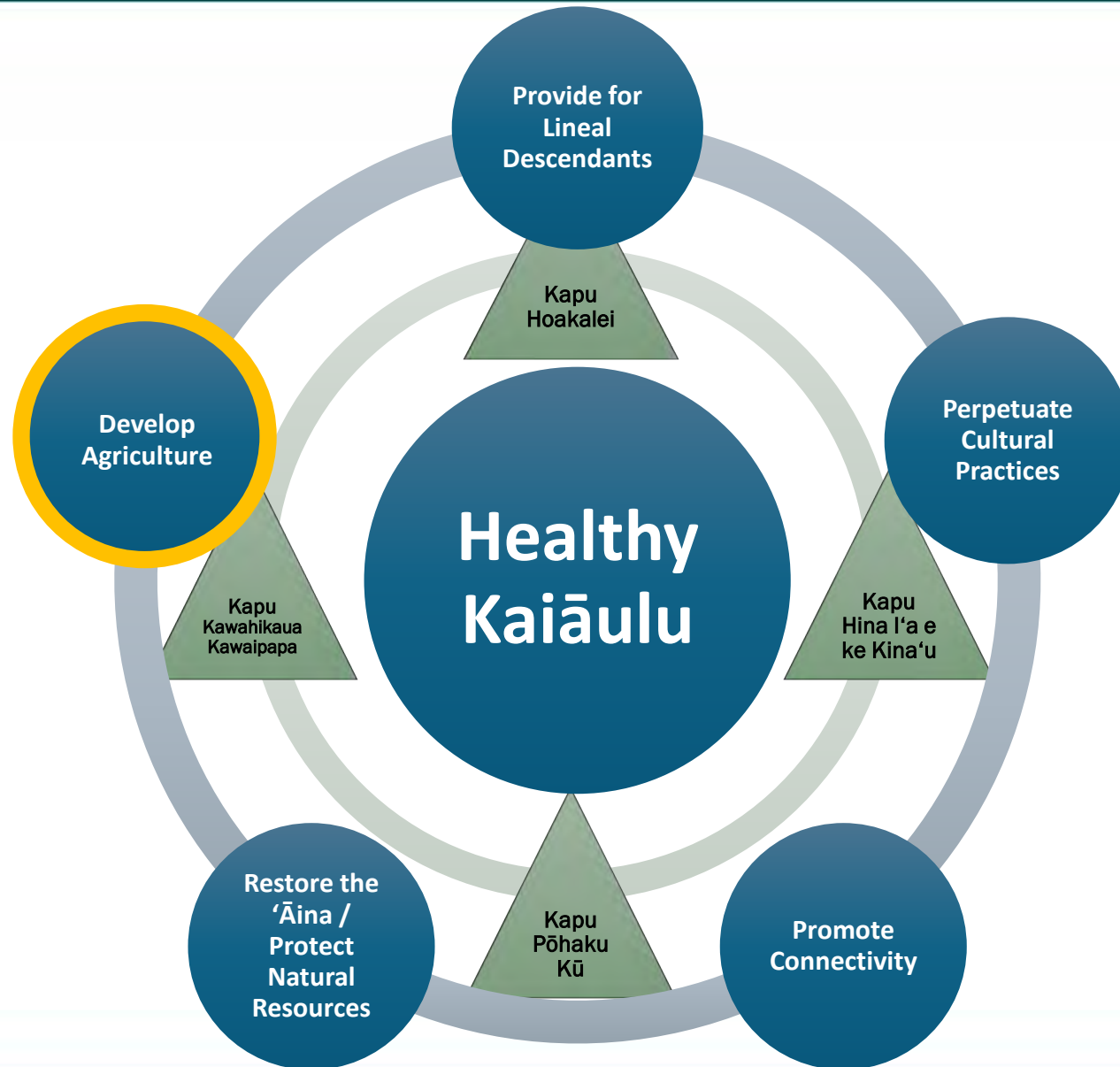
### Residential Minor Street (rural) – Maui County Code 18.16.050



### Agricultural Minor Street – Maui County Code 18.16.050



# Kapu / Kanawai and Beneficiary Goals



# Develop Agriculture





# Subsistence Agriculture



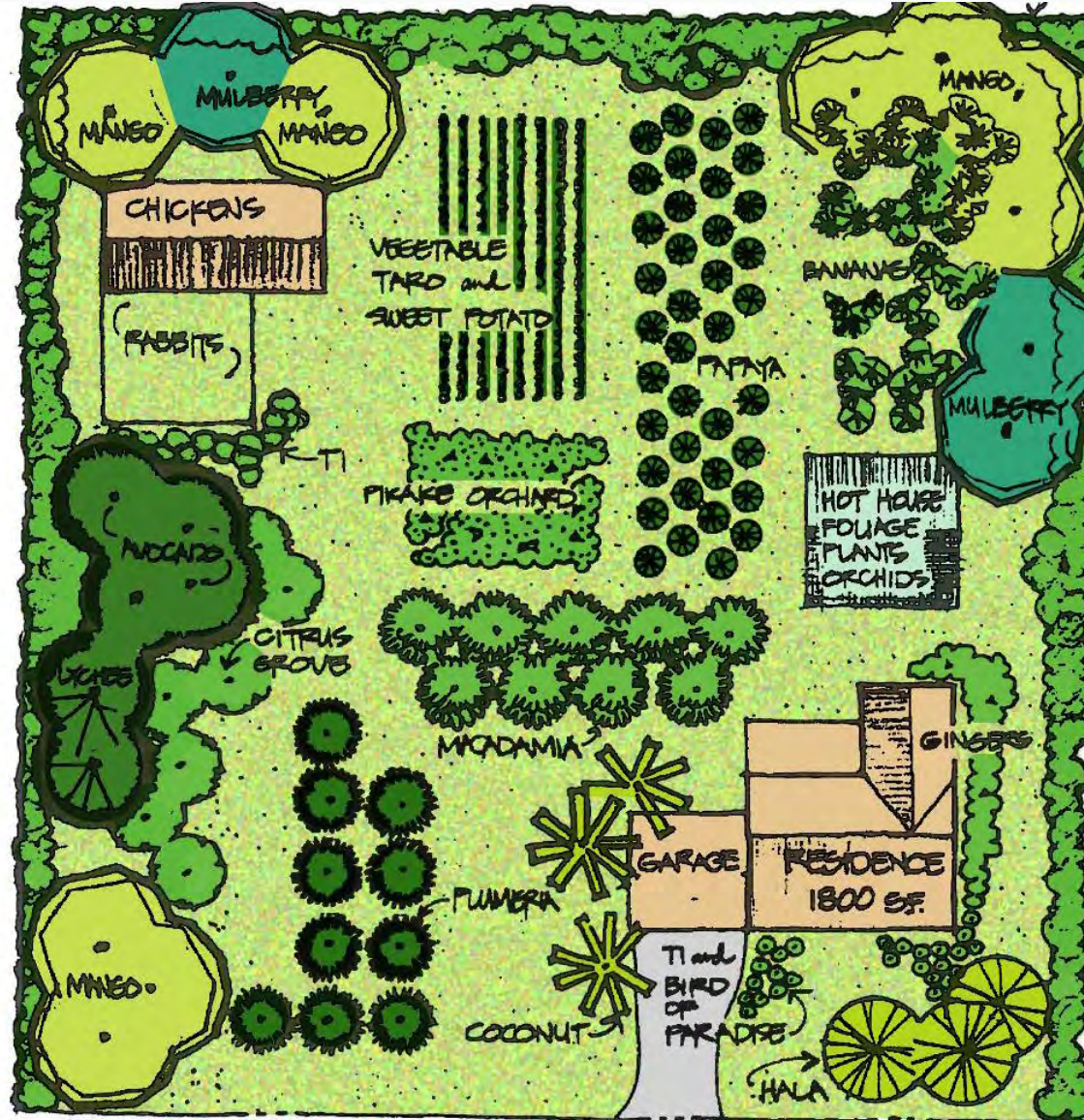
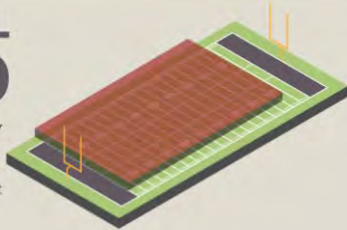
# With One Acre . . .

## WHAT EQUALS AN ACRE?

It was commonly known as the amount of land a farmer could plow in one day with an yoke of oxen. It took the real estate agent a lot longer. A look online will tell you an acre is equal to 43,560 square feet, but how big is that?

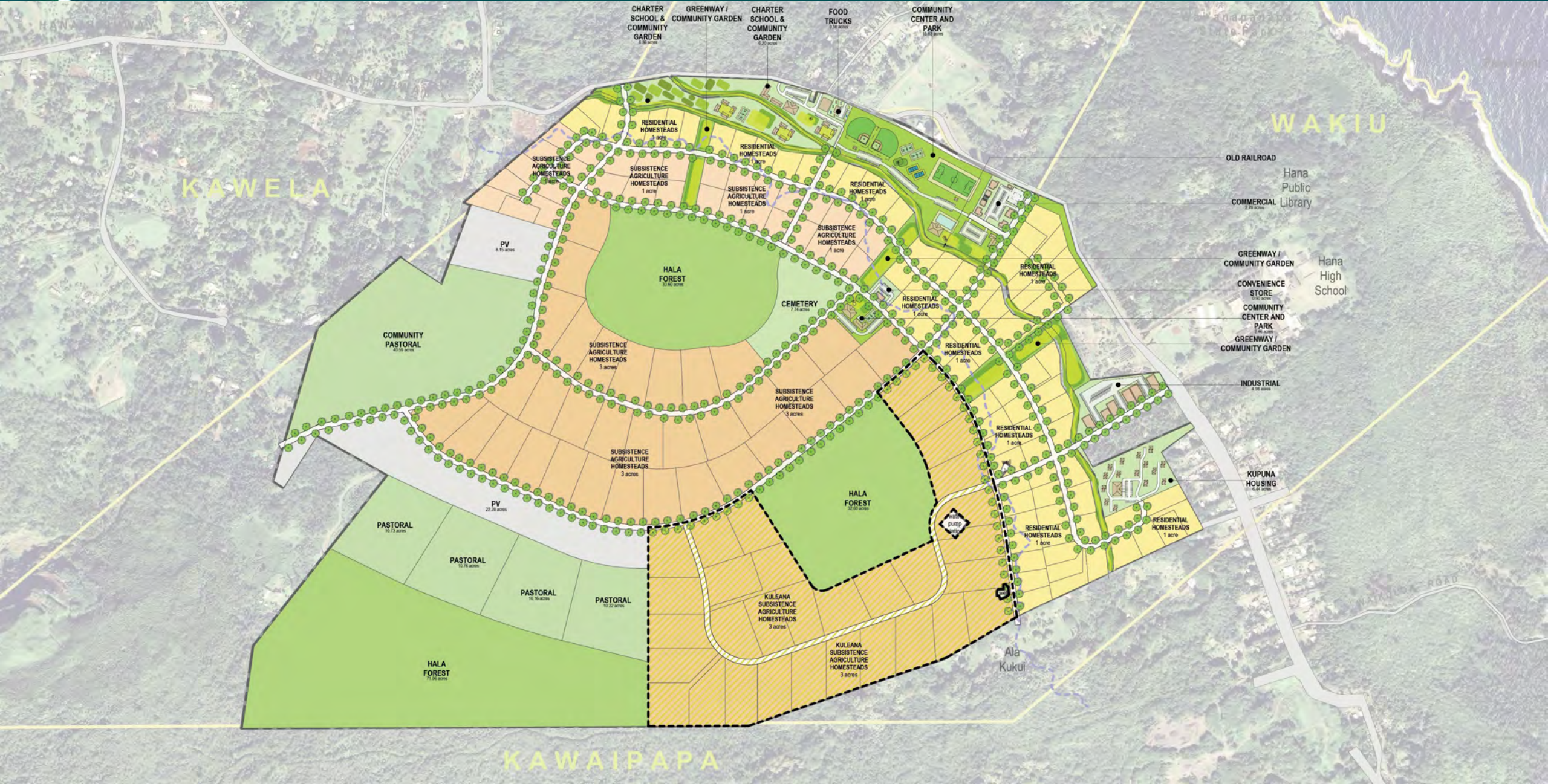
## 1 FOOTBALL FIELD

An acre of land is roughly the size of a football field  
 1 acre = 43,560 sq ft  
 Football field = 48,000 sq ft  
 (w/o endzones)

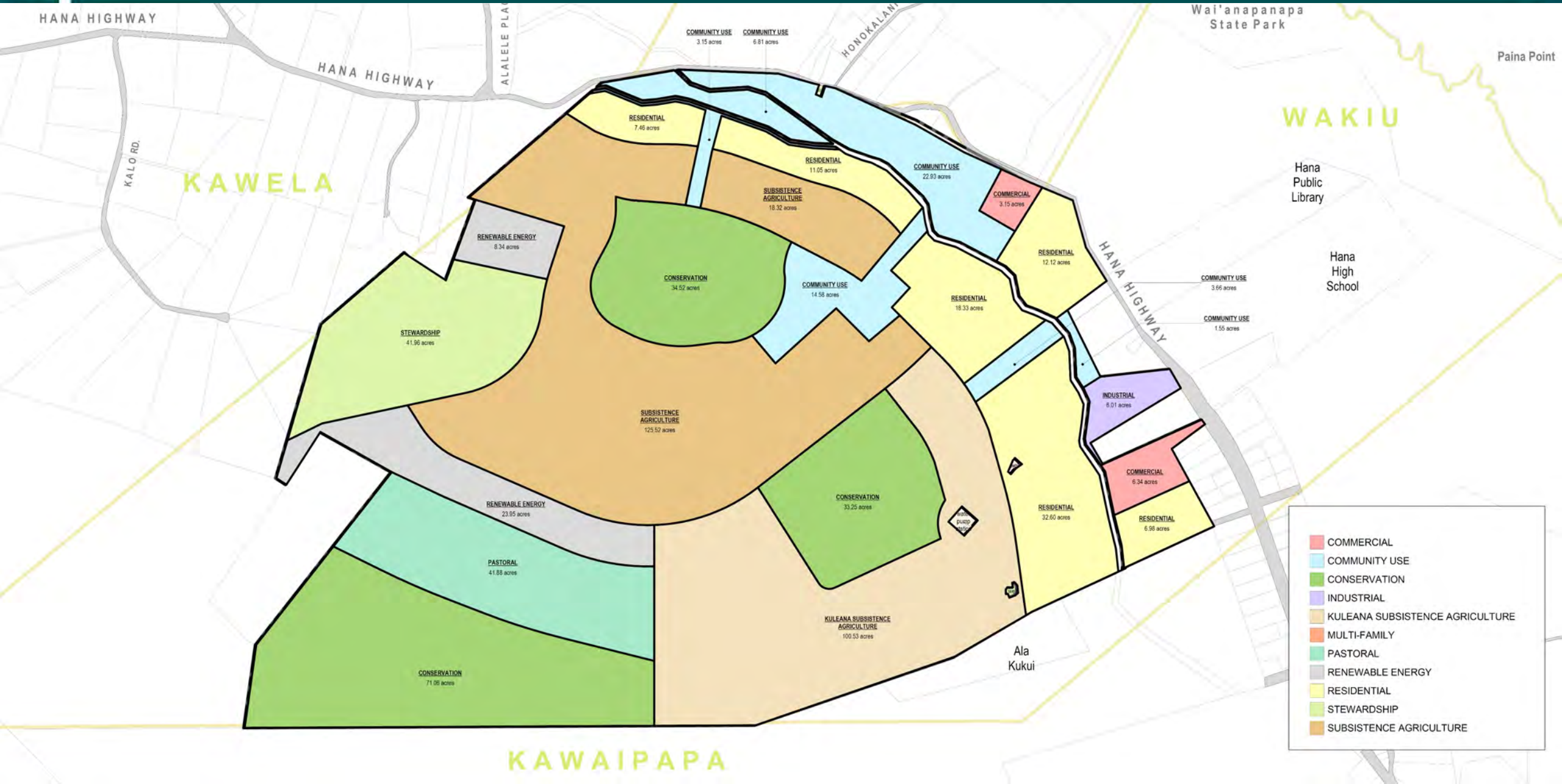


- 1800 sq ft home
- Vegetable Gardens
- Fruit Trees
- Greenhouse
- Small Livestock

# Draft Final Master Plan



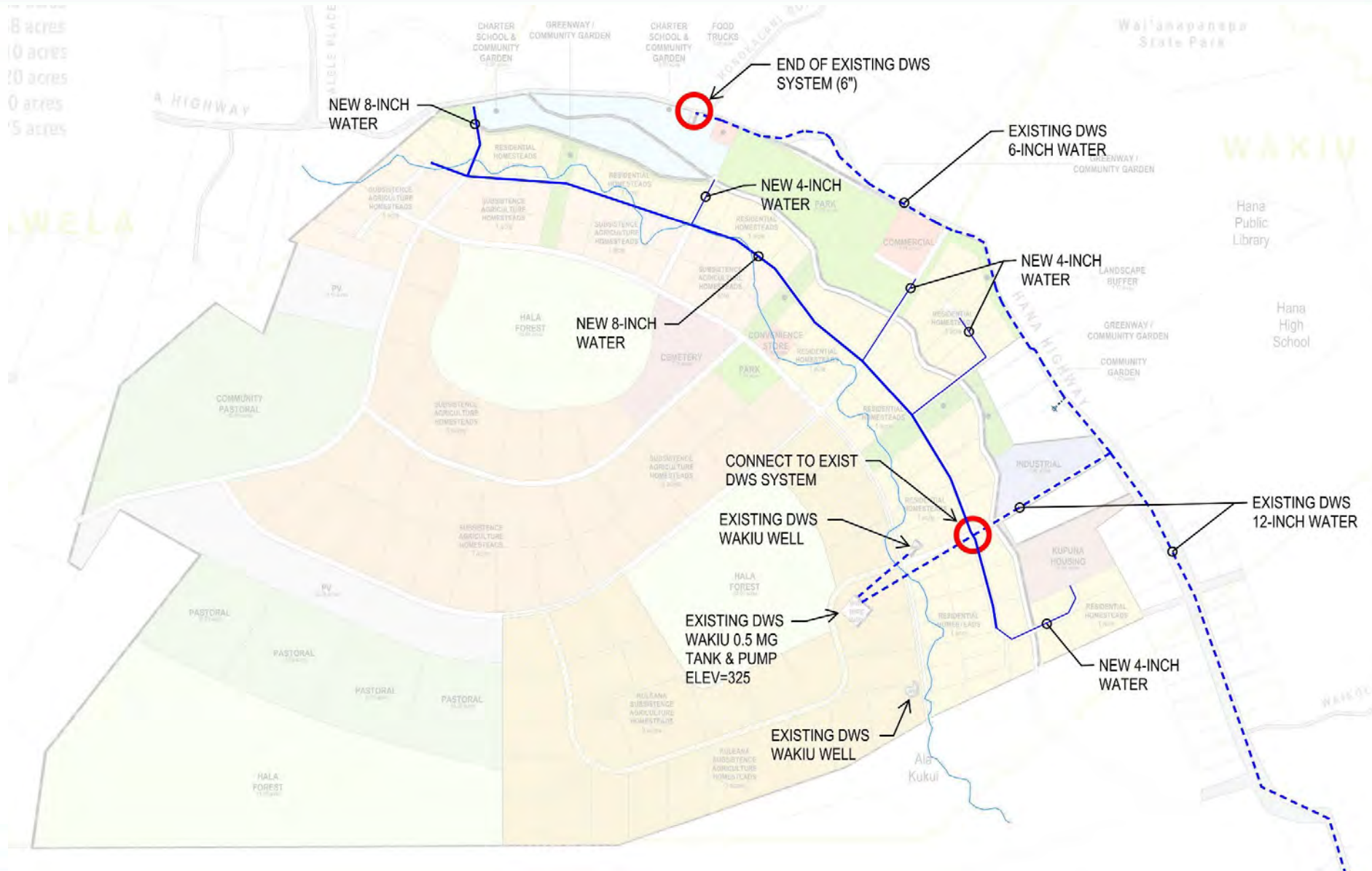
# Draft Final DHHL Land Uses



- COMMERCIAL
- COMMUNITY USE
- CONSERVATION
- INDUSTRIAL
- KULEANA SUBSISTENCE AGRICULTURE
- MULTI-FAMILY
- PASTORAL
- RENEWABLE ENERGY
- RESIDENTIAL
- STEWARDSHIP
- SUBSISTENCE AGRICULTURE

# Infrastructure

## Water



# Draft Final Master Plan / Infrastructure

## Master Plan Projected Water Demand

### Maui Island Water Use and Development Plan (2019)

- DHHL Wakiu full-build out water demand projections (Table 17-23) = 2,004,500 gpd (over 743 acres)

### Proposed Master Plan Water Demand Projections (for approx. 656 acres)

- Potable water only = 491,200 gpd
- Potable & non-potable = 808,200 gpd

Proposed Use (Potable)	Within DWS Service Zone	Outside DWS Service Zone
Residential (600 gal/unit)	119,000 gpd	--
Community Use (1,700 gal/ac)	76,900 gpd	--
Commercial (3,000 gal/ac)	19,000 gpd	--
Industrial (6,000 gal/ac)	45,000 gpd	--
Subsistence Ag (600 gal/unit)	--	58,500 gpd
Pastoral (600 gal/unit)	--	3,600 gpd
Community Use (1,700 gal/ac)	--	169,200 gpd
<b>Sub-Total</b>	<b>259,900 gpd</b>	<b>231,300 gpd</b>
<b>Grand Total</b>	<b>491,200 gpd</b>	

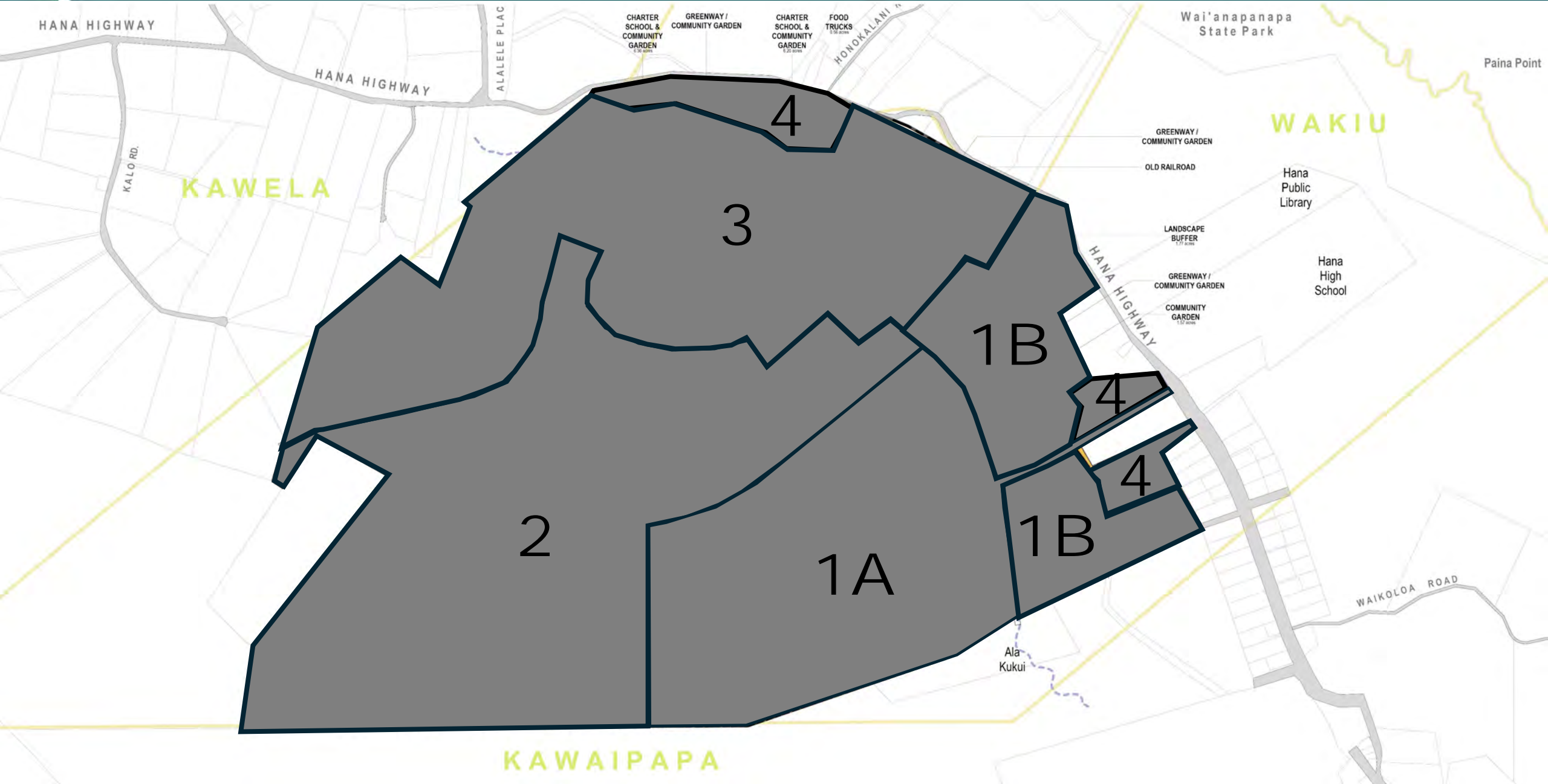
Proposed Use (Non-Potable)	Outside DWS Service Zone
Subsistence Agriculture (3,400 gal/ac)	316,200 gpd
Pastoral (20 gal/ac)	800 gpd
<b>Total</b>	<b>317,000 gpd</b>

# Draft Final Master Plan / Infrastructure

## Fire Water Protection Requirements

Proposed Use	Fire Flow Volume Requirement (per DWS Standards)
Residential	120,000 gallons
Community Use	240,000 gallons
Commercial	240,000 gallons
Industrial	300,000 gallons
Subsistence Agriculture	60,000 gallons
Pastoral	60,000 gallons
Community Use	120,000 gallons
<b>Maximum Fire Flow Volume</b>	<b>300,000 gallons</b>

# Phasing





# Project Timeline



DATE	MEETING / CONSULTATION TYPE	TOPIC
April 2024	Wākiu Share-out	Present Draft - Final Master Plan
May 2024	Draft EA Early Consultation <i>30-Day Comment Period</i>	Scoping of potential project impacts to be assessed in the Draft EA
Nov. 2024	HHC Meeting #3	HHC Authorization to publish DEA-AFONSI
Dec. 2024	Draft EA Publication <i>30-Day Comment Period</i>	Notice of Availability to Comment on DEA
March 2025	HHC Meeting #4	HHC Approval of Final Master Plan and FEA-FONSI
April 2025	Final EA Publication	FEA-FONSI Publication



# Next Steps

*This is the end of the first phase of the project.  
The project now enters the EA phase.*

# Contact Us!



DEPARTMENT OF HAWAIIAN HOME LANDS

## **DHHL:**

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## **G70 Team:**

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