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## Executive Summary

Regional Plans build a sense of community and capacity, stimulate partnerships for development and improvements, and give beneficiaries an opportunity to have a voice in planning for their future. The existing 23 Regional Plans empower beneficiaries by providing a recurring opportunity to convene as a community and a platform for them to talk to each other about their common issues and concerns in order to identify and solve their own problems.

Working with the Department of Hawaiian Home Lands (DHHL) Planning Office staff and consultants, the community identifies priority projects to respond to issues and areas of concern within existing and planned homestead areas. At a minimum, the Regional Plan documents current conditions and trends and identifies a prioritized list of projects important to the community and the department. In this way, Regional Plans ensure that beneficiaries are an integral part of the solutions to the issues that they have identified. The Hawaiian Homes Commission approves each regional plan for various homestead communities across the state, ensuring that they all have this same opportunity.

**Vision.** A vision for Waimānalo was developed through previous planning efforts by the Waimānalo community in 2008 and 2011. The vision was further validated and updated through the process for this Regional Plan Update, which occurred in 2024. The purpose of a vision statement is to provide a unified direction for homestead, Departmental and Commission actions in Waimānalo. The vision statement for this Waimānalo Regional Plan Update is as follows:

*“To honor the Native Hawaiian people, their culture, history, and their deep connection to the land, Waimānalo is committed to safeguarding, nurturing, and preserving our ahupua’a for future generations. Embracing our rural identity and traditional way of life, which has been passed down through generations, we are dedicated to ‘auamo the responsibility entrusted to us by our ancestors. As we navigate towards sustainable progress, our unwavering commitment is to ensure that Waimānalo remains true to its essence, always staying rooted in its unique identity.”*

**Planning Area.** All the lands in the Waimānalo region resides in the Waimānalo ahupua’a in the moku of Ko’olaupoko on the windward side of the mukupuni of O’ahu. The Waimānalo Hawaiian Homes Association (WHHA) is the active homestead in the Waimānalo region. The DHHL O’ahu Island Plan (2014) DHHL land use designations include:

Land Use	Total Lots/Parcels	Total Acreage
Residential	799 lots	210 acres
Subsistence Agriculture	2 lots	5 acres
Proposed Subsistence	17 lots	10 acres
Community Use	4 parcels	120 acres
Conservation	1 parcel	1,430 acres
General Agriculture	9 parcels	100 acres
Industrial	1 parcel	35 acres
<b>Total</b>	<b>2,017</b>	<b>1,914 acres</b>

**Planning Process.** This plan updates the 2011 Waimānalo Regional Plan. The process began with a homestead leadership meeting with WHHA. This meeting introduced the Regional Plan Update project and gathered guidance from the leadership on how the process could be tailored to best fit the Waimānalo community. Leadership was able to advise on the format and schedule for beneficiary consultations and offered assistance with publicity for the meetings. Beneficiary Consultation #1 was held on March 11, 2024, at the WHHA Hālau. This meeting also identified community values for future land uses.

Beneficiary Consultation #2 was held April 1, 2024, at the WHHA Hālau. In this meeting, participants reviewed and revised the eight (8) draft community values and discussed answers and solutions to the issues and questions identified in the Beneficiary Consultation Meeting #1. By the end of Beneficiary Consultation #2, a draft updated vision statement was developed.

Beneficiary Consultation #3 was held on April 15, 2024 to review the community values and vision statement before generating a draft project idea list in breakout groups. A total of 11 priority projects were ultimately consolidated from an initial list of 25. Selection of the priority projects was conducted through a polling process where homesteaders could participate via hardcopy mailer, online form, e-mail, or over the phone. Notification of the voting process was e-mailed to the WHHA for distribution within their networks and via postal mailing to 1300+ applicants and lessees in the region. Information about the voting process was also sent to attendees of the previous beneficiary consultations who chose to share email contact info and posted on the project website.

Waimānalo beneficiaries and homesteaders were asked to participate in the poll to select the top five priority projects to be included in the update to the Waimānalo Regional Plan. The poll was open for participation from Monday, April 22 through May 24, 2024. A total of 100 responses were collected: eighty-six (86) from beneficiaries and fourteen (14) from other members of the homestead. Of the 100 responses, six (6) were submitted via hardcopy and ninety-four (94) completed the online poll.

Beneficiary Consultation #4 was held on July 8, 2024, to gather feedback from the community on the major components of the Draft plan. An informational submittal and components of the Draft were presented to the Hawaiian Homes Commission (HHC) for feedback on July 16, 2024. A full Draft plan was posted online for beneficiary review and comment on August 1, 2024. The Comment Period for beneficiaries is open until August 15, 2024. Feedback from Commissioners and beneficiaries will be incorporated into the Final plan, and a final Waimānalo Regional Plan Update will be presented to the HHC on September 16, 2024, for adoption and authorization to distribute.

**Priority Projects.** The priority projects summarized in the table below reflect the projects that the community identified as priorities for the Waimānalo region in the polling process. The action steps and required resources for these projects to be implemented are listed below.

Priority Project	Action Steps	Required Resources
<b>Create More DHHL Agricultural Homesteads in Waimānalo</b>	<ul style="list-style-type: none"> <li>• Continue development of the “Wong’s Farm” parcel and include agricultural homestead lots in this development.</li> <li>• Identify additional lands in Waimānalo that may be suitable for agricultural homesteading.</li> </ul>	<ul style="list-style-type: none"> <li>• Technical assistance, HHC approvals &amp; funding.</li> </ul>
<b>Kauhale Waimānalo</b>	<ul style="list-style-type: none"> <li>• Identify a site and acquire site control (land acquisition, land disposition, etc.)</li> <li>• Funding for the project.</li> <li>• Due diligence, planning, design, permitting and construction.</li> <li>• Operate and maintain.</li> <li>• HHC approvals throughout.</li> </ul>	<ul style="list-style-type: none"> <li>• Technical assistance, land disposition, HHC approvals &amp; funding.</li> </ul>
<b>Provide grants from DHHL Trust Funds to Waimānalo Lessees in need</b>	<ul style="list-style-type: none"> <li>• Create a program for the administration of grants for building, improvements, renovations, and lot assessments within 3 years.</li> <li>• Identify a funding source, application process and grant management.</li> <li>• HHC approvals for the grant program.</li> </ul>	<ul style="list-style-type: none"> <li>• Technical assistance, staff support to create and administer the program, &amp; HHC approvals.</li> </ul>
<b>Allow extensions in perpetuity for homestead lots</b>	<ul style="list-style-type: none"> <li>• Research the current term limits for homestead leases and identify potential pathways to extend the leases in perpetuity.</li> <li>• Conduct Statewide beneficiary consultation to gather input on these potential options.</li> </ul>	<ul style="list-style-type: none"> <li>• Technical assistance, beneficiary consultation, &amp; HHC selection of a preferred pathway to extend the homestead lease terms.</li> </ul>
<b>Waimānalo Business Park</b>	<ul style="list-style-type: none"> <li>• Land disposition.</li> <li>• Funding for the project.</li> <li>• Due diligence, planning design, permitting and construction.</li> <li>• Operate and maintain.</li> <li>• HHC approvals throughout.</li> </ul>	<ul style="list-style-type: none"> <li>• Technical assistance, land disposition, HHC approvals &amp; funding.</li> </ul>



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Appendix B	Beneficiary Consultation #2 – Meeting Notes
Appendix C	Beneficiary Consultation #3 – Meeting Notes
Appendix D	Draft Waimānalo Regional Plan Comments





## Glossary of Hawaiian Language Terms

ahupua‘a	traditional Hawaiian land section that typically ran from the mountains to the sea and included coastal and nearshore resources
‘auamo	carry
‘ike	knowledge, referring to knowledge and traditions of the aboriginal people of Hawai‘i
kāpae ‘ia	anceled, omitted, eliminated
keiki	child
kuleana	responsibility, right, privilege
kūpuna	grandparents, ancestors or elders of the grandparent generation
mālama	to take care of, protect, attend, care for
moku	district, island
mokupuni	island
nūpepa	newspaper
‘ohana	family

## Introduction

### Purpose of a Regional Plan

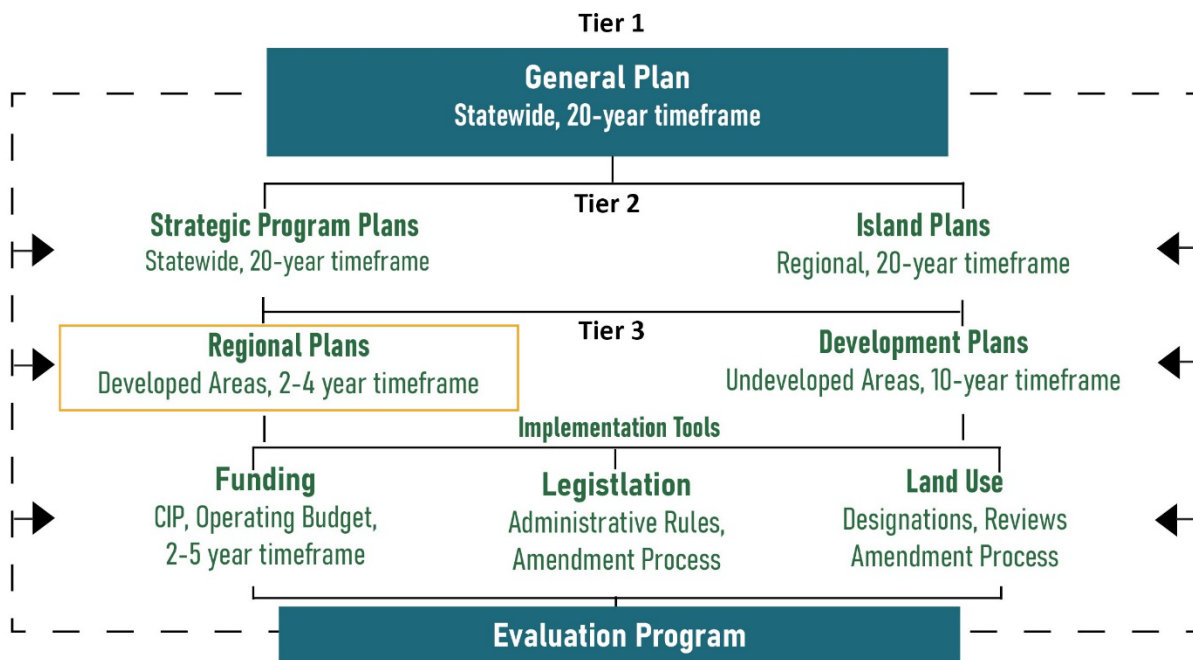
The mission of the Department of Hawaiian Home Lands (DHHL) is to build vibrant homestead communities. Regional Plans provide an opportunity for DHHL to work closely with existing lessees and native Hawaiian beneficiaries to clarify a vision for their community and to build partnerships with government agencies, private landowners, non-profit organizations, homestead associations, and other community groups to achieve that vision.

This Regional Plan is one of 23 Regional Plans that DHHL has helped Hawaiian homesteads to formulate statewide. These Regional Plans assess land use development factors, document issues and opportunities, and identify the region’s top priority projects slated for implementation over a five year planning horizon.

### Planning System

Regional Plans are part of DHHL’s three-tiered Planning System (see Figure 1). At Tier 1 is the General Plan which articulates long-range goals and objectives for the Department. At the second tier, there are Program Plans that are statewide in focus, covering specific topic areas such as the Native Hawaiian Housing Plan and a Native Hawaiian Development Program Plan. Also, at this second tier are the Island Plans that identify the Department’s land use designations for each island and which have a function similar to the counties’ land use designations. The Regional Plans are located at the third tier in the Department’s Planning System which focuses on communities and regions. Development plans carry out second-tier planning recommendations and contain the information necessary to implement area-wide development, such as off-site infrastructure systems and improvements, utilities, estimated costs, and phased implementation.

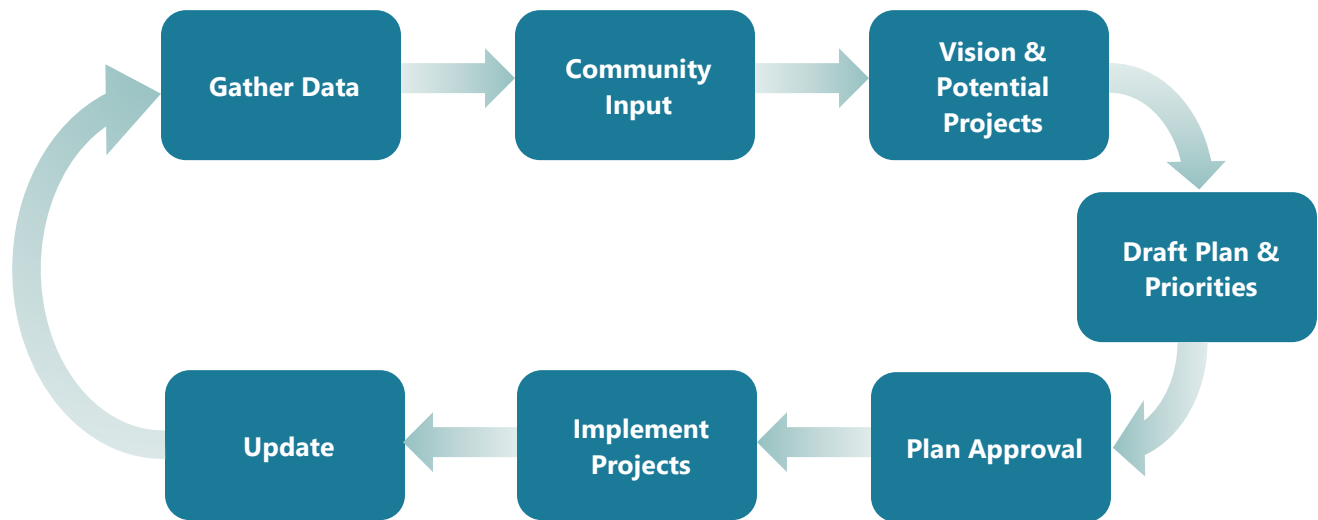
FIGURE 1: DHHL PLANNING SYSTEM



The roles of the Regional Plans within the Planning System are to:

- Apply the goals, policies, and land use designations of the General Plan, Program Plans, and applicable Island Plan to specific geographic regions;
- Directly involve the community in planning for their region;
- Compile comprehensive information about the region to provide a factual basis on which to identify needs and opportunities;
- Evaluate changes needed, if any, to the Island Plan as it applies to the region;
- Identify potential resources (e.g., partners, funding sources) to facilitate implementation; and
- Identify priority projects that are important to the community and implementation steps to move these projects forward.

FIGURE 2:DHHL REGIONAL PLAN DEVELOPMENT AND UPDATE PROCESS



### Regional Planning Process

The development of Regional Plans involves seven steps (see Figure 2, The Regional Plan Development and Update Process):

1. **Gather Data.** Pertinent data describe existing conditions and trends, including history of the homestead, land use, infrastructure, natural features, historic/cultural features, surrounding uses, and development trends.
2. **Gather Community Input to Identify Issues and Opportunities.** Existing homesteaders, native Hawaiian beneficiaries, and other stakeholders are invited to a facilitated meeting to discuss issues and opportunities for the region.
3. **Create a Long-Term Vision and Identify Potential Projects.** The input from the community on issues and opportunities provides the basis to craft a draft vision statement that is reviewed and modified, as necessary, to the satisfaction of the community. Potential projects consistent with this vision are identified and prioritized by community consensus.
4. **Review a Draft Plan and Priorities.** Project details, budget estimates, and other pertinent project planning information are written up as part of a draft plan for review by the community.

5. **Approve the Plan.** Draft Regional Plans are then subject to the approval of the Hawaiian Homes Commission, which means that the Commission and Department officially support the priorities identified in the regional plan.
6. **Implement Priority Projects.** Upon approval, the homestead community, the Department, and other development partners can seek necessary funding and pursue the implementation of Priority Projects.
7. **Update.** Finally, since DHHL knows that regional development is a dynamic process with constantly changing opportunities and emerging issues, regular Regional Plan updates are built into the planning process.

## Stakeholders and Partners

DHHL is working in partnership with other government agencies, the private sector, and community organizations to develop its lands and improve community life. DHHL believes that partnerships are an effective way to leverage resources and capital investments, mitigate undesirable impacts of development, coordinate area growth, reduce risks associated with large scale community projects, and create broad community benefits.

These partnerships allow for better prioritization and coordination of infrastructure improvements and the development of regional and public residential facilities. This coordination helps individual organizations achieve their goals while bringing long-term benefits to the community and region.

## DHHL Master Planning Process and Community Development Goals

Homestead associations are frequently interested in developing capital improvement projects within their communities in order to provide needed social services and enrichment opportunities. The need for these desired projects is often captured in DHHL Regional Plans. While the characteristics of projects proposed are as diverse and unique as the DHHL communities in each region across the state, the overall planning and development process for these projects is the same in most instances.

Successfully implementing any type of land development project requires several basic foundational elements prior to project initiation. A strong organization that has a membership that works well together and has high levels of participation in regular association business ensures that (1) projects are selected based upon agreed upon criteria rather than individual preferences, (2) project plans are created, and (3) large amounts of social capital are built within and outside of the community. Figure 3, Community Organization & Development, briefly describes these elements of organizational capacity and project planning in more detail. The top level represents the steps that the homestead association (project proponent) should complete.

Most organizations go through five main stages of an organization's developmental lifecycle:

1. **Stage One: Imagine and Inspire.** The organization is not yet formalized, but individuals are inspired and united by a common vision or idea.
2. **Stage Two: Found and Frame.** The organization becomes formalized. Governing documents have been drafted and adopted by its members. The organization receives its non-profit status.
3. **Stage Three: Ground and Grow.** Organizations in this stage focus on establishing systems of accountability to its members as well as growing its internal capacity to provide more services or a higher quality of service to its members.
4. **Stage Four: Produce and Sustain.** This is the stage in which the organization is at its peak and is primarily concerned with how it can sustain its level of service over time.
5. **Stage Five: Review and Renew.** The organization re-invents itself in order to adapt to evolving conditions. The primary question the organization is concerned with at this stage is: "How can we do it better?" The organization revisits its mission, vision, services, and management structure.

Social capital can be defined as the networks of relationships among people who live and work in a particular society, enabling that society to function effectively. From time to time, a homestead association should assess its social capital both internally among its members as well as among external stakeholders and potential partners in order to determine the level of potential support for and/or opposition to a proposed land development project. Figure 3, Community Organization and Development, illustrates the various social circles that should be engaged to support a land development project. Often, a development idea starts with a core group of individuals on an association board. Gradually that idea is shared with, and incorporates the ideas of, others in larger social circles in order to grow social capital and build support for a development project.

Lastly, Figure 3 below illustrates that the association's assessment of its life cycle and existing social capital should be incorporated into a program plan. A program plan clearly articulates a community vision or need, identifies criteria for selecting programs or projects to fulfill that vision or need, and selects appropriate projects and programs based on those criteria. Programs/projects should be selected based on strong community support for the initiatives and the association's organizational capacity.

Once an association has done outreach with its community to identify its vision and goals, established criteria for selecting projects that help them accomplish their vision and goals, and selected project(s) that have strong community support, then the association can begin with the actual physical master planning and development of the project(s). Figure 4, Master Planning and Land Development Process on Hawaiian Home Lands, illustrates the process of master planning and land development on Hawaiian Home Lands.

### **Project Proponent Tasks:**

- The project proponent should focus their time and attention to ensure that the community's vision and needs are integrated into the project.
- The project proponent should conduct a site and infrastructure assessment of the location in which they would like to implement the project in order to ensure that the location is appropriate for what they would like to do.
- A master plan should integrate and synthesize the community's vision and needs with the site and infrastructure assessment. A master plan should also include a financial plan that forecasts initial development costs, long-term operational costs, and how those costs will be financed over time.
- An Environmental Assessment (EA) or Environmental Impact Statement (EIS) needs to be prepared for the Master Plan in accordance with Hawai'i Revised Statutes (HRS) Chapter 343. If federal funds are used for the project, then a federal EA or EIS may need to be completed in accordance with the rules and standards of the federal funding agency.
- Once Chapter 343 and federal environmental regulations are complied with, then the project proponent can proceed with obtaining the necessary permits and approvals and proceed with construction.

The next steps after the Project Proponent Tasks in Figure 4 include various DHHL staff reviews and HHC approvals that the Project Proponent will need to obtain.

### **Requests by Non-Profit Organizations for Long-Term Use of DHHL Lands**

DHHL has begun implementing a process for Internal Revenue Code (IRC) § 501(c)(1) or IRC § (501)(c)(3) non-profit organizations that are interested in long-term utilization of DHHL land for the purposes of providing programs and services to DHHL beneficiaries to further their rehabilitation and well-being. This process implements the Hawaiian Homes Commission Act (HHCA), Sections 204(2) and 207(c), which authorize DHHL to lease or license lands for non-homesteading purposes on the same terms, conditions, restrictions, and uses applicable to the disposition of public lands as provided in HRS Chapter 171. HRS 171-43.1 authorizes DHHL to dispose of lands to eleemosynary organizations by direct negotiation without requiring a competitive solicitation process. The application process is designed to provide an opportunity for non-profit organizations

to conduct due diligence on the project site and vet their conceptual plans in consultation with DHHL prior to requesting HHC approval of a long-term disposition. See “Implementation Action Steps” under “Priority Projects” for a more detailed list of steps and requirements for these types of land use requests.

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FIGURE 3: COMMUNITY ORGANIZATION & DEVELOPMENT

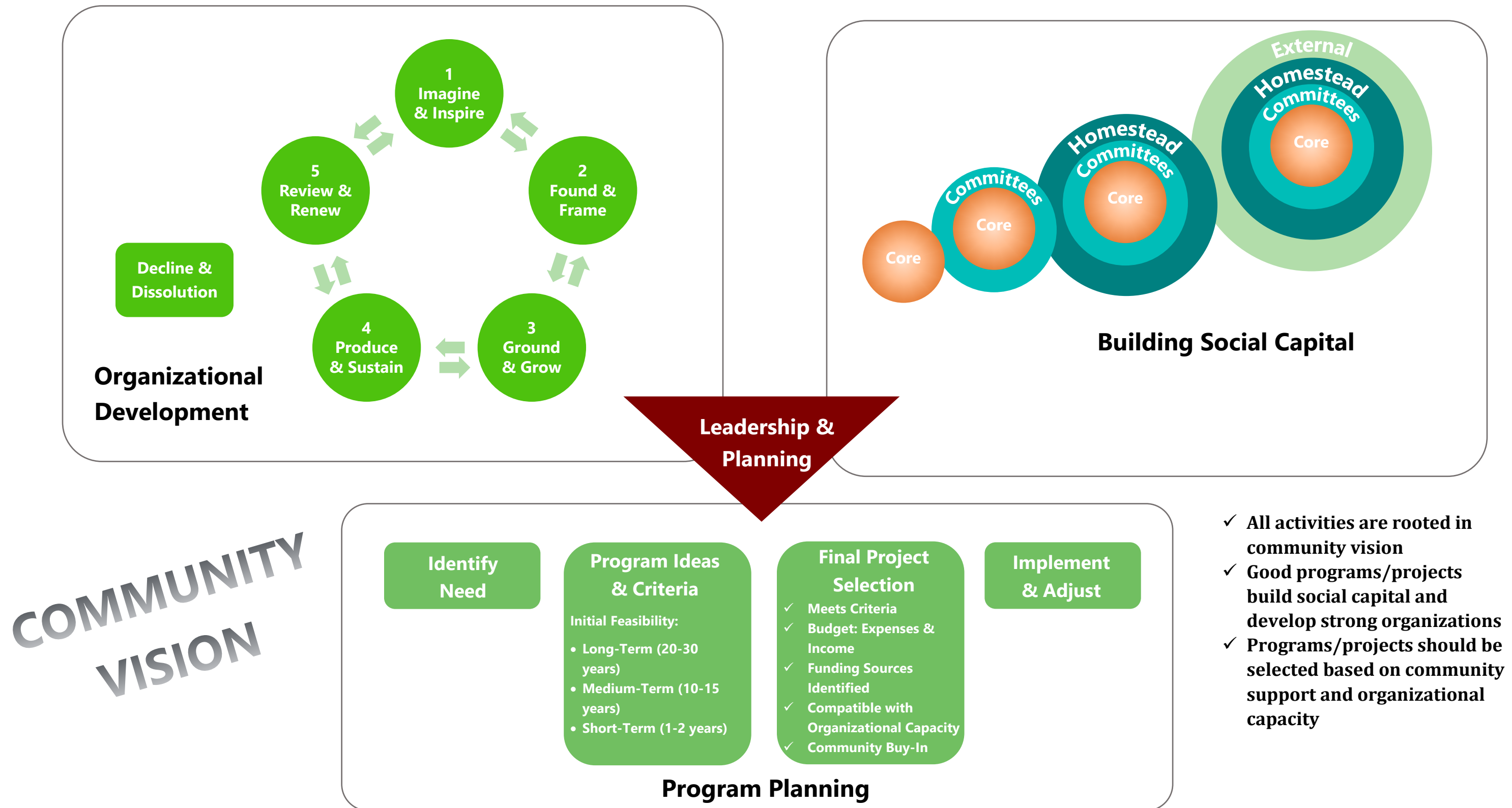
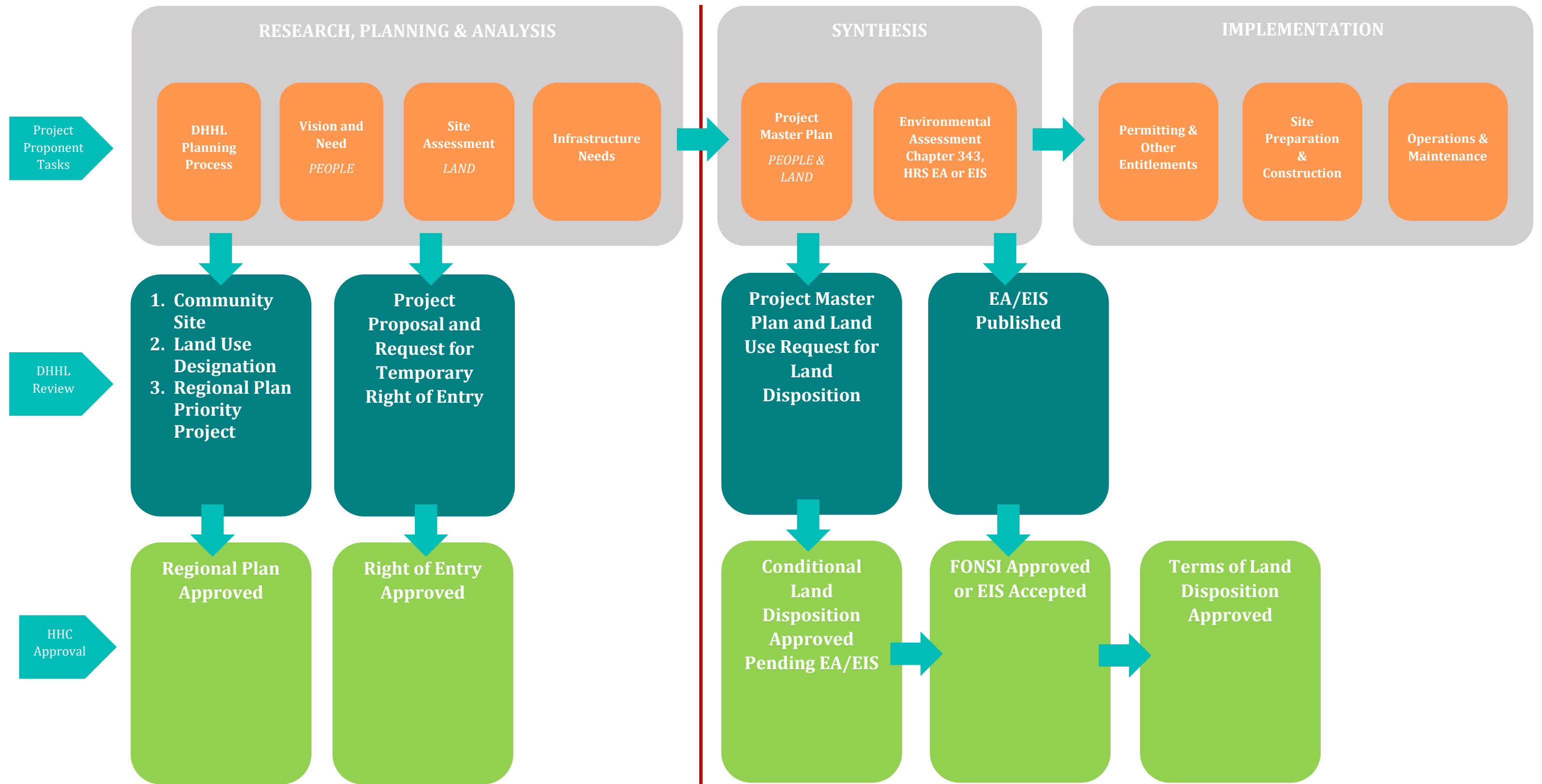


FIGURE 4: MASTER PLANNING AND LAND DEVELOPMENT PROCESS FOR HAWAIIAN HOME LANDS



## Methods and Approach

The Waimānalo Regional Plan Update began with a meeting with the Waimānalo Hawaiian Homes Association (WHHA) for insight and guidance on a planning process that would best fit the Waimānalo beneficiary community. They provided guidance on the preferred days, times and location for each beneficiary consultation and graciously allowed the use of the WHHA Hālau for all four beneficiary consultations at no cost. The beneficiary consultation meetings were all conducted in-person at the WHHA Hālau; a preferred location due to its ease of access, abundance of parking and convenient location centrally in the region.

Broad publicity of the beneficiary consultations was accomplished through postcard mailings of meeting notices and distribution of digital meeting invitations and reminders with assistance from the WHHA board. The postcards provided information on the location, date, and purpose of Beneficiary Consultation #1, #2, and #3. Additionally, a meeting flyer and a project fact sheet was sent to the WHHA board to distribute to their networks within the community. All meeting publicity directed beneficiaries to visit the project webpage, hosted on DHHL's website. Meeting information and materials for the planning process were posted on the project webpage throughout the planning process.

The approach for the beneficiary consultation included presentations, followed by small group and large group discussions. Detailed notes were captured at all meetings and were posted online on the project website. A meeting recap for each beneficiary consultation can be found in the appendices of this document.

### **The timeline for the Regional Plan update was as follows:**

**January 29, 2024: Leadership Meeting.** The purpose of this meeting was to introduce the Regional Plan Update project to the board of the WHHA and to ask for their insight and guidance on developing a planning process more suited to the Waimānalo homestead community.

Board members were asked to assist with the selection of days, times, the location as well as refreshments for each meeting. They assisted in identifying potential dates for the beneficiary consultations and provided support in the distribution and publicity of meeting announcements and invitations throughout the planning process.

**March 11, 2024: Beneficiary Consultation #1.** The objective of this meeting was to explain the purpose and objective of regional plans in the DHHL planning system and the reason for the update to the Waimānalo Regional Plan and to discuss the planning process and schedule with Waimānalo beneficiaries. Additionally, this meeting was meant to gather input from beneficiaries regarding their long-term vision for Waimānalo, a list of community values, and information about issues and opportunities in the region.

After some introductory presentations, questions, and mana'o, beneficiaries were split up into three groups for discussion. Each group discussed their community values and how that would look like before each group facilitator reported back.

The major ideas and themes that came out of this meeting were used to put together a list of community values and draft a list of descriptions for each one. Due to the robust community values discussion, the visioning discussion was moved to the second meeting. A total of 52 people attended this meeting. See Appendix A for more information about this meeting.

**April 1, 2024: Beneficiary Consultation #2.** The purpose of this meeting was to present the draft values to the community for feedback. The staff presented several sample community vision statements for the attendees

to react to and use as a guide for their visioning discussions. Ultimately, a vision statement was created by the meeting attendees. A total of 46 people attended this meeting. See Appendix B for a more detailed record of the meeting.

### **April 15, 2024: Beneficiary Consultation #3**

The objectives of beneficiary consultation #3 were to confirm the draft vision statement and list of community values crafted at the first two meetings, and identify potential project ideas to include in the regional plan. The meeting participants confirmed their support for the draft vision statement and community values and identified a preliminary list of 25 project ideas from four breakout groups. After reconvening for a group discussion, meeting participants helped refine the project list. Participants discussed each project, combined projects that complemented each other, and removed projects that were not a priority at this time. A final list of 11 potential project ideas was created and used for the priority project selection process.

### **Monday, April 22 through May 24, 2024: Priority Project Selection**

Selection of the priority projects was conducted through a polling process where homesteaders could participate via hardcopy mailer, online form, e-mail, or via telephone. Notification of the voting process accomplished through the following methods: postcard mailing to 1307 beneficiaries in the region, email announcements to those who had attended previous beneficiary consultations and shared their email contact info, posting on the project website, an in-person announcement at one of the WHHA’s regular meetings, and with assistance from the WHHA and its board members.

Waimānalo homesteaders were asked to select the top five priority projects for the region from the list of eleven (11) project ideas that were developed in Beneficiary Consultation #3. Participants were instructed that they could vote for an individual project more than once. This poll was open for participation from April 22, 2024 through May 24, 2024. A total of 100 responses were collected, of which ninety-four (94) were submitted online and six (6) were hardcopy mailers. The top five priority projects were selected by popular vote in this polling process. The top five projects and the number of votes each one received is displayed in Table 1 below.

**TABLE 1: PRIORITY PROJECT SURVEY RESULTS**

	<b>Priority Projects</b>	<b>Number of Beneficiary Votes</b>	<b>Number of Votes from Other Members of the Homestead</b>	<b>Total Votes</b>
1.	Create more DHHL Agricultural Homesteads in Waimānalo	74	13	87
2.	Kauhale Waimānalo	60	11	71
3.	Provide grants from DHHL Trust Funds to current Waimānalo Lesees in need, to build, make improvements, do renovations, and have assessments of their lots within three (3) years	61	8	69
4.	Waimānalo Business Park	44	3	47
5.	Allow extensions in perpetuity for homestead lots	38	8	46

**July 8, 2024: Beneficiary Consultation #4.** Draft components of the Regional Plan Update were presented to beneficiaries for feedback including the vision statement, community values and priority project profiles. Beneficiaries were notified that a full Draft of the plan would be posted on the project website for review and comment beginning on August 1, 2024. Beneficiaries were also notified that the draft components would be brought before the HHC for information at the July meeting of the Commission, and that a Final Draft would be taken for HHC adoption in September 2024.

**July 15, 2024: HHC Meeting.** An informational submittal on components of the Draft plan were presented to the HHC for feedback at their regular meeting on July 16, 2024. Input from the Commission was incorporated into the Final Plan. Commissioners were notified that staff intend to bring the Final plan for adoption to the HHC at their regular meeting on September 16, 2024.

**August 1-15, 2024: Draft Plan Comment Period.** The comment period for beneficiaries to provide input on the Draft Plan was open from August 1 through August 15, 2024. Input gathered during the comment period was tabulated and incorporated into the final draft. Appendix D includes a matrix of comments received and responses indicating if and how comments were integrated into the Plan.

**September 16, 2024: HHC Meeting.** Commissioners will be asked to adopt the Final Waimānalo Regional Plan Update.

### Vision and Values

*"To honor the Native Hawaiian people, their culture, history, and their deep connection to the land, Waimānalo is committed to safeguarding, nurturing, and preserving our ahupua'a for future generations. Embracing our rural identity and traditional ways of life, which has been passed down through the generations, we are dedicated to 'auamo the responsibility entrusted to us by our ancestors. As we navigate towards sustainable progress, our unwavering commitment is to ensure that Waimānalo remains true to its essence, always staying rooted in its unique identity."*

This vision statement was developed for the Waimānalo community by the Waimānalo homesteaders that attended Beneficiary Consultations #1 and/or #2 where it was confirmed that this is an accurate reflection of their current vision for Waimānalo. At Beneficiary Consultation #2, drafts of community values were also shared with attendees. Participants refined each of the community values to ensure that they best reflect beneficiaries of the Waimānalo region.

### Guiding Principles

The vision statement was based on the following community values and guiding principles identified by beneficiary participants at BC Meetings #1-#3:

- Keep Waimānalo Waimānalo
- Keep Lands in Beneficiary Hands
- Sust'Āinability
- Resiliency
- Culture and History
- 'Auamo Kuleana
- Grow Community Assets
- Mālama Kūpuna

Descriptions of each value identified are listed below:

#### **Keep Waimānalo Waimānalo**

- *Country living*
- *God's country*

- *Rural character and paniolo lifestyle*
- *Creating homesteads for Waimānalo beneficiaries*

#### **Keep Lands in Beneficiary Hands**

- *Beneficiaries have access to HHL in the region*
- *Beneficiaries are involved in the stewardship of HHL*
- *Create affordable and consistently priced opportunities for beneficiaries to access lands identified for non-homesteading uses*

#### **Sust'Āinability**

- *Promote sustainable living*
- *'Āina focused*
- *Access to agricultural lands*
- *Community gardens and agricultural spaces*
- *Site residential and agricultural lands together*

#### **Resiliency**

- *Disaster preparedness and emergency response capacity*
- *Emergency shelter for beneficiaries*
- *Adaptation measures for climate change*
- *Resilient development and design for future homesteads and infrastructure*

#### **Culture and History**

- *Teaching community from keiki to kūpuna*
- *Perpetuate and preserve Native Hawaiian rights*
- *Share the history of Hawaiian Home Lands*
- *Perpetuate 'ike for future generations*

#### **'Auamo Kuleana**

- *DHHL will have better communication and more transparency*
- *Kūkulu pilina – to build relationships within the community and to create relationships outside of the community in order to bring more needed services to Waimānalo*

#### **Grow Community Assets**

- *Support the creation and growth of beneficiary businesses*
- *Create more opportunities for commercial/business uses for beneficiaries on HHL in Waimānalo*
- *Help to grow the capacity of Waimānalo beneficiaries and beneficiary and native-serving organizations*

#### **Mālama Kūpuna**

- *Prioritize our Waimānalo kūpuna on the DHHL waitlist*
- *Increase resources and services for kūpuna*
- *Keep them in Waimānalo/Age in place (kūpuna housing, etc.)*

# Planning Area

## Location

The Waimānalo Region is located in the ahupua'a of Waimānalo, in the moku of Ko'olaupoko, on the mokupuni of O'ahu. Approximately 2,079 acres in the Ko'olaupoko moku (Waimānalo, He'eia, and Waiāhole) are owned by DHHL, of which 1,914 acres are in Waimānalo. As of May 2024, there are a total of 685 homestead leases in Waimānalo. 685 of the leases are for residential lots, and two (2) are subsistence agriculture homesteads.

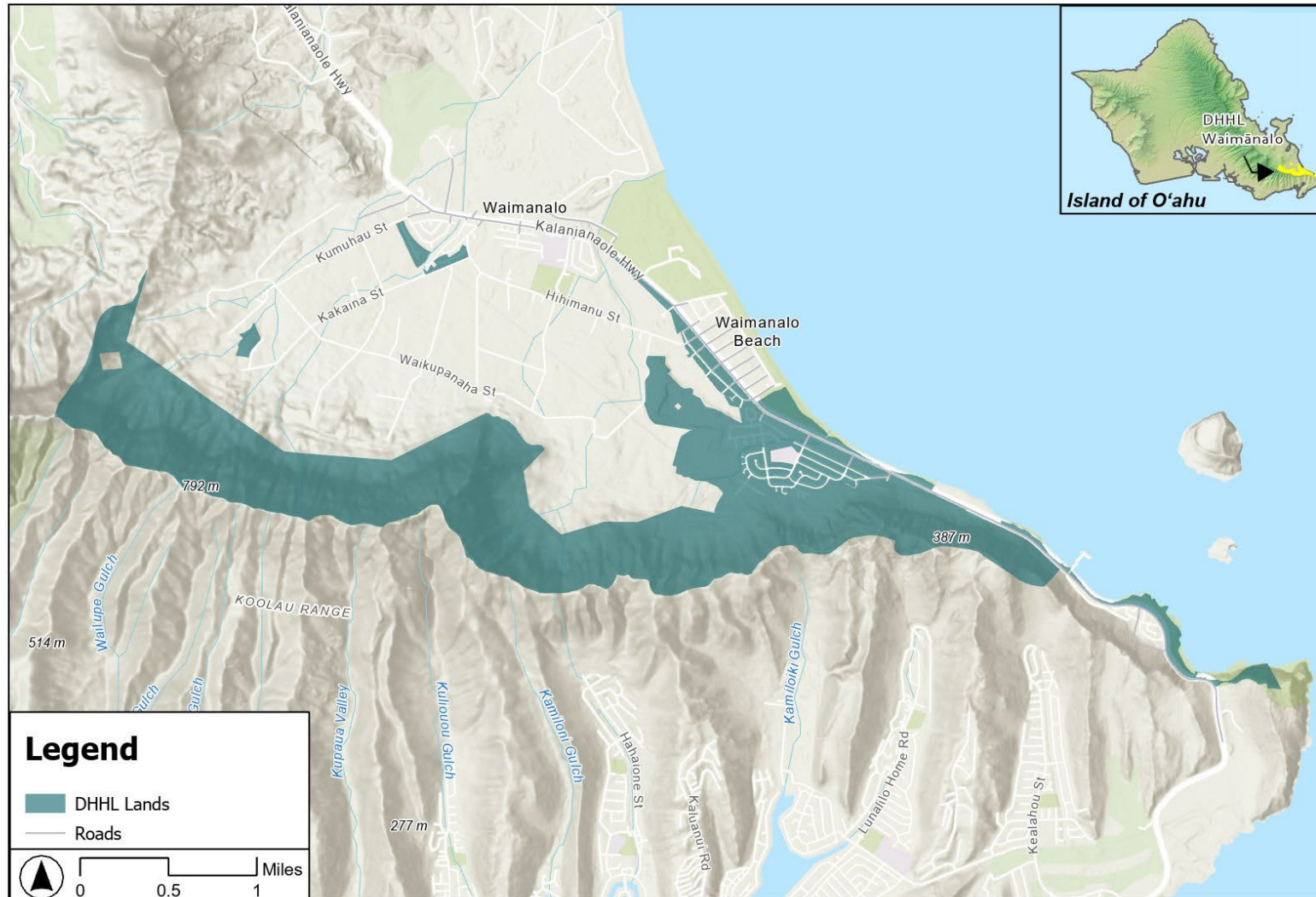
The DHHL O'ahu Island Plan (2014) designated the following land uses within this Planning Area, which are described in section 7.1.3 titled "Land Use Plan":

- Residential,
- Subsistence Agriculture,
- Community Use,
- Conservation,
- Industrial, and
- General Agriculture.

The 2022 update to the DHHL General Plan removed the "General Agriculture" land use designation as a non-homesteading use and introduced three (3) additional non-homesteading designations and one (1) additional homesteading designation: 1) Stewardship, 2) Renewable Energy and 3) Community Agriculture for non-homesteading land use designations, and 1) DHHL Kuleana for the additional homesteading land use designation. With the removal of the General Agriculture land use designation category, the lands in Waimānalo that are currently designated as General Agriculture will be re-designated, this will likely occur during the Island Plan Update process. The last Island Plan for O'ahu was adopted in 2014 and these plans typically have a 10-year planning horizon.



FIGURE 5: PROJECT AREA



Sources: Esri; State of Hawaii Department of Hawaiian Homelands, November 8, 2022; Honolulu Land Information System (HOLIS), C&C of Honolulu

**Project Area**  
**Waimānalo Regional Plan Update**  
 Department of Hawaiian Home Lands

### Regional History

#### Mokupuni

The main Hawaiian Islands are made up of eight distinct mokupuni. From oldest to youngest, their names are Ni‘ihau, Kaua‘i, O‘ahu, Moloka‘i, Lāna‘i, Maui, Kaho‘olawe, and Hawai‘i. Known translations for some of these names include: Ni‘ihau, bound with hau bark; Kaua‘i, the action of placing something; Moloka‘i, twisting current; Lāna‘i, day of conquest; Maui or Māui, the name of a well-known demigod throughout Polynesia; and Kaho‘olawe, the taking away (as by currents).

For the mokupuni of Hawai‘i and O‘ahu there is no commonly accepted translation. However, O‘ahu is often referred to as “O‘ahu a Kākuhihewa” or O‘ahu of Kākuhihewa, in honor of an ancient chief who ruled over the island in the 16<sup>th</sup> century.

#### Moku

A total of six moku, or districts, encompass the island of O‘ahu. Going clockwise from the North, these moku (and their translations) are Waialua (two streams), Ko‘olauloa (long windward), Ko‘olaupoko (short windward), Kona (leeward, or dry side), ‘Ewa (incorrect, unjust) and Wai‘anae (mullet water).

Waimānalo is located in the moku of Ko‘olaupoko. Ko‘olau (windward) poko (small) which translates to “short windward” is the Southeastern moku of the windward side of O‘ahu. The meaning behind this name is not commonly known, but one potential source is that the name represents the short distance from mauka to makai in Ko‘olaupoko (Noho Papa, 2023). Historically, Ko‘olaupoko lands were well known for their flourishing agriculture (lo‘i and over thirty fishponds) which could feed many kānaka and attracted much of the population on O‘ahu (Noho Papa, 2023).

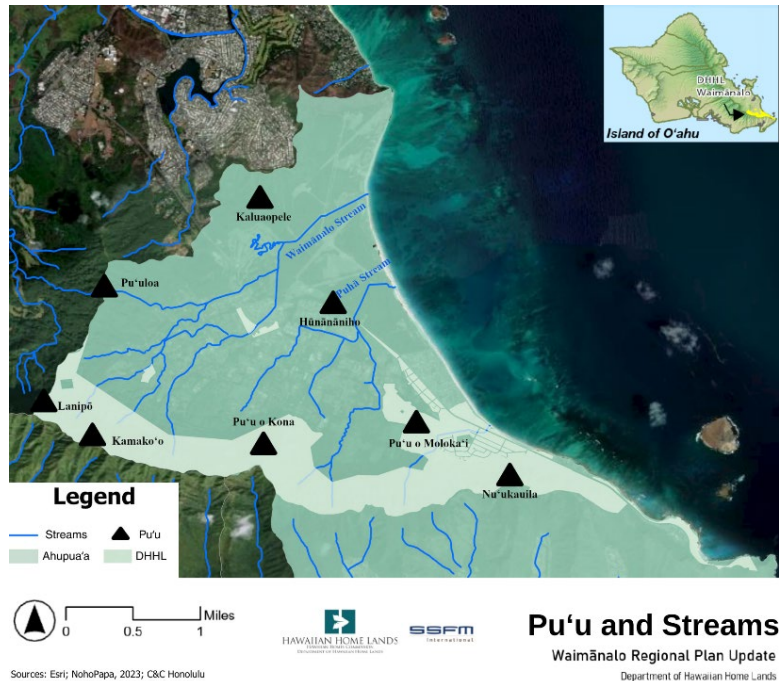
Ko‘olaupoko moku encompasses the following moku:

- Kualoa (long ridge)
- Hakipu‘u (broken hill)
- Waikāne (water of Kāne)
- Waiāhole (mature āhole fish)
- Ka‘alaea (ocherous earth)
- Waihe‘e (slipping water)
- Kahalu‘u (diving place)
- He‘eia (surfed, or washed [out to sea], swept away)
- Kāne‘ohe (bamboo husband)
- Kailua (two seas)
- Waimānalo (potable water)

#### Ahupua‘a

Ko‘olaupoko is made up of eleven ahupua‘a with Waimānalo being the southernmost ahupua‘a within the moku. Waimānalo ahupua‘a received its name from its largest stream, which stretches just over eleven miles. The borders of Waimānalo are formed by ‘Olomana, Aniani Nui Ridge, and the Kawai Ridge to the North, and follow the tops of the Ko‘olau Range to the South at Kuli‘ou‘ou.

Historically, the Waimānalo agricultural system was provided freshwater from one large stream, Waimānalo Stream. This stream provided for the cultivation of kalo, sugar cane, and also supported cattle ranching. The other surface water sources that supply Waimānalo come from Haha'ione Valley, Ka'alākei Valley, Kalama Gulch, Kamilo Iki Gulch, Kamilo Nui Stream, Kohelepelepe, Kuli'ou'ou Gulch, Nāpaia Gulch, and Pūhā stream. Waimānalo produced a diverse range of food crops due to its abundant freshwater sources and high quality soil. It is said that below the cliffs of Waimānalo, the kula (plain) lands were well known for 'uala. 'Ulu and mai'a were planted in sheltered areas along the lower forests and gulches in Waimānalo (Noho Papa, 2023). These practices were disrupted once cattle were introduced and ranching took over much of Waimānalo.



**FIGURE 6: PU'U AND STREAMS**

Waimānalo region contains many ridges (kualapa), hills (pu'u), and trails (ala hele). From East to West are four peaks in a row: Kuikui, Pu'u Mailo, Pali'uli, and Nu'ukaula. More peak and ridgelines are named: Kamako'o, Kuapa Kuiu, Lanipō, Pu'u Mai (Kohelelepe), Pu'u o Moloka'i, Pu'u'okīpahulu Pu'u'okona, Kuluaopele, Muliwai'ōlena, Haununāniho [Hunananiho], and Kuamo'okāne (Figure 6). The most commonly known trails are the Maunawili Trail that connects to the old Pali Road, Ihi'ihilauākea Trail, and some of the Kuli'ou'ou Trail (Noho Papa, 2023).

Makapu'u Point is the most southeastern part of O'ahu. Off of Makapu'u, are four moku li'ili'i (islets): Mānana (buoyant), Kākalaioa (gray nickers [a rough bramble vine with thorny branches]), Mokuhope (island behind) and Kāohikaipu (hold back the container). The largest islet is Mānana, which once had numerous noio and 'uwa'u and was a space for old burials (Noho Papa, 2023). The next largest moku li'ili'i is Mokuhope, which is known for the patch of green plants. Kākalaioa Islet received its name from the sharp rocks, even though the rocks do not grow on the islet. Lastly, the smallest moku islet is Kāohikaipu Islet (Noho Papa, 2023). Both Mānana Islet and Kāohikaipu Islet are State Seabird Sanctuaries that support large nesting colonies. During the spring and summer seasons, the islets are teeming with sooty terns, brown noddies, wedge-tailed shearwaters, bulwer petrels, and red-tailed tropic birds who go to the islands to lay their eggs and nest their young. In 2003, the United States Fish and Wildlife Service (USFWS) designated a critical habitat on Mānana for two endangered plants, 'akoko (*Chamaesyce kuwaleana*) and *Vigna o-wahuense* (Waimānalo Regional Plan, 2011).

FIGURE 7: HE'EIA LOKO I'A, 1978

*O'ahu - He'eia fishpond*

Photo Credit - Bacon, George (c. 1918-1993)

Hawai'i State Archives





**FIGURE 8: MĀNANA LOOKING MAUKA (RABBIT ISLAND)**

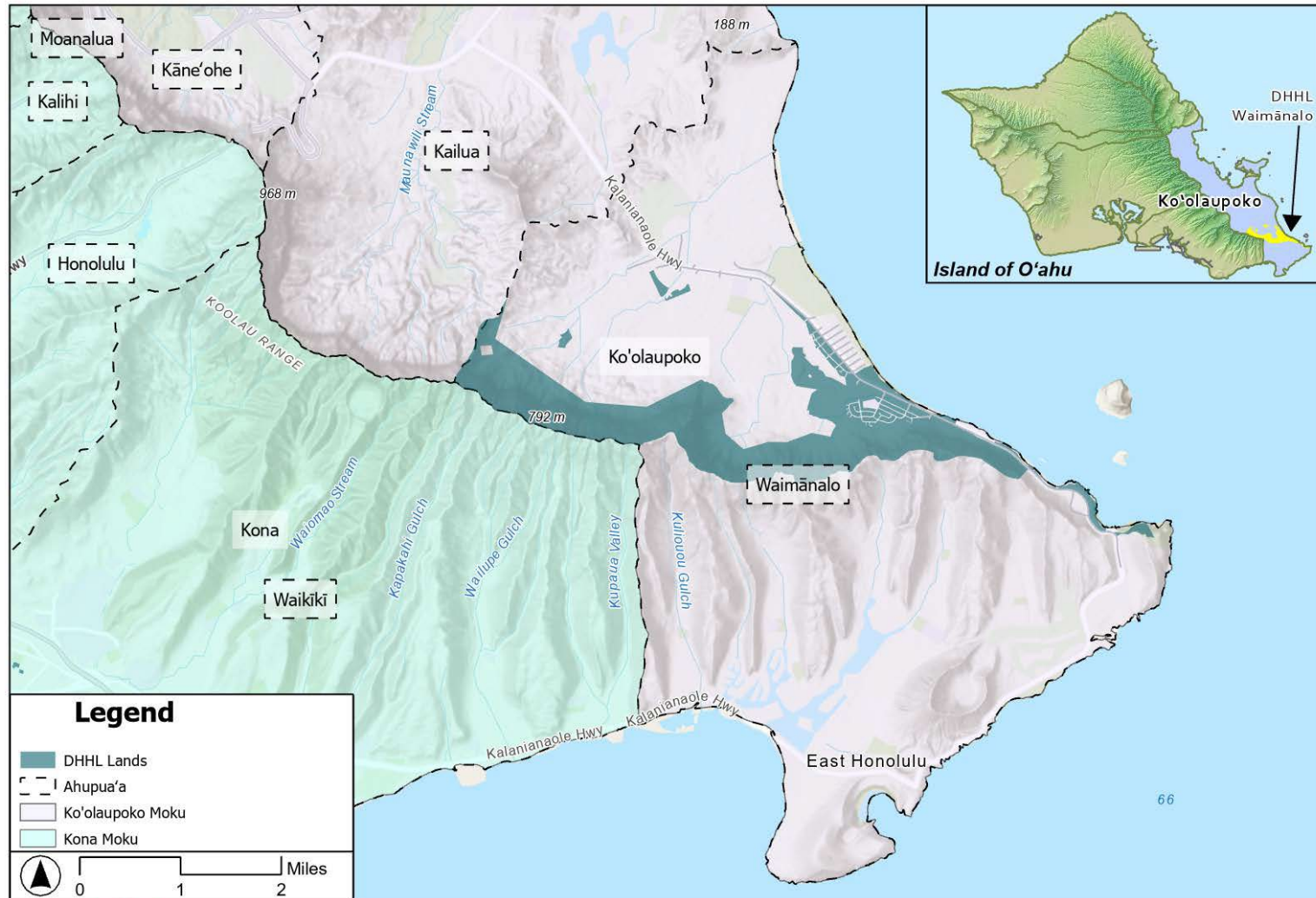


*O'ahu - Mānana (Rabbit Island)*

Photo Credit - Bacon, George (c. 1918-1993)

Hawai'i State Archives

FIGURE 9: AHUPUA‘A AND MOKU



## Ahupua'a and Moku

### Waimānalo Regional Plan Update

Department of Hawaiian Home Lands

Sources: Esri; State of Hawaii Department of Hawaiian Homelands, November 8, 2022; Office of Hawaiian Affairs (OHA), October, 2009; spellings and diacritical marks verified and corrected by DLNR, SHPD, April, 2017; State Historic Preservation Division (SHPD), December 2020



Eighteenth Century References to Waimānalo

Samuel Kamakau was one of the most prominent Hawaiian scholars and historians of the 19th century, known for his work as a writer, scholar, jurist, and legislator. In one of his accounts, printed in the May 25, 1867 issue of Ka Nupepa Kuokoa, he shares how following the death of Kahekili in 1793, his son Ka'eokūlani ruled on Maui, Moloka'i, and Lāna'i but yearned to return home to Kaua'i. Fearing that Ka'eokūlani might try to seize control of O'ahu, Kalanikūpule, his brother and chief of O'ahu at this time, prepared for war by fortifying locations on the shore of Waimānalo. A large battle ensued in 1794, but ceased after two days. The following translation comes from his book, Ruling Chiefs, which covers a wide span of Hawai'i's history through original nūpepa articles which were translated by a team of Hawaiian scholars and first published in 1961.

NO KA NOHO ALI'INA O KAEOKULANI MOI NO MAUI O KA A. D. 1793.

I ka make au o Kahekili i ka A. D. 1793. Iho iho la o Kaekokulani i Moi no Maui, a ua huiia o Molekai a me Lanai. He makahiki a me na malama keu kona noho Moi ana no ia mau moopuni, a ua aloha oia i na makaiinana. O Kūkiki a me Kaiawa kona mau Kubina Apuni; a he nui no hoi ma'ua a me na lūna kaua makalo iho oua.

I ka hala ana o ka makahiki a me na malama keu o kona noho ali'ana no ke aupuni o Maui, hu mai mai la kona aloha no kona aupuni, (no Kauai) no na'li a me na makaiinana o Kauai. A no keia mea, mana'o iho la oia e hoi i Kauai, a hoimakauka iho la oia no ka hoi me kona pue ali'a me na kua; holo mai la hoku i Molokai, e ai i ko hala waiwai a me ka i o na kaapu, a me ke paikokui.

A lohe o Kalanikūpule ka Moi Oahu, ke keiki hoi a Kahekili, me kona kaikaika o Koaalaukai, a me na ali'inala o lāua a me ko lāua mau kua, e hoi mai ana o Kaekokulani i Kauai. nohala, hoimakauka iho la lāua a me ko lāua mau ali'a a me na kuhina a me na kua e kama me Kaekokulani. Hele aku la lāua koa a hiki ma Kukui i Kalapueo ma Waimanalo; a ehi iho la na kua o Kalanikūpule i mau hānai lū, i mau puni e pale aku ai i ka pōka.

Holo mai la o Kaekokulani mai Molokai mai, me ka mana'o e pale ae ma Kukui, aka, ua makauka o nka e hoouka i ke kua; a o ka hoouka kama iho la no ia o na noou elua. Aole no i pale o Kaekokulani mai i nka. Ua make hoi ka hukua ke aikane a Kalanikūpule ma ka muliwa'i o Muliwaiolena, na Mare Anani i ki ia mai i ka pu, oia i hānaka nei e kianiāni ana me kona pue ali'a e ahu ana hoi me ka ahunui. Elua po elua no o Kalanikūpule a ke kai, a hoouka ae la o Kalanikūpule i ke kama ana, a halawai aloha iho la lāua ma Kalapawai, Kaiua, Koalauapoko. He la oiahi oia i me ke kanikau a me ka uwe ana no ka pue i pau o ku i ka make i ke kama, a no ka pau ana o ke kama, a me ka uwe pu no hoi no ka make ana o Kahekili. (Aole i puni.)

Not knowing what his plans might be they [Kalanikūpule and his counselors] made preparations for war, digging trenches and throwing up earth works at Kukui, Kalapueo, and Waimanalo [On Oahu]. At Kukui a severe battle was fought in which one of the favorites, a war leader of Ka-lani-ku-pule, was shot by Mare Mara at the stream of Muliwaiolena as he stood with a feather cloak about his shoulders directing the battle with his hands. Two days and two nights Ka'eo-ku-lani lay out at sea, then Ka-lani-ku-pule called off the fighting and the two had a friendly meeting at Kalapawai in Kaiua, Ko'olauapoko... (Kamakau, 1961, p.168).

KA NUPEPA KUOKOA.

KE KILOHANA POEKELA NO KA LAHI HAWAII.

HU'KE VI. HEBLU 21.

HONOLULU, MEI 25, 1867.

NA HĒLU A PAU 286.

KA NUPEPA KUOKOA.

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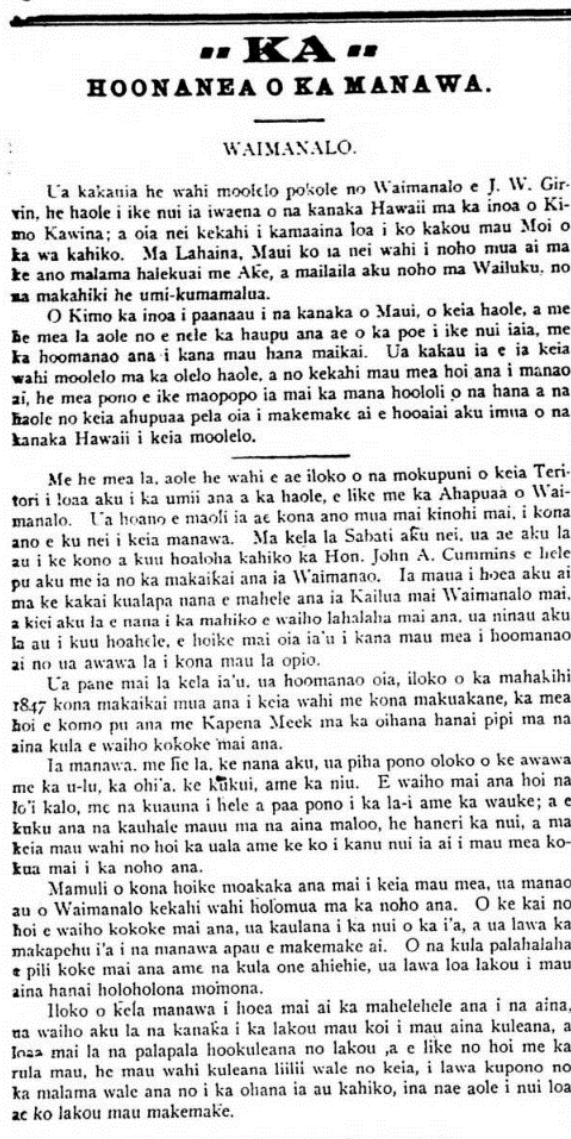
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### Nineteenth Century References to Waimānalo

Hawaiian language nūpepa serve as an exceptional primary resource containing valuable information pertaining to traditional landscapes, cultural traditions, practices, historical events, stories, and place names. The following nūpepa excerpts come from *Ka Nupepa Kuokoa*, the longest running Hawaiian language newspaper publishing from 1861-1927, and one of the first independent newspapers in Hawai'i. These well documented primary sources offer a glimpse into Waimānalo's past and rich landscape in the nineteenth century *Ka Nupepa Kuokoa*, 10/26/1906

FIGURE 10: KA NUPEPA KUOKOA, OCTOBER 26, 1906, P.7



*The Recreation of the Time.*

*Waimānalo.*

*J.W. Girvin, a foreigner who is known among the Hawaiians as Kimo Kawina, wrote a short story that the sovereigns of old were well acquainted with. In Lahaina, Maui is where he first lived as a storekeeper with Ake, and then lived in Wailuku for fourteen years.*

*Kimo is the name that was he was regarded as by the people of Maui, and for this foreigner, it was as though the people who knew him well would never forget him, in remembrance for all of his good works. This story was written in English, and for a few of the ideas he recollected, it is necessary to clearly understand the authoritative changes done by the foreigners to this ahupua'a, and that is how he wanted to clarify this story before the Hawaiian people.*

*It is as if there is no other place in the islands of this territory that has not been clamped on by the foreigner such as the ahupua'a of Waimānalo. It has truly been revered from its beginnings until its current age now. Last Sunday, I invited my old dear friend, the honorable John A. Cummins to go visit Waimānalo. When we arrived walking along the ridge that separates Kailua from Waimānalo, peering over to look at the sugarcane plantation spreading across, I asked my traveling companion to share with me the things he remembered about this valley from his youth.*

*He replied to me that he remembered that in the year 1847 was the year that he first traveled to this place with his father, the one who joined Captain Meek in the cattle industry in the nearby pastoral lands.*



Ia manawa, me fie la, ke nana aku, ua piha pono oloko o ke awawa me ka u-lu, ka ohī'a, ke kūkui, ame ka niu. E waiho mai ana hoi na lo'i kalo, me na kuauna i hele a paa pono i ka la-i ame ka wauke; a e kūku ana na kauhale mauu ma na aina maloo, he haneri ka nui, a ma keia mau wahi no hoi ka uala ame ke ko i kanu nui ia ai i mau mea kua mai i ka noho ana.

Mamuli o kona hoike moakaka ana mai i keia mau mea, ua manao au o Waimanalo kekahi wahi holomua ma ka noho ana. O ke kai no hoi e waiho kokoke mai ana, ua kaulana i ka nui o ka i'a, a ua lawa ka makapahu i'a i na manawa apau e makemake ai. O na kula palahalaha e pili koke mai ana ame na kula one ahiehie, ua lawa loa lakou i mau aina hanai holoholona moimona.

Iloko o kela manawa i hoea mai ai ka mahelhele ana i na aina, na waiho aku la na kanaka i ka lakou mau koi i mau aina kuleana, a loa mai la na palapala hookuleana no lakou, a e like no hoi me ka rula mau, he mau wahi kuleana liili wale no keia, i lawa kupono no ka malama wale ana no i ka ohana ia au kahiko, ina nae aole i nui loa ac ko lakou mau makemake.

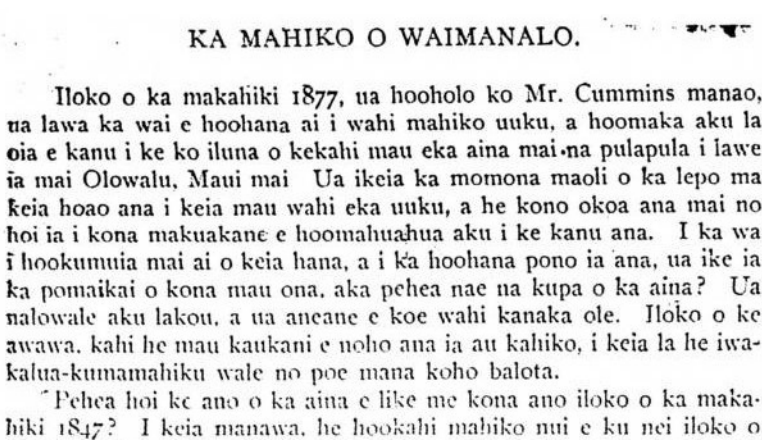
*At the time, it was as though when looking out, the valley was filled with 'ulu, 'ōhi'a, kukui, and niu. Taro patches were there, with banks completely filled with lā'i and wauke, crowded with grass homes on the dry lands, a hundred of them, and in these areas was where the 'uala and sugarcane were abundantly planted to help the way of living.*

*Because of him clearly conveying this matter, I believed that Waimānalo was a place of progress in its living. The ocean is nearby, known for its plentitude of fish, there is no suffering from lack of fish in all the times it is desired. The nearby plains and the plains of light silvery sand, they were very sufficient lands to farm and fatten livestock.*

*When the time came to divide up the lands, the people submitted their claims to the kuleana lands, and in exchange were given patents for them, and like the perpetual rule, these are only smaller kuleana lands, enough to support the family of this old era, if they did not desire to expand. [Ka Nupepa Kuokoa, Oct. 26, 1906]*

The following nūpepa excerpt reveals a stark contrast of the once highly revered and bountiful Waimānalo in the mid 1800s to the condition of land in the latter 1800s.

FIGURE 11: KA NUPEPA KUOKOA, OCTOBER 26, 1906, P.7



*Ka Nupepa Kuokoa, 10/26/1906*

*The Sugarcane Plantation of Waimānalo*

*In 1877, Mr. Cummins decided that there was enough water for a small sugarcane patch, so he began to plant sugarcane on some acres of land from cuttings that were brought from Olowalu, Maui. The true fertility of the soil became evident from the undertaking of these few acres of land, which directly enticed his father to increase planting. From the time this work began to the complete exploitation of this process, the prosperity of the owners became evident. Yet what about the natives of the land? They all disappeared, and almost no people remain. At a time long ago, thousands lived in the valley, yet today, there is only twenty seven people on the voting ballots.*

**Image:** “Ka Mahiko O Waimanalo”

*Ka Nupepa Kuokoa, October 26, 1906, p.7*

“Pehea hoi ke ano o ka aina e like me kona ano iloko o ka maka-hiki 1847? I keia manawa, he hookahi mahiko nui e ku nei iloko o ka aina, a he mau wahi lalani kumulaau kakaikahi, wale no koe ma kekahi mau kipohopoho e hoike mai ana he mau wahi ia i noho ia e na kanaka, a malaila hoi na kanaka i noho ai me ke ku-e mau ana aku i ke komohewa ana mai a na holoholona, ame ke ko. Ua hoohana mai ka haole i kana palau ma na wahi apau e hiki ana iaia ke hoohana, a o na huina liili apau e hiki ana i ka wai ke hookaheia mai, ua pau mai la i ke kailiia, a kanuia aku la i ke ko. Ua hoohipaia mai la ka makalua o na pipi na lakou e huki ana ka palau e ka lio hao a ka haole ua u lilo na palena nana e hookaawale ana i na kuleana i mea ole.

Hookomo nui ia ma la he mau haneri Pake i poe na lakou e noho ka aina ma kahi o na kanaka Hawaii i hoopuehuia. Ua pau mai la na aina kalo waiho wale ma na wahi kokoke i ke awawa o Kailua i ka hoolimalimaia ma ka uku haahaa loa, a lilo ae la ua mau aina la i mau lo'i laiki.

*How is the condition of the land like how it was in 1847? Now, there is a single large sugarcane plantation existing in the land, the only thing left being rows of a few trees everywhere on some patches showing how these were places where people once lived, the places where people stayed in persistent opposition of the wrongful occupation of livestock and sugarcane. The foreigners used their plows on every area that it could possibly be used, and all the small amounts of water that can come and flow stopped by usurp, and sugarcane is being*

*planted. The holes of the cattle were filled by them pulling the plow with the iron horse of the forerigners, and the boundaries that seperated the responsibilities have become meaningless. Hundreds of Chinese were inserted as people who dwell on the land in place of the Hawaiians who were scattered. The taro lands that were near the valley of Kailua were destroyed by the leasing of land for a very low fee, and these lands were taken and turned into rice patches.*

### References to Waimānalo in Mele

Mele (songs), similarly to nūpepa, are another rich resource used to preserve and convey history, genealogies, and sentiment of people, values, and place. Mele is an integral part of Hawaiian culture and serve as a means to carry on traditions and knowledge. There are a number of songs that sing of Waimānalo’s character, beauty, and natural scenery. Some songs invoke a yearning for connection, belonging, and natural landscape of the olden days lost to modern day actions. Some mele include: *Kaulana ‘o Waimānalo* by Sam Nae’ole; *Waimānalo* by Kawika Kahiapo, *Waimānalo Blues* by Arlo Guthrie; *Ku’u Home ‘O Waimānalo* by Kapena; *Waimānalo Style* by Imua; and *Waimānalo* by Figgs, one of the pen names of King David Kalākaua.

#### Kaulana ‘O Waimānalo

Kaulana ‘o Waimānalo  
I ka pali o Makapu‘u  
I ke kai hāwanawana  
Ho‘opuni ‘ia e nā pali

Famous is Waimānalo  
For the cliffs of Makapu‘u  
For the whispering sea  
Surrounded by cliffs

Hiehie a‘o Mānana  
Kūkilakila i ke kai  
Pō‘ai mau ‘ia ana  
E ke kai hānupanupa

Outstanding is Mānana  
Standing strong in the sea  
Encircled always  
By the surging sea

‘Alawa iho ‘oe  
I nā papa he‘enalu  
Hiehie ke kūlana  
I ka he‘e mālie mai

Look quickly  
At the surfboards  
Outstanding the stance  
As they glide smoothly

Ua nani nā home  
A‘o Waimānalo  
Ua piha me ke aloha  
A me ka nui hau‘oli

Beautiful are the homes  
Of Waimānalo  
Full of love  
And great happiness

Ha'ina mai ka puana  
Kaulana 'o Waimānalo  
I ka pali o Makapu'u  
I ke kai hāwanawana

The story is told  
Famous is Waimānalo  
For the cliffs of Makapu'u  
For the whispering sea

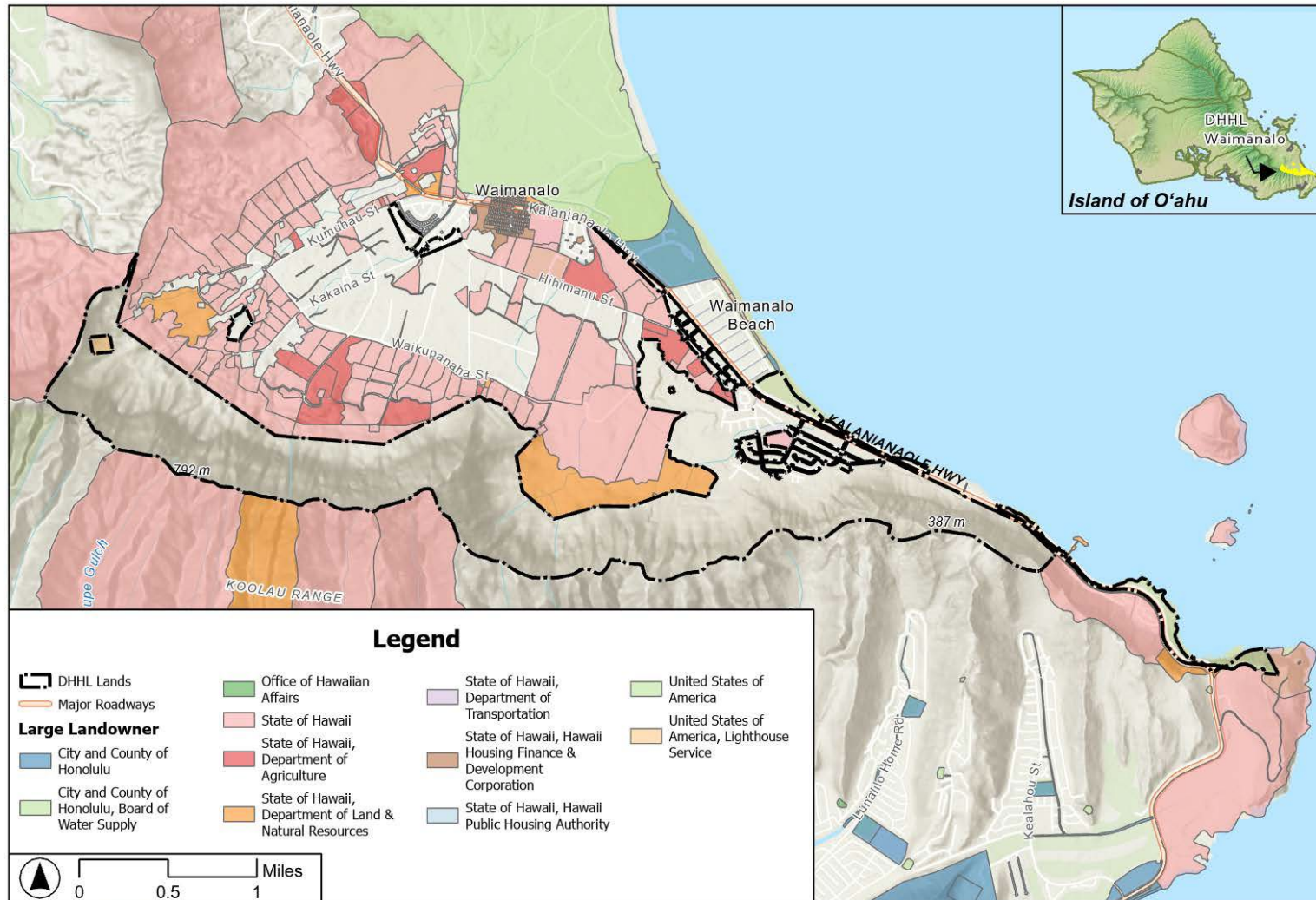
All of these mele illustrate the fondness felt for the land and people of Waimānalo, a truly unique and beloved 'āina.

## Surrounding Land Ownership and Uses

There are a mix of public and private large landowners in the Waimānalo Region, with the majority of land owned and managed by State and County agencies. DHHL is the largest land owner in the ahupua'a and the State of Hawai'i as the largest landholder in the surrounding area with largest areas held by the Department of Land and Natural Resources (DLNR) and Department of Agriculture (DOA). DHHL's land holdings run from mauka to makai with a majority of its lands located along the pali of the Ko'olau. The United States military also has a significant presence in Waimānalo with Bellows Air Force Station (Figure 12).



FIGURE 12: LARGE LANDOWNERS MAP



## Large Landowners

### Waimānalo Regional Plan Update

Department of Hawaiian Home Lands

Sources: Esri; State of Hawaii Department of Hawaiian Homelands, November 8, 2022; Honolulu Land Information System (HOLIS), C&C of Honolulu; C&C of Honolulu (April 2022), Kauai County (April 2022), Maui County (April 2022), Hawaii County (April 2022), Department of Hawaiian Homelands (October 2022).

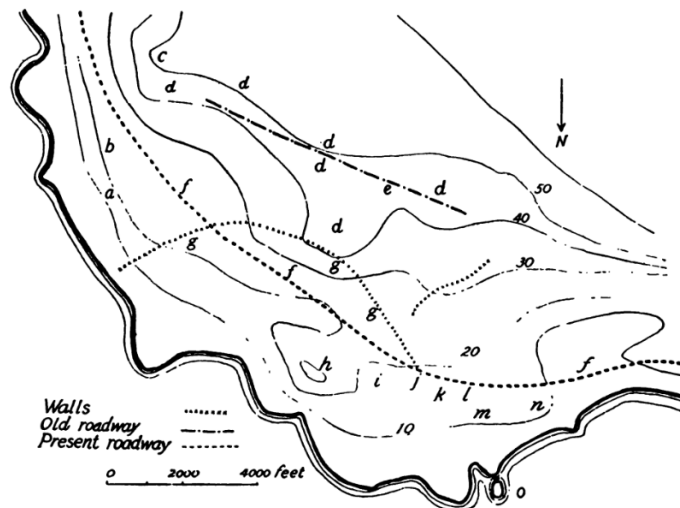
## Coastal Resources

Waimānalo Bay (Figure 14) is also known for its coastal resources, including 5 miles of sandy beach. Long ago, there were many fishing villages along the shoreline of the bay, including the small fishing village of Kukui which was located near Kaiona Beach and Pāhonu Pond.

Pāhonu (turtle enclosure), is an offshore loko or pond that is estimated to be 500-feet long and approximately 50-feet wide (McAllister, 1933). This pond was used by the early Hawaiians for aquaculture, the raising of green sea turtles, and used a wall of stones to keep the honu within the loko. The stones were said to be covered by water during high tide and visible during low tide. It has been said that the honu were kept in the pond for the ali'i and were raised and cared for within the pond until the honu were ready to be eaten (McAllister, 1933; Noho Papa, 2023; Young, 2014).

The wind that comes through Pāhonu is called 'Alopali. Today, Pāhonu Pond and its restoration and maintenance has been championed by several organizations based in Waimānalo. Other noted sites include Hūnānāniho (meaning hidden teeth), located makai of the Old Mill. It was once a pu'u honua (place of refuge) in olden days where people could flee to when losing a battle to be spared (McAllister, 1933). Kaupō Village was probably little more than a small fishing community and is now a public park. It may have once been a village built around 1853 due to a smallpox epidemic when Hawaiians attempted to escape the quarantine, according to the Manager of Waimanalo Sugar Company (McAllister, 1933) (Figure 13). Another wahi pana of Waimānalo is Kaiona. Kaiona Beach Park today is a four-acre park. This park is a well known camping site that has been used as a community boat anchorage for many years. In 1998, at the south end of Kaiona Beach Park, the community of Waimānalo developed a paved boat ramp along with a monument to Hawaiian fishers (Young, 2014). To the north of Waimānalo Bay is Wailea, a landmark by fisherman at sea. Wailea means the water of Lea, the canoe makers goddess and is the name of a fish god known to stand at this point (Noho Papa, 2023).

FIGURE 13: "KAUPŌ VILLAGE" RUINS



Eastern end of Waimānalo, showing contour at intervals of 10 feet

*Archeology of Oahu, McAllister, 1933*

FIGURE 14: WAIMĀNALO BAY



### Natural Hazards

Waimānalo is vulnerable to natural hazards such as hurricane, flooding, wildfire, tsunami, and sea level rise. These hazards are discussed further in the sections below.

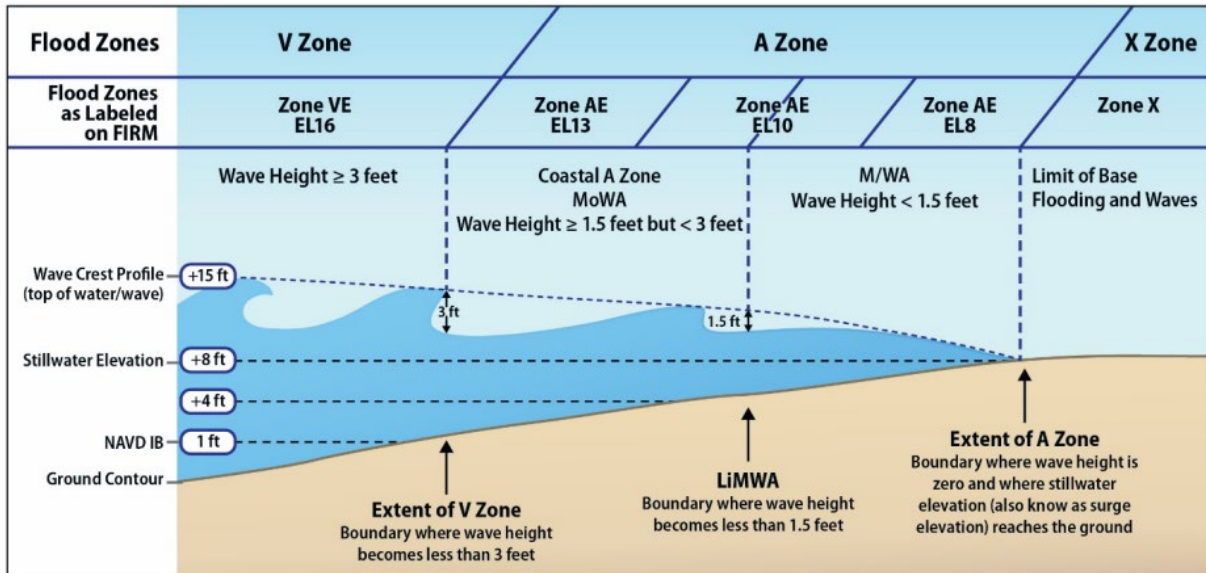
#### Storms, Flooding, & Tsunami

Seasonal storms and flooding events pose a major risk to Waimānalo. During the winter season, storms from the south bring high winds to Koʻolaupoko. These conditions often result in flooding of adjacent lowlands, especially near the highway. The Waimānalo Hawaiian Home Lands include flood hazard zones AE, AO, VE, D, and X. Zones AE, AO, and VE are high risk 100-year floodplains, which means that these areas are inundated by a 1% annual chance flood for which elevations have been determined. VE is the coastal high hazard area with high risk to 1% annual chance flooding and an additional hazard to storm induced waves. Zone D includes areas with possible but undetermined flood hazards; no flood hazard analysis has been conducted. Zone X is determined to be outside of the Special Flood Hazard Zone and higher than the elevation of the 500-year or 0.2% annual chance flood (Figure 15). DHHL lands designated for Residential and Subsistence Agriculture homestead use in Waimānalo primarily fall within zones D and X. Portions of the DHHL lands in Waimānalo also fall within the Tsunami Evacuation Zone, primarily makai of the highway (Figure 18).

During past severe storms, flood waters reached the flat coastal plains, inundating some commercial and residential lands as well as roads and highways. In the steeper areas of Waimānalo, the stormwater runoff has higher velocities, and can pose a greater risk to property and life. In the steep middle and upper sections of the valleys, the stormwaters have damaged crops, eroded agricultural lands, and partially washed out roadways (Waimānalo Regional Plan, 2011).



FIGURE 15: FLOOD ZONES

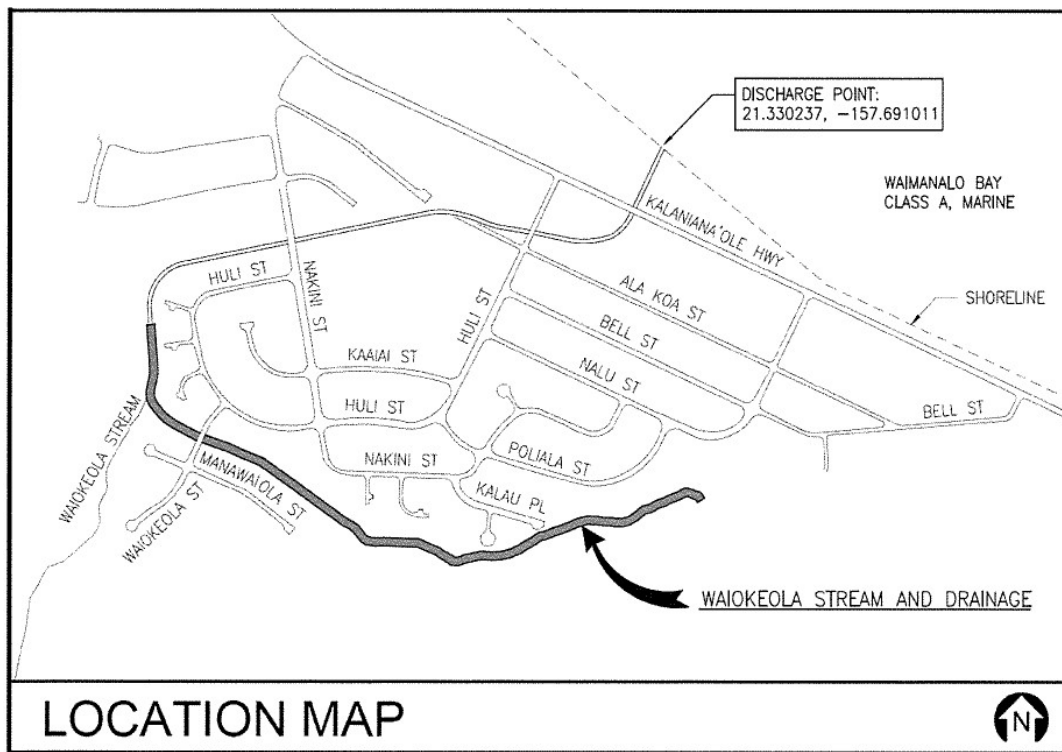


Note: Image courtesy PacIOOS/TetraTech/Hi-EMA from report "1-Percent-Annual-Chance Coastal Flood Zone-SLR\_Methodology\_13Jan2020"

Waimānalo homesteaders partnered with the Hawai‘i Hazards Awareness and Resilience Program (HHARP) in 2014-2016 to enhance and strengthen community resilience through outreach and education sessions. Waimānalo was the first recognized community that completed HHARP. Over 150 community members and 20 ham radio operators were trained over the course of the two years and an evacuation plan was developed for the community (O‘ahu Island Plan, 2013).

As reported in the DHHL Waimānalo Project Updates (2022), the community voiced the need for improvements to the dirt drainage channel and Waiōkeola Stream to mitigate erosion and flooding for the surrounding homesteaders due to sediment buildup and erosion in the stream and drainage channel. Improvements identified as needed included clearing the stream and flood drainage channel of vegetation, shrubs, and bushes; concrete repairs; replacing the damaged fencing; and installing rip rap in various areas to allow water to adequately flow freely during heavy rains and prevent flooding. The Waiōkeola Stream Improvement Project began in Fall of 2021 and was completed in 2023. Additionally, the concrete channel that runs from Kamauna Place to Kalaniana‘ole Highway will be improved to mitigate flooding. Improvements include concrete lining, concrete spall repair, concrete crack repair, chain link fence repair to portions of the Waimānalo Flood Control Channel, tree removal, and the installation of security gates at channel entry points and maintenance easement areas. Lastly, additional improvements are being made to Bell Street near the ocean to improve drainage. Improvements include the conversion to pipe drainage and a new outlet.

FIGURE 16: WAIKEOLA STREAM IMPROVEMENT PROJECT



### Sea Level Rise

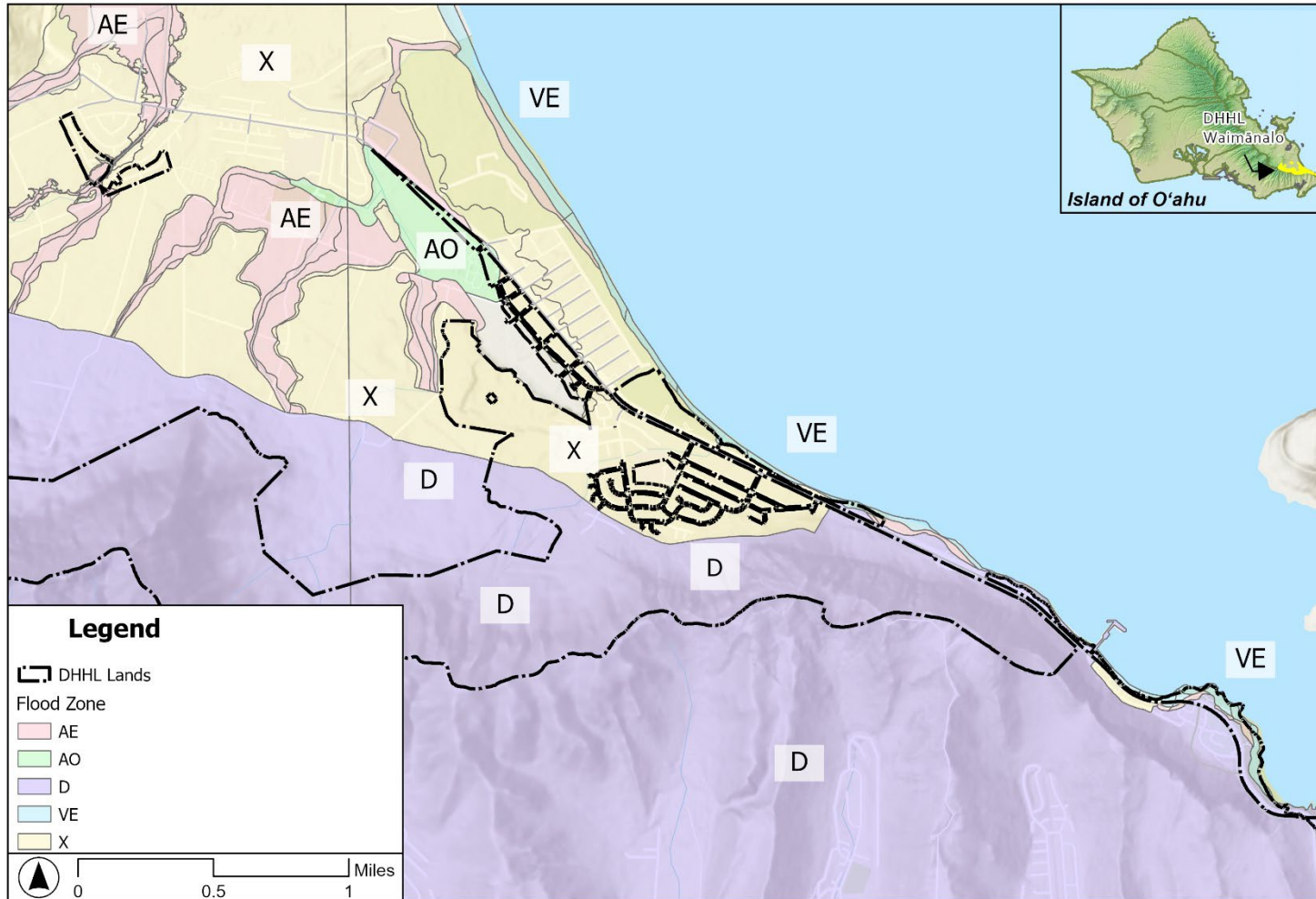
The latest climate science and projections indicate that the anticipated impacts of climate change in low-lying coastal areas will include chronic high tide flooding, wave over wash, and erosion due to sea level rise. Based on the Hawai'i Sea Level Rise Viewer, the shoreline areas including DHHL lands at Waimānalo Beach Park, Kaiona Beach Park and some lots adjacent to Kalaniana'ole Highway are projected to be impacted by 3.2 feet of sea level rise. The affected areas are identified as the Sea Level Rise Exposure Area (SLR-XA) in Figure 18. Low lying areas along Muliwai'ōlena ditch are also projected to be impacted. According to the State of Hawai'i 2018 Hazard Mitigation Plan, the 1% Coastal Flood Zone with sea level rise would greatly expand the impacts from a 100-year flood event, meaning that more coastal land area will be exposed to damaging waves. A global mean sea level rise of at least 3.2 feet is projected by 2100, however science on sea level rise observations and forecasts continue to advance and are updated by the Intergovernmental Panel on Climate Change (IPCC).

### Wildfire

Wildfires are continuing to increase across the State of Hawai'i as development increases and leaves minimal defensible space for wildfires. Waimānalo is recorded as medium community fire risk (City and County of Honolulu, 2020). At the time of the 2011 Regional Plan, fires within the Waimānalo region were recorded to range in size between 1-10 acres, with very few reaching the range of 100-300 acres. Wildland fires have not caused extensive damage, destruction, nor injury to people on the island of O'ahu, however, there is growing concern due to seasonal changes, extreme weather, housing development and aging infrastructure (City and County of Honolulu, 2020). The Honolulu Fire Department (HFD) is responsible for the control and mitigation of fires in urban areas. The State Department of Land and Natural Resources (DLNR) mitigates and controls fires in the forest reserves on island. Figure 19 depicts the wildfire risk within the DHHL project area with a 500-foot buffer.



FIGURE 17: FLOOD HAZARD AREAS



**Flood Hazard Areas**  
 Waimānalo Regional Plan Update

Department of Hawaiian Home Lands

Sources: Esri; State of Hawaii Department of Hawaiian Homelands, November 8, 2022; Honolulu Land Information System (HOLIS), C&C of Honolulu; Federal Emergency Management Agency (FEMA).

FIGURE 18: SLR-XA AND TSUNAMI EVACUATION ZONES

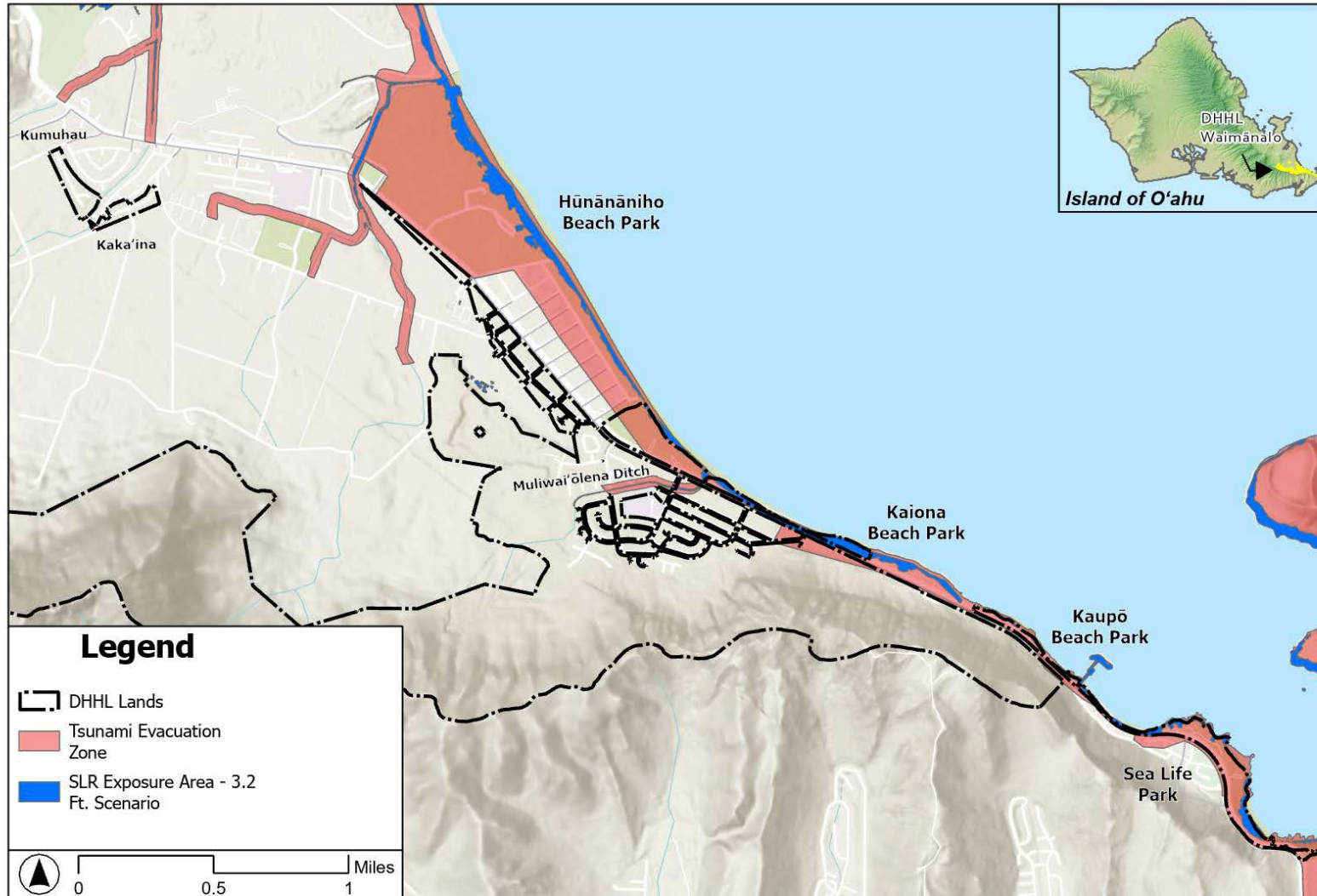
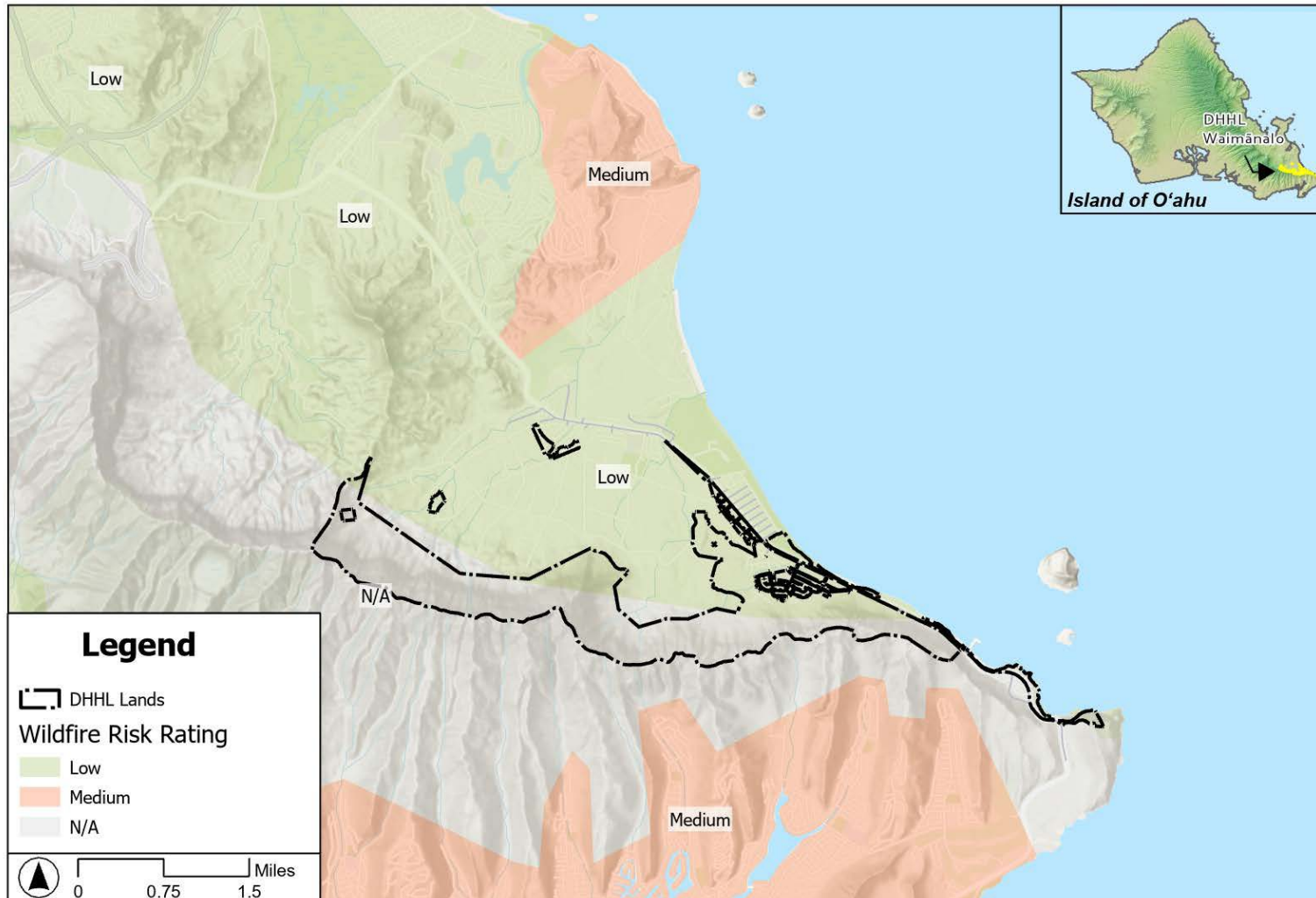


FIGURE 19: WILDFIRE RISK MAP



**Wildfire Risk Map**  
Waimānalo Regional Plan Update

Department of Hawaiian Home Lands

Sources: Esri; State of Hawaii Department of Hawaiian Homelands, November 8, 2022; Department of Land and Natural Resources, Division of Forestry and Wildlife, Fire Management Program, 2007; Honolulu Land Information System (HOLIS), C&C of Honolulu

### Existing Land Uses

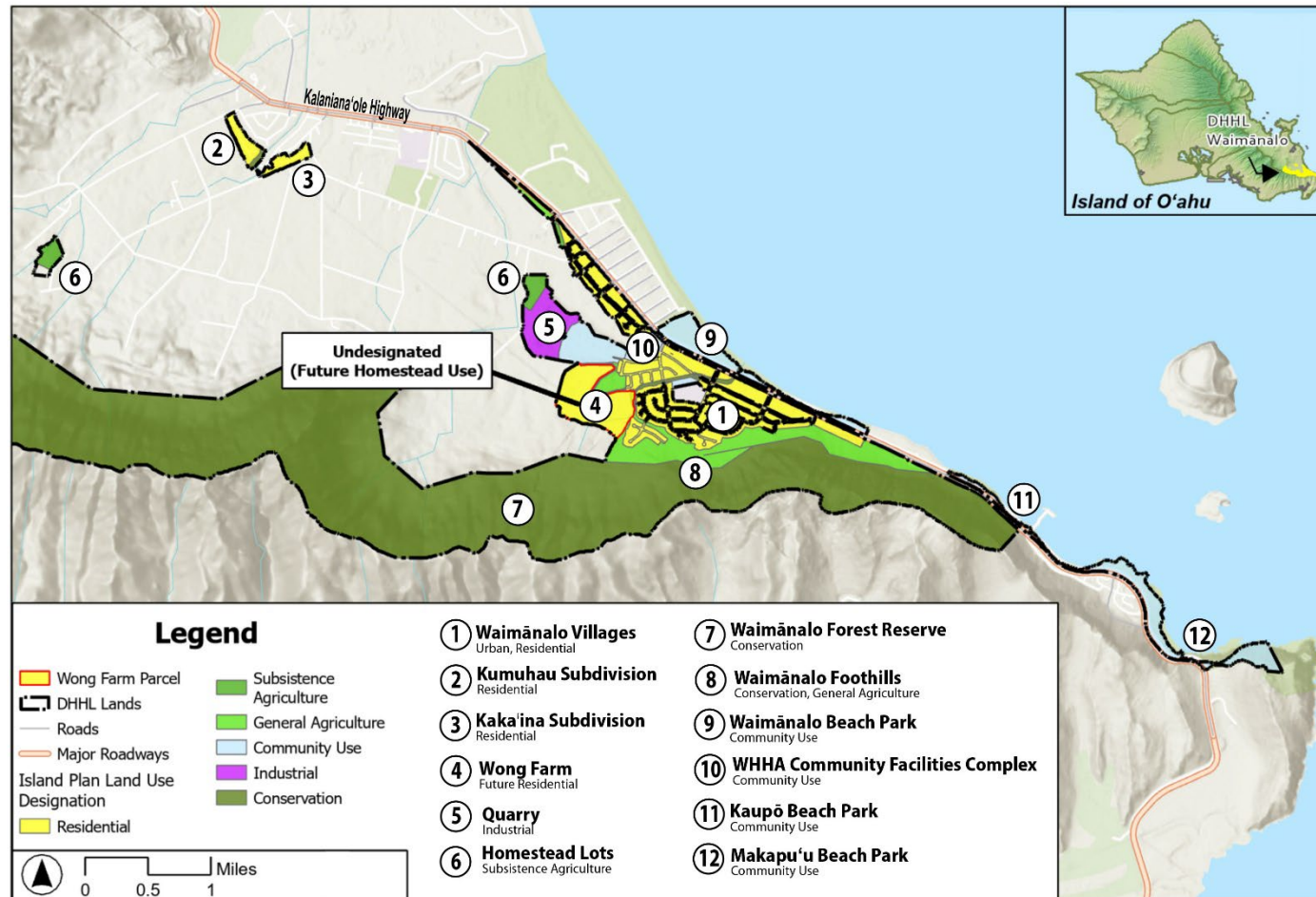
DHHL land use designations are established for all Hawaiian Home Lands in the Island Plans. The following are descriptions of the land use designations that are found within the Waimānalo region according to the DHHL O'ahu Island Plan (2014) and the DHHL General Plan (2022). Below is a list of the land use designations currently within Waimānalo and the approximate acreage.

- **Residential (210 acres):**
  - Residential lot homestead subdivisions built to County standards in areas close to existing infrastructure. Residential waiting list. Higher densities allowed on O'ahu.
- **Subsistence Agriculture (5 acres):**
  - Small lot agricultural homesteads with option to construct a dwelling. Close to existing infrastructure. Lifestyle areas intended to allow for home consumption of agricultural products.
- **General Agriculture\* (100 acres):**
  - Non-homesteading area where intensive or extensive farming or ranching is allowed. May also serve as an interim use until opportunities for higher and better uses become available.
- **Subsistence Agriculture (10 acres):**
- Small lot agriculture. Close to existing infrastructure. Lifestyle areas intended to allow for home consumption of agricultural products.
- **Community Use (120 acres):**
  - Common areas for community uses and public facilities to benefit homestead communities. Includes space for parks and recreation, cultural activities, community based economic development, utilities, and other public facilities and amenities.
- **Industrial (35 acres):**
  - Non-homesteading lands suitable for processing, construction, manufacturing, transportation, wholesale, warehousing, and other industrial activities.
- **Conservation (1,430 acres)**
  - Environmentally sensitive areas not suitable for homesteading. Lands with watersheds, endangered species, critical habitats, sensitive historic and cultural sites, other environmental factors. Very limited uses.

\* The 2022 update of the DHHL General Plan removed the General Agriculture designation from DHHL's land use system and added several new designations, along with criteria for their use. Land use designations that are not currently in use on DHHL lands in Waimānalo include Pastoral, Commercial, Special District, Community Agriculture, Stewardship, DHHL Kuleana, and Renewable Energy. The last four designations were newly established in the 2022 DHHL General Plan. The General Plan also added further specificity and guidance to existing land use designations. The land use designations for Waimānalo will be revisited and updated to align with the General Plan land use framework during the next Island Plan update process.



FIGURE 20: AREA USAGE



### DHHL Area Usage Map

Waimānalo Regional Plan Update

Department of Hawaiian Home Lands

Sources: Esri; State of Hawaii Department of Hawaiian Homelands, November 8, 2022; State of Hawaii Department of Hawaiian Homelands, 2014; Honolulu Land Information System (HOLIS), C&C of Honolulu; City and County of Honolulu, 2010.



### Homestead Uses

#### Residential Homesteads

Residential homestead uses are subdivided lots of one acre or less built to County standards. A large obstacle for awarding residential homesteads has been the increase in on- and off-site development costs. Increased costs result in an increase of home prices for waitlisted beneficiaries who are consequently unable to qualify and accept an award. To expand homestead opportunities for beneficiaries, DHHL has mobilized several residential homestead award offerings. Offerings include single-family homes, developer built turnkey homes, rent-with-option-to-purchase products, vacant lot awards, and alternative residential housing products.

Waimānalo homestead is Waimānalo's largest residential subdivision, about 190 acres located mauka of Kalaniana'ole Highway. The Kaka'ina and Kumuhau homesteads total about 20 acres. Waimānalo is a long-standing Hawaiian Homestead community, one of the first homesteads established in the Territory. The Waimānalo Hawaiian Homestead Association dates back to 1938 and was established by the first homesteaders awarded lots in Waimānalo.

Kaka'ina subdivision is located on 8 acres of Hawaiian Home lands located approximately a half-mile mauka of the Waimānalo Shopping Center. This homestead subdivision has 44 residential lots and was completed in 2015. Kaka'ina's "twin" subdivision, Kumuhau, is located on 11.6 acres and was the first of the two completed in the summer of 2012. Kumuhau has a total of 45 residential lots. The 45 eco-friendly homes in Kumuhau garnered multiple design and construction awards, including the Home of the Year Award by Green Builder Magazine in 2011 and the Grand Award at the 2011 EcoHome Design Awards (DHHL, 2012).

#### Subsistence Agriculture Homesteads

Subsistence Agriculture lots are homesteads where beneficiaries can farm the land to grow food for the private consumption of their families or to supplement their income with small-scale economic agricultural activity, Aquaculture would also be supported under this land use designation. These lot sizes are three (3) acres or less. Unlike Supplemental Agriculture lots, lessees do not need a farm business plan and are not required to keep two-thirds of the acreage in cultivation. Homes are allowed on these lots but not required.

There are two (2) Subsistence Agriculture homesteads in the Waimānalo region. At of the time of this writing, DHHL is in the development process of approximately 52 acres of formerly agricultural land, known as Wong Farm. This development looks to create more homesteading opportunities within the region, including agricultural homesteads.

### Non-Homestead Uses

#### Community Uses

Community Use lands may serve either the general community, including the non-beneficiary population, or homestead communities specifically. Uses that serve the entire region include public facilities such as schools, hospitals, fire stations, churches, and parks. Community Use designated lands that directly serve the beneficiary community include community centers, cultural facilities, and cemeteries. Community uses are through local and regional Hawaiian Homestead Associations, some of which may also include commercial uses.

Facilities such as schools, parks clinics, hospitals, fire stations, water storage facilities, churches, etc. may serve the entire region and not just the homestead community. While the community service providers for these facilities may pay (or have paid) for the use of DHHL landholdings, the terms are not always at market value.

Community use lands in Waimānalo include the coastline and beach parks from Waimānalo to Makapu‘u: Makapu‘u Beach Park and Lookout (47 acres), Waimānalo Beach Park (22 acres), Kaiona Beach Park (5 acres), and Kaupō Beach Park (8 acres). Other lands designated Community Use include areas utilized for a children’s center, preschool, and church. The remaining 35 acres directly benefit homestead communities. WHHA is managing approximately 25 acres of land under short and long-term dispositions with DHHL. WHHA has created a community center on approximately 5 acres that includes a comfort station, hālau, office space, and a certified kitchen. The surrounding landscaped grounds can function as overflow space for events hosted at the hālau. These facilities are heavily utilized by the homestead community.

## Conservation

Conservation Lands are intended to protect both natural and cultural resources. These lands typically include ridgetops, watershed protection areas, critical habitats, and can also include sensitive historic and/or cultural sites. The DHHL Conservation Land Use Designation is generally consistent in intent and application with the State Land Use Conservation District. The State Conservation District contains five subzones: Protective, Limited, Resource, General and Special. The first four are arranged in a hierarchy from most environmentally sensitive (Protective) to least sensitive (General). All uses contained in more sensitive sub-zones are allowed in the less sensitive sub-zones. These subzones may also be used in applying the Conservation designation to DHHL lands that are outside the State Land Use Conservation District.

Lands designated for conservation are meant to have very limited use but provide ecological and cultural benefits through protection and stewardship. Different levels of activity and access such as ungulate management, traditional and customary gathering rights, and recreational activities may be permitted depending on the sensitivity and nature of the resources present. Some limited opportunities may also exist for revenue generation on Conservation designated lands where the activities support conservation and restoration objectives and are consistent with the Conservation District subzone. While uses are limited, Conservation lands provide an opportunity for beneficiaries and appropriate partners to engage in stewardship, education, and partnerships with DHHL and DLNR around the management and protection of these lands.

Collectively, Conservation areas comprise well over half of Hawaiian Home Lands. DHHL relies heavily on partnerships for management plans and implementation to provide value to the Trust and beneficiaries by preserving resources and generating value from lands that the Department does not have funding to maintain. A process to facilitate partnerships with organizations whose mission and abilities align with the intent of Conservation land remain an urgent need for the Department given the volume of land and resources.

The Waimānalo region is a vibrant area for nursery, orchard, and ranching operations. Small-scale truck farms growing greens and organic foods are continuing to increase in number. The close proximity to markets and fertile agricultural lands in Waimānalo supports these agricultural activities. The UH Agricultural Experiment Station and Oceanic Institute serve as incubators for new crop development, best practice models, and emerging agriculture and aquaculture operations, while equestrian and ranching operations present potential opportunities to capitalize on traditional and rural activities (Waimānalo Regional Plan, 2011).

In Waimānalo, DHHL has over 1400 acres of land designated for Conservation. These are the mauka lands that stretch up to the top of the Ko‘olau ridge. Due to the steep slope and limited accessibility, these lands are not suitable for homesteading but are valuable lands situated at the top of the ahupua‘a and watershed. There are approximately 100 acres designated for General Agriculture lands in Waimānalo, situated at the base of the Ko‘olau, below the DHHL Conservation lands and scattered throughout the region.



### General Agriculture

General Agriculture is a non-homesteading use land use designation that allows intensive or extensive farming or ranching. General Agriculture may serve as an interim use for lands not currently slated for homesteads until opportunities for higher and better uses for the land become available.

The 2022 General Plan Update removed the General Agriculture designation from DHHL's land use system and replaced it with several new designations intended to more accurately capture the intended use of non-homesteading lands. Beneficiary and Department input during the General Plan process indicated that the General Agriculture designation was viewed as problematic because it implies farming, but is often applied to areas that are remote, dry, and relatively inaccessible. Beneficiaries supported such lands having designations more specific to their intended use.

One of the new land use designations developed to meet this need is Stewardship. The purpose of this land use is to facilitate more beneficiary opportunity for stewardship of DHHL lands that are not currently being used or managed. This designation is intended to improve pathways for partnerships with beneficiaries to steward these areas and allow interim uses that maintain or improve the value and condition of the land and potentially produce food, revenue, knowledge exchange, and other resources to benefit beneficiaries and the Trust. Other land use designations that were added or given more specificity in the General Plan Update included Conservation, Special District, and Renewable Energy. These may also be applied, as determined appropriate through beneficiary consultation, to lands currently designated as General Agriculture.

Lands that are currently designated for General Agriculture will be redesignated through beneficiary consultation during the next Island Plan update process,

### Industrial

The Industrial land use designation is for intensive and preferably light industrial uses. Activities on Industrial land tend to include more consumer-oriented uses, such as manufacturing, warehousing, processing, repair, and clean energy production. Light industrial activities do not create safety hazards, excessive noise, and do not emit dust, smoke, and toxic or offensive odors.

A small portion of non-homestead use DHHL lands within Waimānalo are designated as Industrial (35 acres), located within the former quarry. Currently, there are no annual leases or rent for the industrial lands. The Department of Urban and Regional Planning (DURP) of the University of Hawai'i at Mānoa partnered with the WHHA to review the former quarry and develop a plan to transform the area for community use to promote culture and economic development. However, there is concern about moving forward with a development in this location due to traffic, utilities, and noise.

### Regional Revenue Generation

There are a variety of land uses that generate revenue through annual lease rent payments to the Department. Table 2: Waimānalo Land Use Dispositions and Regional Revenue in 2022 below lists the types of land uses and annual lease rents included in the 2022 DHHL Annual Report. The DHHL land inventory in the Waimānalo region generated a total of \$104,470 in 2022. The total land inventory for General Leases, Rights-Of-Entry, and Licenses on O'ahu is 2,513.507 acres, with Waimānalo's 130.70 acres making up approximately 5.2% of the lands generating revenue on the island. Total revenue from all DHHL General Leases, Rights-Of-Entry, and Licenses Statewide is \$17,950,775, with Waimānalo generating approximately 0.58% of this revenue.

TABLE 2: WAIMĀNALO LAND USE DISPOSITIONS AND REGIONAL REVENUE IN 2022

Type of Land Disposition	No. (as of March 2024)	Total Acreage	Annual Lease Rent
General Lease	4	6.087	\$34,300.00
License	22	90.256	\$41,562.88
Right-of-Entry	9	32.652	\$28,368.00
Revocable Permit	1	1.704	\$240.00
<b>TOTAL:</b>	36	130.7	\$104,470.88

The Land Management Division of DHHL is responsible for managing all non-homestead DHHL assets. These lands include lands utilized for agricultural production, pastoral purposes, commercial and industrial uses. Through its various land dispositions, the Land Management Division generates revenue for the Hawaiian Home Lands Trust and this revenue is meant to support homestead development. The full list of DHHL assets, land dispositions and revenue generated can be found in the Annual Report, posted online at: <https://dhhl.hawaii.gov/newsroom/annual-reports/>

DHHL uses four (4) types of land dispositions: leases, licenses, revocable permits, and rights of entry. Each carry specific terms.

1. Leases: provide the lessee the right to exclusive use and possession of the land for a definite period of time
2. Licenses: provide a personal, revocable, non-assignable right, not considered an interest in the land, which is usually non-exclusive
3. Right-of-Entry: provides the right to enter upon land in possession of another for a special purpose without being guilty of a trespass
4. Revocable Permits: provide temporary occupancy by direct negotiation without public auction

As of 2024, there are a total of 36 land use dispositions in Waimanalo, of which four (4) are general leases, 22 are licenses, nine (9) are rights of entry, and one (1) revocable permit, totaling \$104,470.88 in revenue. Table 3 lists the current land dispositions in Waimānalo; these are also shown on Figure 21.

TABLE 3: LAND DISPOSITIONS IN WAIMĀNALO

TMK <i>"(p)" denotes portion of parcel</i>	No.	Entity	Use	Term	Acre	Annual Lease Rent	
<b>General Leases</b>	4-1-021:031	134	Hawaiian Telcom, Inc	Utility	65 years	0.187	\$34,300
	4-1-008:002 (p) & 004 (p)	249	Kamehameha Schools	Education	65 years	1.683	\$0.00
	4-1-019:033	269	Waimanalo Kupuna Housing	Public Service	60 years	0.579	\$0.00
	4-1-008:002 (p)	292	Waimanalo Hawaiian Homes Association	Community	65 years	3.638	\$0.00
<b>Licenses*</b>	4-1-009:281 (p)	167	Hawaiian Electric Company, Ltd. (HECO)	Easement	Perpetual	0.003	\$0.00
	4-1-003 (p), 008, 019 to 020 & 031	178	City and County of Honolulu, Department of Public Works	Easement	Perpetual		\$0.00
	4-1-008:001 (p)	195	Hawaiian Electric Company, Ltd. (HECO)	Easement	Perpetual	1.62	\$0.00
	4-1-014:015, 016	205	U.S. Department of Transportation, Federal Aviation Administration	Telecomm	30 Years	0.88	\$3,225.00
	4-1-029:019 (p), 4-1-030 (p) Various	219	Hawaiian Electric Company, Ltd. (HECO)	Easement	Perpetual	0.71	\$0.00
	4-1-008 (p) Various	227	Board of Water Supply, City and County of Honolulu	Easement	Perpetual	0.135	\$0.00
	4-1-003:016, 029-031	230	Board of Water Supply, City and County of Honolulu	Easement	Perpetual	4.077	\$0.00
	4-1-029, 4-1-016	241	City and County of Honolulu, Department of Public Works	Easement	Perpetual	0.27	\$0.00
	4-1-029: (p) Various	294	HECO & GTE HECO	Easement	Perpetual		\$0.00
	4-1-030: various	295	HECO & Hawaiian Telcom, Inc.	Easement	Perpetual	0.744	\$0.00
	4-1-030 (p), 4-1-031 (p)	316	HECO & Hawaiian Telcom, Inc.	Easement	Perpetual	3.88	\$0.00
	4-1-003 (p) Various	320	HECO & Hawaiian Telcom, Inc.	Easement	Perpetual	4.37	\$0.00
	4-1-008 (p) Various	370	HECO & Hawaiian Telcom, Inc.	Easement	Perpetual		\$0.00
	4-1-008:002 (p)	429	Board of Water Supply, City and County of Honolulu,	Easement	Perpetual	0.04	\$0.00
	4-1-008:024 (p)	436	* Queen Liliuokalani Trust, Children's Center	Public Service	65 Years	0.62	\$0.00

TMK <i>"(p)" denotes portion of parcel</i>	No.	Entity	Use	Term	Acre	Annual Lease Rent	
Right-of-Entry	4-1-021:022	502	Church of Jesus Christ of the Latter Day Saints	Church	30 Years	0.42	\$91.48
	4-1-003:016 (p), 4-1-014:002, 005, 006	547	City and County of Honolulu, Department of Parks & Recreation	Public Service	21 Years	80.29	\$0.00
	4-1-008:002 (p)	659	T-Mobile West Corporation	Telecomm	10 years	0.014	\$23,805.00
	4-1-008:002 & 096 (p)	688	Hawaiian Electric Company, Ltd. (HECO)	Easement	Perpetual	0.004	\$0.00
	4-2-001:014 & 016 (p)	755	United States Coast Guard	Public Service	20 Years	0.02	\$14,441.40
	4-1-008:002, 100, 101 (p)	790	Hawaiian Electric Company, Inc.	Easement	Perpetual	0.07	\$0.00
	4-1-014:005 (p)	813	Hawaii Pacific University	Easement	20 years with option for another 20 years	0.181	\$0.00
Right-of-Entry	4-1-009:271 & 284	522	Duroy Rosecrans	Stabling	Month-to-month	3.949	\$2,064.00
	4-1-009:281	523	Honolulu Polo Club	Stabling	Month-to-month	3.25	\$1,848.00
	4-1-008:094	524	Roy & June K. Pires	Stabling	Month-to-month	3.4	\$6,240.00
	4-1-008:002 (p)	525	Sports Turf Hawaii, Inc.	Agricultural	Month-to-month	20.0	\$11,220.00
	4-1-009:287	594	Ellen Sanborn	Stabling	Month-to-month	1.016	\$1,572.00
	4-1-030:053 (p)	608	Luella K. Kanoa	Caretaker	Month-to-month	0.267	\$240.00
	4-1-030:053 (p)	609	Howard Doctorello	Caretaker	Month-to-month	0.07	\$240.00
	4-1-008:093	613	John Manuhua Cook	Stabling	Month-to-month	2.4	\$3,720.00
	4-1-008:002 (p)	645	Allen Sliva	Stabling	Month-to-month	0.7	\$1,224.00
Revocable Permit	4-1-019:032	-	Ke Kula Nui O Waimanalo	Industrial/Community	Month-to-month	1.704	\$240



FIGURE 21: DHHL GENERAL LEASES, LICENSES, RIGHTS-OF-ENTRY

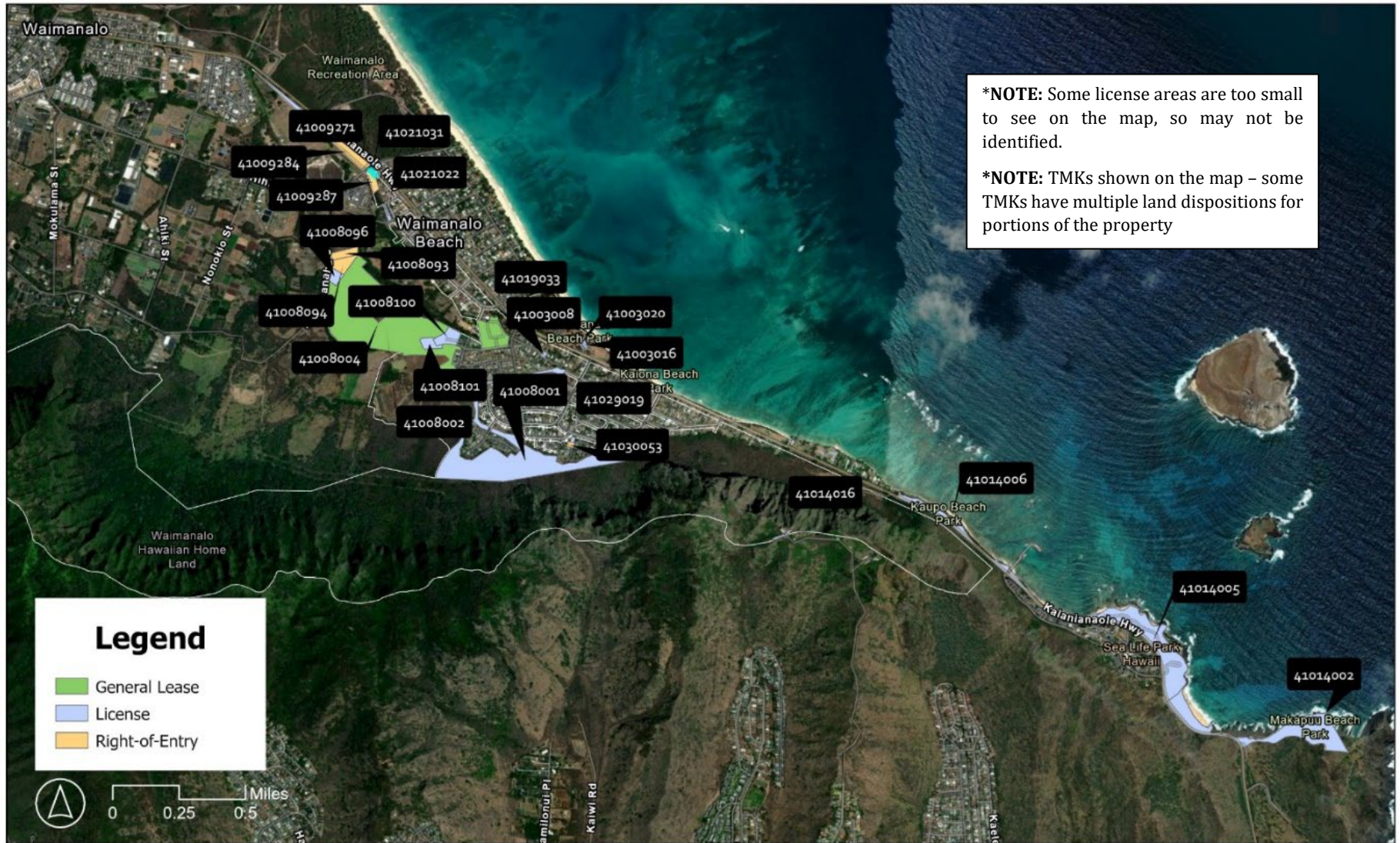
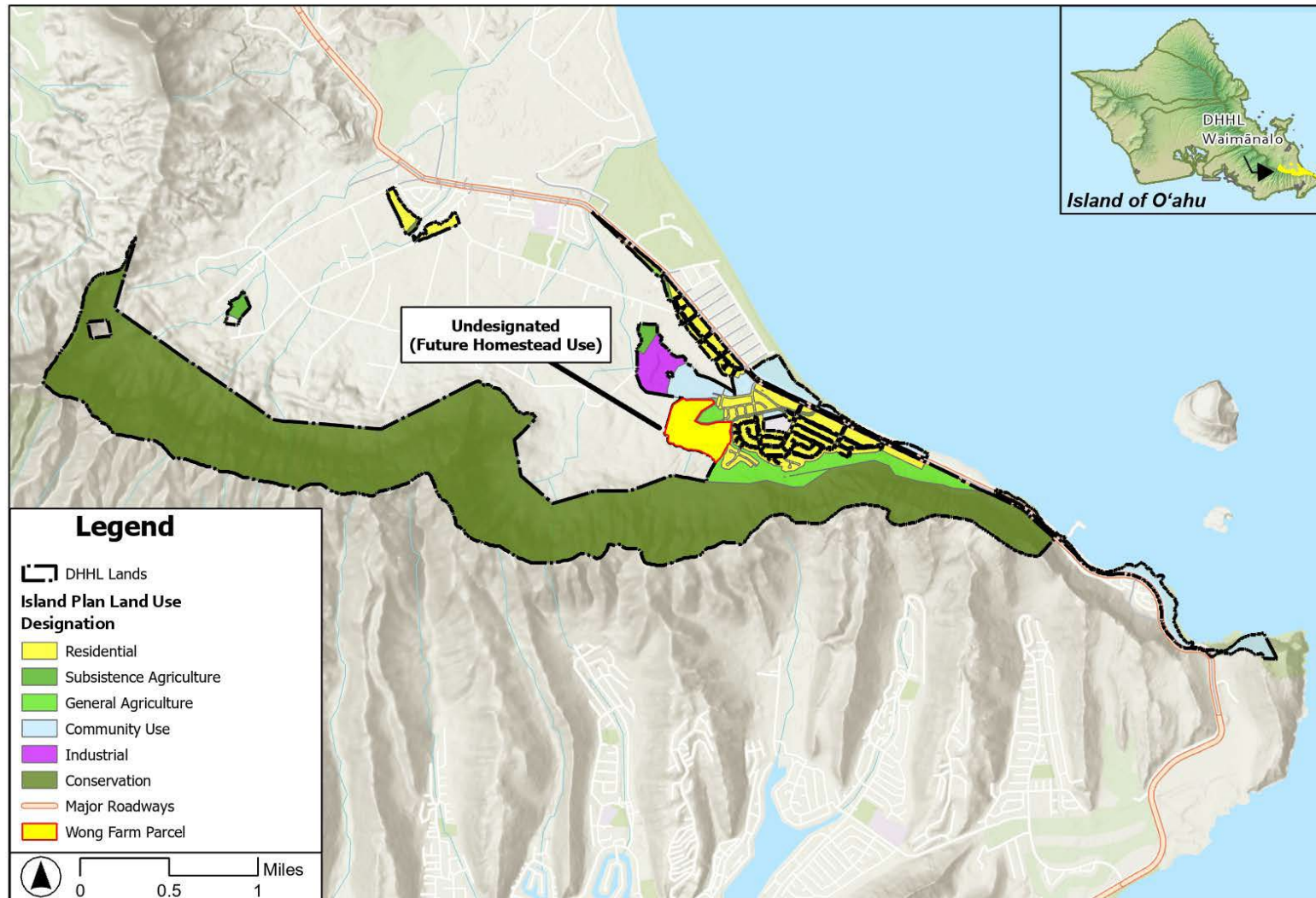




FIGURE 22: DHHL LAND USE DESIGNATIONS



### DHHL Land Use Designations

Waimānalo Regional Plan Update

Department of Hawaiian Home Lands

Sources: Esri; State of Hawaii Department of Hawaiian Homelands, November 8, 2022; State of Hawaii Department of Hawaiian Homelands, 2014; Honolulu Land Information System (HOLIS), C&C of Honolulu; City and County of Honolulu, 2010.



### State and County Land Use Designations

DHHL is not subject to County zoning or State Land Use laws when developing its lands. DHHL applies its own land use designations to guide the utilization of Hawaiian Home Lands for uses that support the Hawaiian Home Lands Trust and its beneficiaries. All land use decisions related to Hawaiian Home Lands come from DHHL and must be approved by the Hawaiian Homes Commission (HHC).

While DHHL has sole authority over land use on Hawaiian Home Lands, the State and counties also apply their respective land use designations to DHHL lands. In many instances, DHHL's land use designations are consistent with the respective State and County designations

Where they may be inconsistent, DHHL may exempt itself from the State Land Use Law and County land use regulations pursuant to the HHCA, Section 204.

### State Land Use Districts

The State Land Use Law (Chapter 205, HRS), establishes and authorizes the State Land Use Commission (LUC) to designate lands in Hawai'i into one of four districts: Urban, Rural, Agricultural, or Conservation. These districts are defined and mapped by the LUC in order to ensure compatibility with neighboring land uses and protection of public health. Figure 23 shows State Land Use Districts for DHHL's Waimānalo lands.

The State Land Use Urban District is generally intended for lands characterized by "city-like" concentrations of people, structures, or services and includes vacant lands for future development. Most of the existing developed areas within the DHHL Waimānalo lands are within the Urban District.

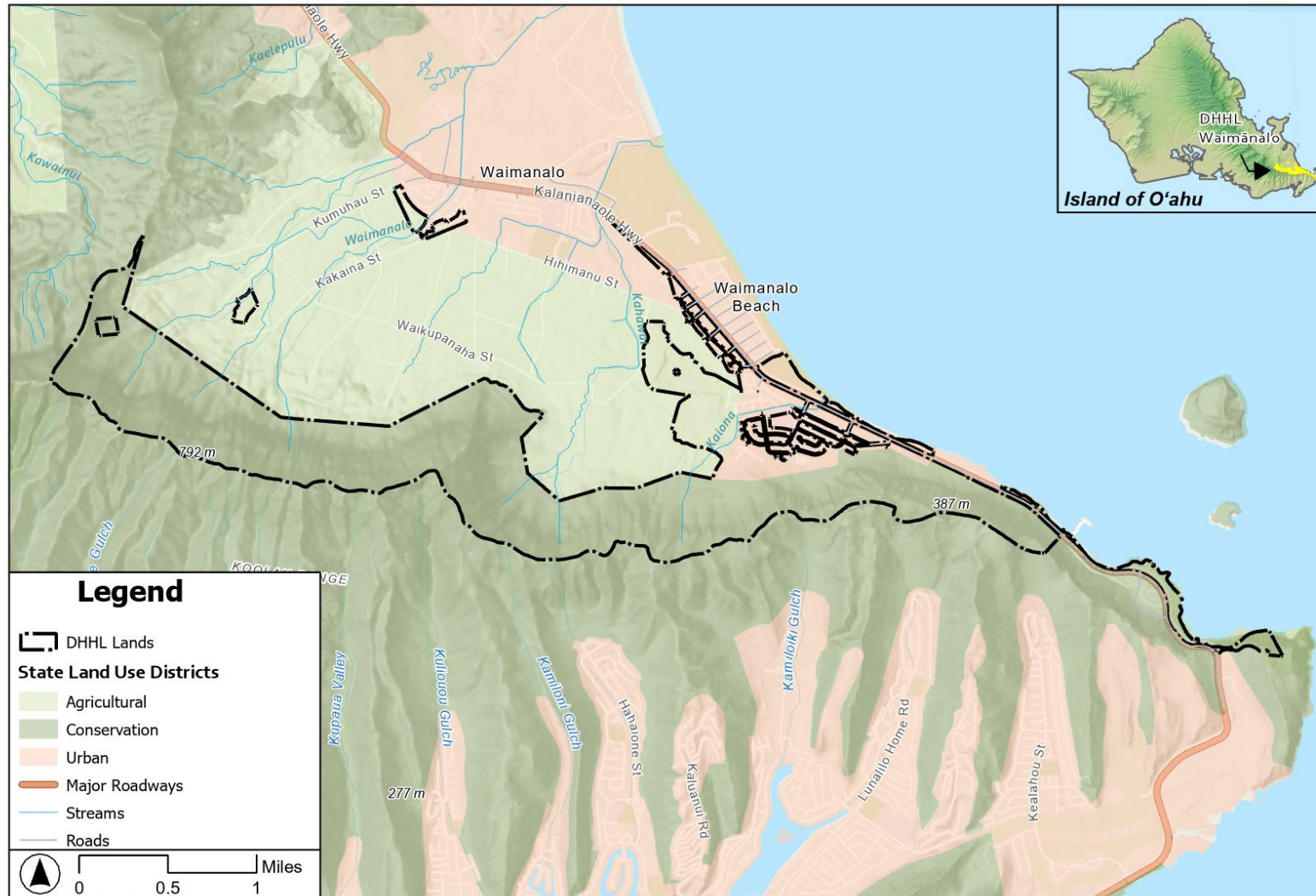
The State Land Use Agricultural District includes lands for crop cultivation; aquaculture; raising livestock; wind energy facilities; timber cultivation; agriculture-support activities, such as mills, employee quarters, etc.; and land with significant potential for agricultural uses. DHHL Waimānalo lands within the State Agricultural District have been designated by DHHL for various uses including subsistence agriculture, community use, general agriculture, and industrial.

The majority of DHHL lands in Waimānalo are within the State Conservation District (1,430 acres). These lands largely correspond with the lands designated as conservation by DHHL.

### City & County of Honolulu Zoning

A majority of the Waimānalo region is zoned P-1 Restricted Preservation, followed by AG-2 General Agriculture, and AG-1 Restricted Agriculture. The Waimānalo Homestead is zoned R-5 and R-10 Residential with a minimum lot size of 5,000 square feet. The Kumuhau and Kaka'ina Homesteads are situated on lands that had been zoned by the City and County as AG-1 Restricted Agriculture with a minimum lot size of one acre (Figure 24). DHHL's use of these lands for residential homesteading is not consistent with the City and County zoning, though the Department continued with the development as planned due to the overwhelming need for additional residential homesteading. Following the completion of these homesteads, there are still 518 applicants on the area waitlist for Waimānalo. These applicants applied between 1947 and 1977, and have been waiting over four decades for a residential homestead in the region.

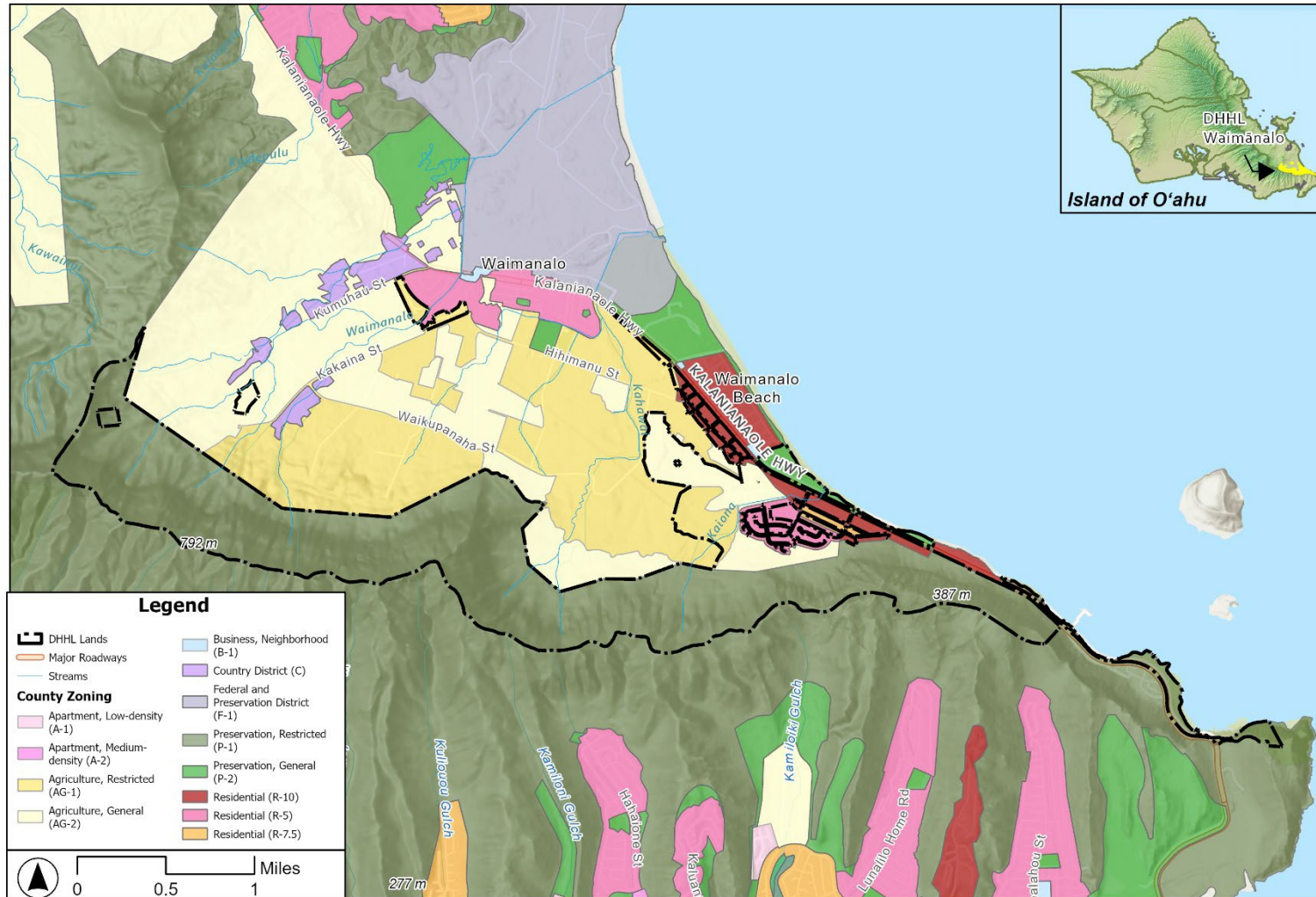
FIGURE 23: STATE LAND USE DISTRICTS



**State Land Use Districts**  
Waimānalo Regional Plan Update

Sources: Esri; State of Hawaii Department of Hawaiian Homelands, November 8, 2022; State of Hawaii Department of Hawaiian Homelands, 2014; Honolulu Land Information System (HOLIS), C&C of Honolulu; State Land Use Commission 1:24,000 mylar maps; USGS Digital Line Graphs, 1983 version; CWRM Hawaii Stream Assessment database, 1993, DLNR Division of Aquatic Resources, 2004, 2008.

FIGURE 24: COUNTY ZONING



HAWAIIAN HOME LANDS  
HAWAIIAN HOMES COMMISSION  
DEPARTMENT OF HAWAIIAN HOME LANDS

SSFM  
International

## City and County of Honolulu Zoning

### Waimānalo Regional Plan Update

Sources: Esri; State of Hawaii Department of Hawaiian Homelands, November 8, 2022; State of Hawaii Department of Hawaiian Homelands, 2014; Honolulu Land Information System (HOLIS), C&C of Honolulu; Honolulu Land Information System (HOLIS), C&C of Honolulu, September 18, 2023; USGS Digital Line Graphs, 1983 version; CWRM Hawaii Stream Assessment database, 1993; DLNR Division of Aquatic Resources, 2004.

Department of Hawaiian Home Lands

## Infrastructure

### Water

#### Potable Water

The Waimānalo ahupua'a is located within the Windward Aquifer Sector (Figure 25). This sector is composed of dike-impounded water, perched (or alluvial) water and brackish basal water. The dike-impounded ground water is in dike-intruded lava flows in the Ko'olau Mountains, and is high-quality water that is currently used as fresh drinking water. The alluvial ground water is generally lower quality than the dike-impounded water. The upper aquifer is a basal (fresh water in contact with seawater) aquifer that is currently used, ecologically important, and of low salinity. The lower aquifer is a basal dike aquifer that is currently used as a fresh drinking water source. The permeable rock containing the brackish basal water may be important for future needs. To protect ground water quality, the Honolulu Board of Water Supply (BWS) established a water conservation line that approximately parallels the Waimānalo Forest Reserve Boundary. The line is just downslope or makai of the boundary. No cesspools are allowed uphill or toward the mauka of the water conservation line.

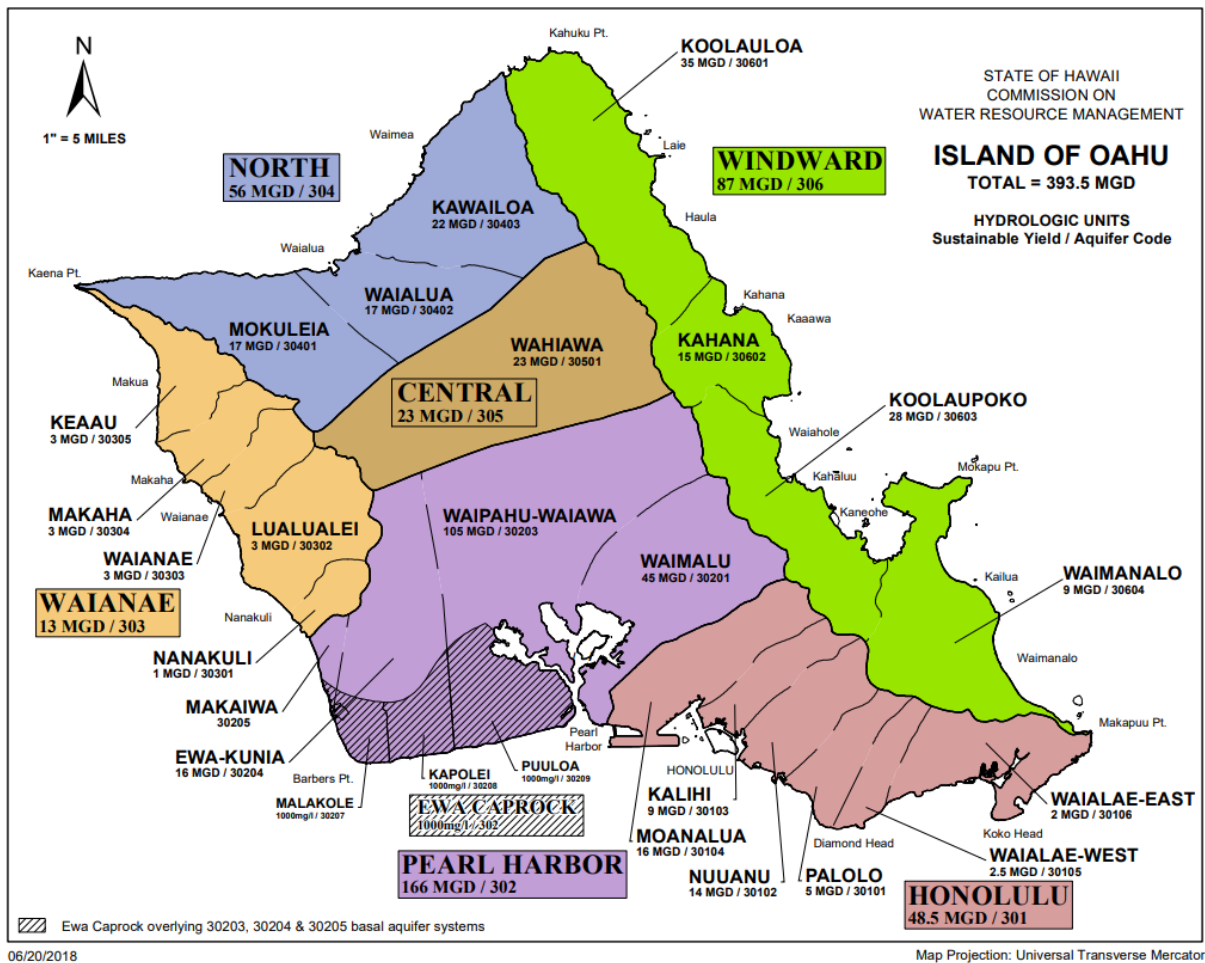
Potable water needs for the Waimānalo homesteads are supplied by BWS. The BWS delivery of potable water in Ko'olaupoko is via the Windward Water System which transmits water over a distance of approximately 26 miles from Hau'ula to Makapu'u. The Waimānalo Water System is one of the several of the smaller water systems that are interconnected with the larger Windward Water System. The Waimānalo Water system supplies the Waimānalo community with water from two wells and four tunnels. The system includes three reservoirs and one booster station (Waimānalo Regional Plan, 2011).

#### Non-Potable Water

Non-potable water is also available to some Waimānalo homesteaders. The State Department of Agriculture (DOA) owns the Waimānalo Irrigation System, which serves as non-potable irrigation for Waimānalo agricultural farm lot subdivisions. Maunawili, Ainoni, and Makawao streams feed into the 15 mile Waimānalo Irrigation System. Besides the natural streams, two man-made agricultural ditches can be found both mauka (Maunawili Ditch) and makai (Kailua Ditch) of Waikupanaha Street and there are two reservoirs that are a part of the system, Maunawili Reservoir and a 60MG reservoir located at the top of Mahailua Street. Approximately 75-80 percent of the farms (1,174 acres) in Waimānalo are serviced by the Waimānalo Irrigation System. Other farms, including nurseries, are on BWS water systems. The Waimānalo Irrigation System is operated and maintained by the Department of Agriculture.



FIGURE 25: O’AHU AQUIFER MAP



## Wastewater Systems

Since May of 2008, the State upgraded the Waimānalo Wastewater Treatment Plant (WWTP) to hold capacity of 1.1 million gallons per day (mgd) and an average flow of 0.58 mgd. The wastewater collection system and the Kahawai Wastewater Pump Station are both owned by the State. The City and County of Honolulu operates and maintains the wastewater system and pump station. The main sewer lines within the DHHL homestead that run from Waimānalo Beach Park to the WWTP are owned and maintained by DHHL. The inland agricultural lots and low-lying coastal areas do not connect to the sewer lines. Those lots not able to connect to the sewer lines generally use a septic tank or cesspool (Waimānalo Regional Plan, 2011).

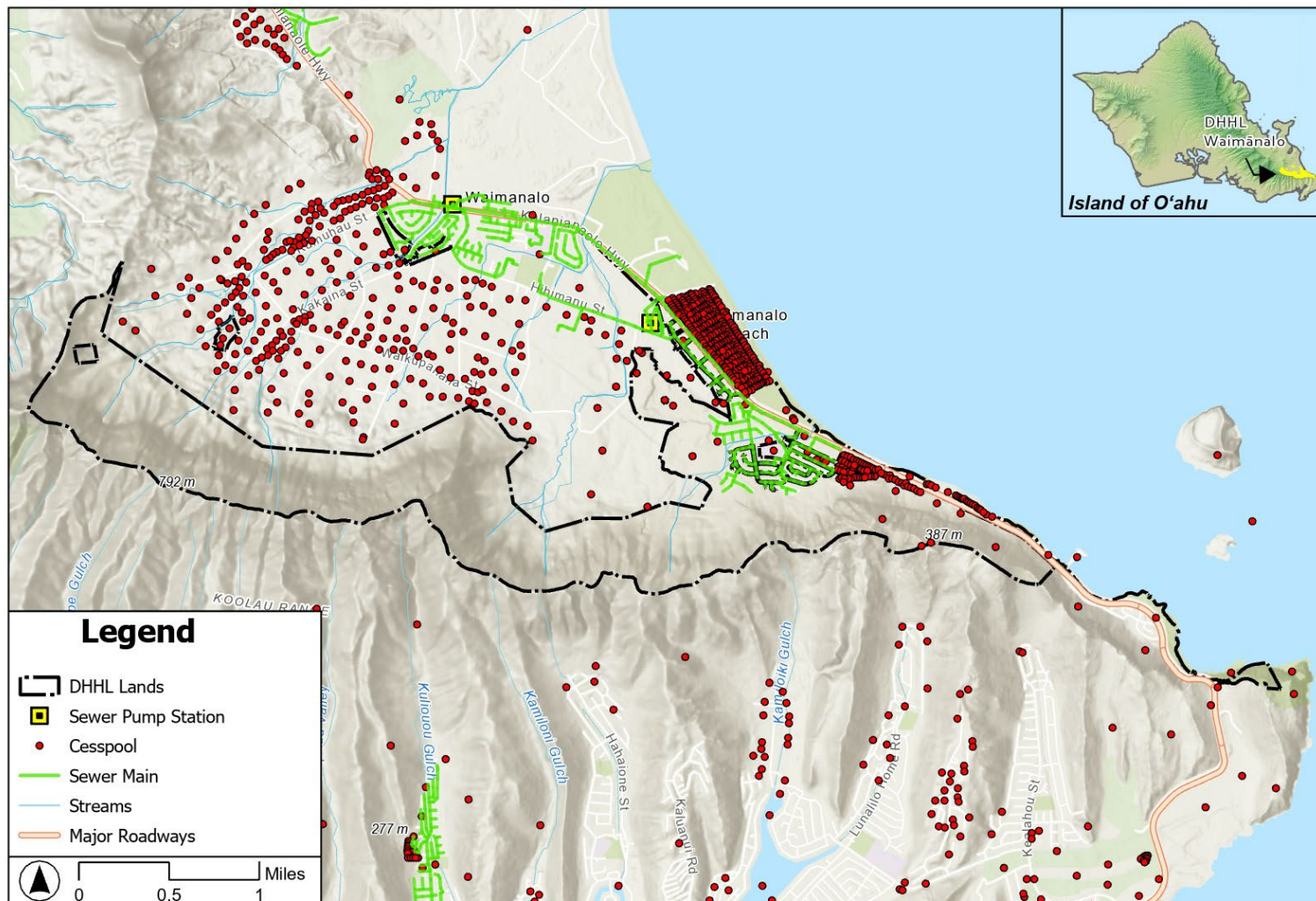
In 2017, the State Legislature passed Act 125, mandating the conversion of all cesspool wastewater systems to septic systems, aerobic treatment unit systems, or connected sewerage systems by 2050. The 2021 Hawai'i Cesspool Hazard Assessment & Prioritization Tool Report to State DOH and the Cesspool Conversion Working Group identified Waimānalo as a level 1 priority area for cesspool conversions, with over 250 existing cesspools



identified within the area extending from Waimānalo Beach Lots to Makapu'u. With sea level rise projected to exacerbate coastal hazards such as erosion and impact ground water depth, the risks of contamination due to wastewater pollution of ground water and nearshore water are of special concern because of the proximity of homes to Waimānalo Bay and the use of nearshore areas for fishing, swimming, canoeing, subsistence gathering, and other activities where water quality is an important consideration.

As of 2022, 650 lots are connected to the wastewater system and there are 80 individual onsite sewage disposal systems (DHHL, 2022) (Figure 26). This has raised concerns in the past for public health and safety with the continued use of individual wastewater systems, which are primarily cesspools (Waimānalo Regional Plan, 2011). In August 2023, upgrades to the underground sanitary sewer system began, which will increase the level of wastewater service to DHHL homestead residences of the Waimānalo Region (DHHL, 2023).

FIGURE 26: WASTEWATER INFRASTRUCTURE



## Wastewater Infrastructure

### Waimānalo Regional Plan Update

Department of Hawaiian Home Lands

Sources: Esri; State of Hawaii Department of Hawaiian Homelands, November 8, 2022; State of Hawaii Department of Hawaiian Homelands, 2014; Honolulu Land Information System (HOLIS), C&C of Honolulu; Hawaii State Department of Health, May, 2017; USGS Digital Line Graphs, 1983 version; CWRM Hawaii Stream Assessment database, 1993, DLNR Division of Aquatic Resources, 2004, 2008. Assessment database, 1993, DLNR Division of Aquatic Resources, 2004, 2008.

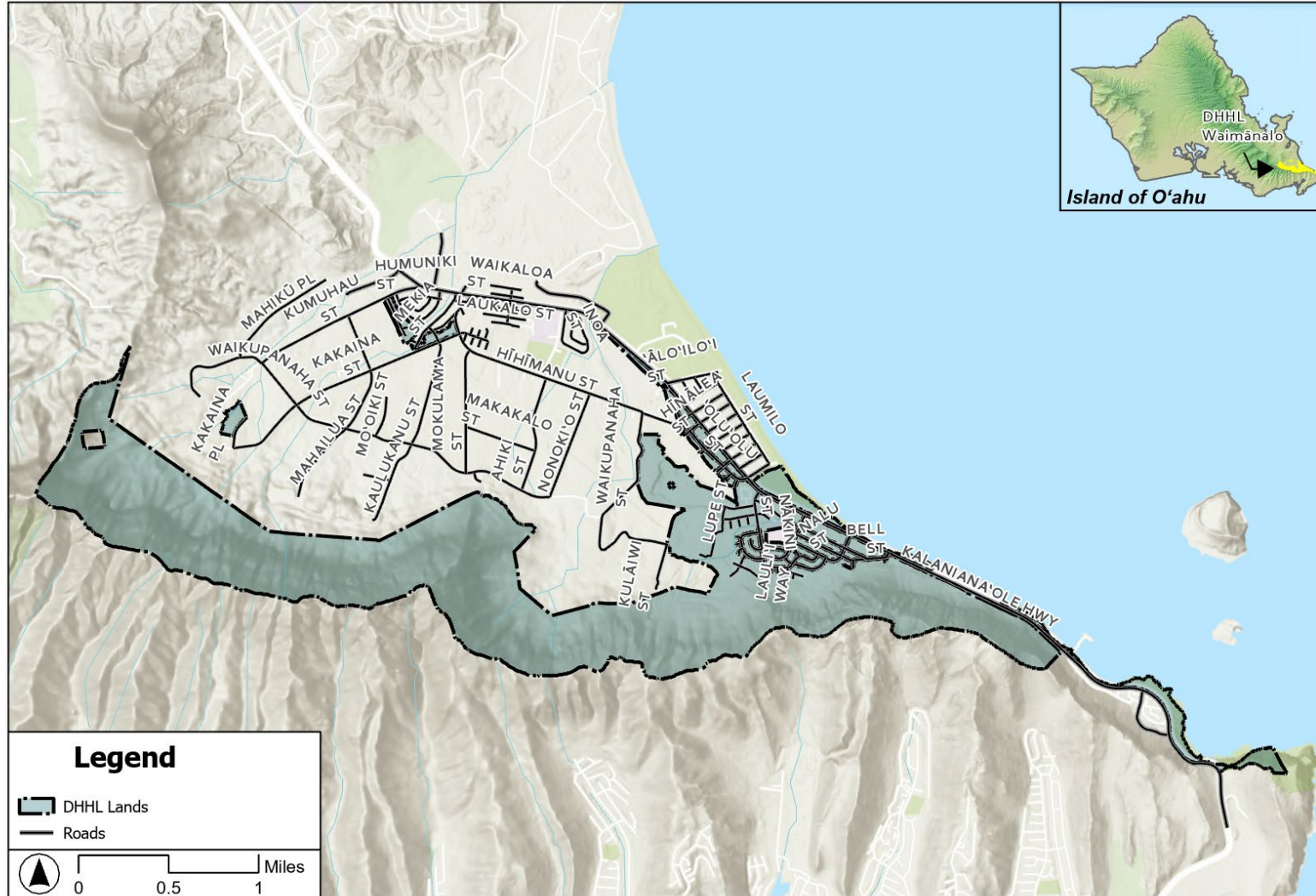
## Electrical Infrastructure

Hawaiian Electric supplies electricity for all the mokupuni of O‘ahu. There is no utility-scale energy generation within Ko‘olaupoko, so the majority of electricity is supplied via three 138-kv transmission lines that traverse the Ko‘olau mountains. The is transferred to the Ko‘olau substation to transform power from the transmission system to distribution system (Hawaiian Electric, 2024). Some homes in the region have installed rooftop solar systems for their individual homes.

## Transportation System

The Waimānalo region is served by TheBus transit, with the following routes servicing the area: 57/57A, 77, and 89. Kalaniana‘ole highway serves as the primary coastal highway through the Waimānalo region and connects to surrounding Windward communities, also serving as a secondary route for travel between Honolulu and Waimānalo. The road is two-lanes and becomes congested during peak travel times. Kalaniana‘ole Highway also serves as a scenic coastal route which adds additional traffic from visitors (Waimānalo Regional Plan, 2011). Since the last Regional Plan, traffic-calming measures along Kalaniana‘ole Highway were implemented by the Hawai‘i Department of Transportation (HDOT) to incorporate turning lanes, bus pull-outs, and traffic signal improvements, as well as pedestrian safety improvements. Additional traffic calming improvements were made within the homestead community, including 6 new speed bumps on Nakini and Huli Streets. HDOT has further plans to install loop sensors near Waimānalo Elementary School, signage, road striping, catch basin filters, and delineators (DOT, 2024).

FIGURE 27: ROADWAYS



**Legend**  
 [Green Box] DHHL Lands  
 [Grey Line] Roads  
 [North Arrow] 0 0.5 1 Miles



Sources: Esri; State of Hawaii Department of Hawaiian Homelands, November 8, 2022; Honolulu Land Information System (HOLIS), C&C of Honolulu; City and County of Honolulu, 2010.

**Roadways**  
 Waimānalo Regional Plan Update  
 Department of Hawaiian Home Lands



## Project List

Projects identified by the community are meant to solve the issues and needs of the community that were expressed by the participants in Beneficiary Consultation #1, #2, and #3. Priority projects identified in the 2011 Waimānalo Regional Plan were included in discussion during the beneficiary consultations. In addition to the previously identified priority projects, attendees suggested additional projects. All project ideas considered by the community are described in the following two sections.

### Previous Priority Projects

The first Regional Plan for Waimānalo was completed in 2011. This plan ended up with six (6) priority projects instead of the typical five (5). The six priority projects identified in that plan and their status updates are described below in Table 4.

TABLE 4: PREVIOUS PRIORITY PROJECTS

Waimānalo Regional Plan Priority Project	Project Champion	Status
Emergency Evacuation Plan	HHARP	<b>Pending.</b> Waimānalo was the first recognized community that completed HHARP. The program was facilitated in 2014-2016 where over 150 community members and 20 ham radio operators were trained as a Community Emergency Response Team (CERT) over the course of the two years. As of the time of this writing, the HHARP certification has been suspended and the community is working with HI-EMA to re-certify.
Hawaiian Cultural Learning Center	DHHL	<b>Not started.</b> In 2016, DHHL completed a rock fall mitigation feasibility study for the same site that the hālau requested a long-term use agreement. The rock fall mitigation measures which were suggested in the study are exceedingly expensive, \$30M plus, making homestead use of the site not financially viable at this time. Any party proposing a non-homestead use for the site would need to cover cost of rock fall mitigation.



Waimānalo Regional Plan Priority Project	Project Champion	Status
Honolulu Police Department (HPD) Satellite Office	DHHL	<b>Not started.</b> Funding for the HPD project did not materialize and the project is not being pursued. However, DHHL is actively addressing health and safety concerns. In 2020, the State Legislature allocated \$800,000 for traffic calming measures on Nakini and Huli Streets. Plans were presented to the community in February 2022, with Phase I involving the installation of speed tables on these streets. Additionally, DHHL's Land Management Division initiated a Revocable Permit Pilot Program in November 2022, receiving two applications for a vacant parcel previously earmarked for priority projects. An on-site lessee is expected to assist in improving the lot and preventing unpermitted activities.
Support & Develop Affordable & Obtainable Homestead Alternatives in Waimānalo	DHHL	<b>In-Progress.</b> This project urged DHHL to explore alternative developments in Waimānalo, such as rental and multi-family housing, to address beneficiary needs more efficiently. The DHHL has been analyzing various affordable housing alternatives, including rentals as well as providing financial literacy services.
Waikupanaha Improvements/Ilauhole Street Extension	DHHL/WHHA	<b>Not started.</b> The project remained a priority in 2008 and 2011 because of potential to serve as an emergency evacuation route. Funding for this project did not materialize, however WHHA was able to obtain funding through the CTEEC project for construction of the road from Ilauhole Street to the parking lot of CTEEC.
Waimānalo Business Park (Industrial/Technology)	DHHL/WHHA	<b>Partially Complete.</b> WHHA completed construction of its Community Technology, Education and Employment Center (CTEEC) in 2015. The CTEEC is in Phase IV of the WHHA's Ka Ho'olina Na Kūhiō Community Center.

### Final Project Ideas List

The following project ideas list came from the discussions in Beneficiary Consultation #2 and #3. These project ideas are meant to address the needs and concerns of the community. A draft project list was refined by participants into eleven (11) projects at Beneficiary Consultation #3. This project list was shared in an online survey on the project website, and beneficiaries were asked to select their top five priority projects for the Waimānalo Regional Plan. The initial list of eleven projects is provided below.

1. **Waimānalo Business Park.** A priority project in the 2011 Regional Plan, this project would develop a business park suitable for commercial or light industrial uses to provide affordable space for beneficiary and native Hawaiian businesses in Waimānalo on a portion of TMK: (1) 4-1-

008:002. Additional components include: space for boat parking, space for a marketplace, and programs to support Native Hawaiian small business owners.

2. **Kauhale Waimānalo.** Develop additional gathering space for use as a cultural retreat center and a community resiliency hub in Waimānalo. The current hālau space is heavily utilized by Waimānalo beneficiaries, and there is a need for additional space. The cultural retreat center would include event space and also overnight accommodation for large groups. The community resiliency hub would include an emergency shelter and programming related to disaster preparedness, response and recovery.
3. **Waimānalo Oasis.** Utilize the undeveloped lands mauka of the WHHA Hālau on a portion of TMK: (1) 4-1-008:002, and include a community imu site, māla (garden) imu for necessary plants like mai'a and ti, as well as additional parking.
4. **Create more DHHL Agricultural Homesteads in Waimānalo.** DHHL shall prioritize the development of agricultural homestead lots in Waimānalo for native Hawaiian beneficiaries on the agricultural waiting list.
5. **Create more agricultural opportunities on DHHL lands currently designated General Agriculture and Conservation in Waimānalo.** Explore potential agricultural opportunities for DHHL lands in Waimānalo that are not suitable for homesteads and are currently designated for General Agriculture and Conservation use. These potential opportunities may include food forests, community gardens, mauka & stream restoration, reforestry, etc.
6. **Community gardens in open homestead areas.** Identify open areas throughout the homesteads in Waimānalo where community gardens for beneficiaries could be created.
7. **Just give us the leases and follow the language of the HHCA of 1920.** Urge DHHL to look at amending the administrative rules to better match the original intent of the HHCA and remove qualification requirements that create barriers to beneficiaries being awarded homesteads.
8. **Allow extensions in perpetuity for homestead lots.** Urge DHHL and the HHC to allow extension of homestead leases to lessees and descendants in perpetuity.
9. **Find Location for a Cemetery and Wahi Iwi Kūpuna.** Identify potential locations and create a cemetery for beneficiaries and a wahi iwi kūpuna for reburial of iwi kūpuna and moepū (funerary possessions) disturbed or inadvertently discovered in Waimānalo.
10. **Support Cook's Ranch (Home of Hawai'i Pā'ū Riders) conversion to a long-term land disposition (TMK #: (1) 4-1-008:093).** Protect the perpetuation of pā'ū traditions by supporting a long-term land disposition to Cook's Ranch, home of the Hawai'i Pā'ū Riders.
11. **Provide grants from DHHL Trust Funds to current Waimānalo Lessees in need, to build, make improvements, do renovations, and have assessments of their lots within 3 years.** Provide grants using HHL trust funds to current Waimānalo lessees in need of financing to build, do home improvements or repairs, and property assessments. This project sets a target of securing and distributing grants within 3 years of adoption of the regional plan update.

## Priority Projects

The priority project selection process began at Beneficiary Consultation (BC) #3 where attendees discussed potential project ideas. This discussion began with the previous priority projects selected in the previous Waimānalo Regional Plan (2011). Attendees added additional project ideas, and worked on refining the list down to a total of 11 project ideas. This list of project ideas was included in the selection process, and beneficiaries voted to select the top five priority projects for the region to be included in this update to the Regional Plan.

Beneficiaries were notified of the priority project selection via postcard mailing. This mailing was sent to all DHHL beneficiaries (both lessees and applicants on the waitlist) totaling approximately 1,300 postcards. The postcard provided instructions on how to participate in priority project selection. Previous participants at beneficiary consultations #1-#3 who provided an email contact were also notified via email. Instructions and links to participate were made available on the project website.

The “Kou Mana’o” questionnaire was created for the priority project selection, and asked beneficiaries to choose the five projects that they felt should be the top priorities for the region out of the 11 project ideas chosen by attendees at BC#3. Beneficiaries were able to participate via hardcopy survey, online survey, email or telephone. The voting period was open for beneficiary participation from April 22, 2024 through May 24, 2024. All participants were required to share their full name, a form of contact, and indicate if they were an applicant, lessee, both or other member of the homestead. A total of 100 responses were collected. A total of eighty-six (86) participants self-identified as DHHL beneficiaries, and fourteen (14) self-identified as Other members of the homestead. Ninety-four (94) votes were submitted via online survey and six (6) were submitted via hardcopy surveys. See Table 5 for the voting results:

**TABLE 5 – PRIORITY PROJECT VOTING RESULTS**

Priority Projects	# Beneficiary Votes	# Votes from Other Members of the Homestead	Total Votes
Create more DHHL Agricultural Homesteads in Waimānalo	74	13	87
Kauhale Waimānalo	60	11	71
Provide grants from DHHL Trust Funds to current Waimānalo Lessees in need...	61	8	69
Waimānalo Business Park	44	3	47
Allow extensions in perpetuity for homestead lots	38	8	46
Just give us the leases and follow the language of the HHCA of 1920	39	5	44
Create more agricultural opportunities on DHHL lands currently designated General Agriculture and Conservation in Waimānalo	29	2	31

Waimānalo Oasis	26	4	<b>30</b>
Support Cook’s Ranch (Home of Hawai’i Pā’ū Riders) conversion to a long-term land disposition (TMK #: (1) 4-1-008:093)	20	9	<b>29</b>
Community gardens in open homestead areas	17	3	<b>20</b>
Find Location for a Cemetery and Wahi Iwi Kūpuna	15	3	<b>18</b>

# 1. Create more DHHL Agricultural Homesteads in Waimānalo

## PROJECT DESCRIPTION

DHHL shall prioritize the development of agricultural homestead lots in Waimānalo. Currently there are only residential homesteads and some non-homesteading land dispositions available in the Waimānalo region. A total of 685 lessees currently have a homestead lease in the region, with only two (2) of these for subsistence agricultural homesteading. The previous regional plan identified a desire to provide agricultural homesteading opportunities to beneficiaries in the region, and specifically identified lands that were held by the State Department of Land and Natural Resources (DLNR) at the time as potentially suitable lands for agricultural homesteading use.

## PAST ACTIONS

- **2011** - Participants in the Waimānalo Regional Plan process expressed a desire to have agricultural homesteading opportunities in the region and identified suitable lands to be acquired and added to the DHHL land inventory.
- **2018** - Approximately 52 acres of agricultural farm land was conveyed from the DLNR to DHHL, known as the former “Wong’s Farm” parcel.
- **2023** - In Winter 2023, DHHL and its consultants began the planning and design phase for the development of the acquired lands. This planning process includes beneficiary consultation to review and provide comments on proposed “scenarios” for development. Scenarios shared at a previous consultation for input from beneficiaries offered various combinations of residential and agricultural homesteading lot designs. This planning and design process is still underway and a final design has not been completed.

## COMMUNITY INPUT

At BC #3, there was discussion regarding a need for more agricultural opportunities in the region. This included ideas for both homesteading and non-homesteading uses. Participants also discussed the rules for homesteading and non-homesteading uses on DHHL lands, and staff clarified that residences are allowed on agricultural, pastoral and residential lots. Beneficiaries discussed a preference for agricultural homestead lots, as these lots would provide space for important agricultural uses and would also allow for a residence for the lessee. (Note: Though residences are allowed on agricultural, pastoral and residential homestead lots, a lessee may only have one residence. For example, if a lessee has a residential award with a home, they may not build another residence on an agricultural lot should they be awarded that lot.)

## OBJECTIVE

Create opportunities for agriculture homesteading in the Waimānalo Region. This project aids in fulfilling the Vision which mentions “embracing our rural identity and traditional way of life” as well as “staying rooted” in Waimānalo’s unique identity. This project is aligned with the following community values: Keep Waimānalo Waimānalo, Keep Lands in Beneficiary Hands, Sust’Āinability, and Resiliency.



## IMPLEMENTATION ACTION STEPS

- 1) **Site Plan & Environmental Assessment.** Planning and design for the development of the “Wong’s Farm” parcel is underway. This site offers potential for agricultural homestead development and planning has included beneficiary consultation for input on potential design scenarios. Due diligence studies for the project site should be completed. A site plan and environmental assessment should be completed in compliance with HRS Chapters 343 and 6E, as well as Ka Pa‘akai Framework Analysis for compliance with Article XII, Section VII of the State Constitution. Development scenarios for this project contemplate a mix of both subsistence agricultural homesteading and residential homestead. Additional beneficiary consultation is needed to better understand beneficiary preferences for development scenarios.
- 2) **HHC Acceptance of the EA.** The Hawaiian Homes Commission will review the final EA, issue a Finding of No Significant Impact, and approve the license or lease.
- 3) **Permitting and Entitlements.** Secure all necessary permits and approvals as determined by DHHL in consultation with the appropriate agencies.
- 4) **Site Preparation, Design and Construction.** Develop the site per the site plan. Clear brush and implement Best Management Practices (BMP’s) and mitigation measures as outlined in the Final EA during site preparation and construction. Construction phases include:
  - a) Site preparation and grading
  - b) Develop infrastructure and roadways
  - c) Build
- 5) **Award lots.** As the Wong’s Farm parcel does not exclusively contemplate agricultural homesteading, awards for any residential lots would award based on the Waimānalo Area Waitlist, currently 518 applicants, and the O‘ahu Island Wide Waitlist (residential), currently 10,537 applicants. Awards for agricultural lots would award based on the O‘ahu Island Wide Waitlist (agricultural) currently 4,126.

## 2. Kauhale Waimānalo

### PROJECT DESCRIPTION

Develop additional gathering space for use as a cultural retreat center and a community resiliency hub in Waimānalo. The current hālau space is heavily utilized by Waimānalo beneficiaries, and there is a need for additional space for gatherings, education, cultural practices, and events. The cultural retreat center would include gathering and event space and would also provide overnight accommodation for large groups. This is modeled after marae in Aotearoa, and their ability to host overnight groups. The community resiliency hub would include space for an emergency shelter and would also provide space for programming related to disaster preparedness, response and recovery. Further discussion included the idea that more open/community space could be incorporated into this project to provide space for food gardens and edible landscaping.

### PAST ACTIONS

- None

### COMMUNITY INPUT

At BC#3, participants discussed the need for additional gathering and event space as the existing hālau space is in high demand and has reached its capacity. Participants also mentioned the idea of modeling this proposed space after the marae in Aotearoa that have space for overnight accommodations to host large groups. This would be a useful addition to potential gathering and event space.

Discussion at BC#3 also included talks of the need for an emergency shelter to serve the homestead and surrounding area, as well as programming related to disaster preparedness, response and recovery. There is a need to increase resiliency amongst the community from potential natural disasters. A facility that could host resiliency programming would be preferred. Suitable space for food gardens and edible landscaping would align with disaster preparedness and increasing the homesteads resiliency.

Participants at BC#4 discussed the potential of siting the Kauhale Waimānalo on the same parcel as the Waimānalo Business Park, and the WHHA may pursue this option if it is feasible. Beneficiaries were also interested in incorporating elements of other projects that did not make the priority list but may be compatible with the Kauhale, such as a community imu and garden.

### OBJECTIVE

Develop additional gathering space for use as a cultural retreat center and a community resiliency hub in Waimānalo. This project helps to fulfill the Vision by building on its commitment to safeguarding, nurturing and preserving the ahupā'a for future generations, as well as navigating towards sustainable progress. This project is aligned with the following community values: Keep Lands in Beneficiary Hands, Sust'Āinability, Resiliency, 'Auamo Kuleana, Grow Community Assets and Mālama Kūpuna.

## IMPLEMENTATION ACTION STEPS

- 1) **Site Selection.** Identify potential sites including existing HHLs or other lands to be acquired.
- 2) If preferred site is not a part of the HHL, **Acquire lands or Secure site control.** Acquisition requires due diligence including environmental assessment and other technical studies and approval of purchase from the HHC.
- 3) **Right of Entry.** A right of entry for additional due diligence to the project champion requires approval from the HHC if on DHHL lands, or by the landowner and potentially other approving authorities if not on DHHL lands.
- 4) **Site Plan & Compliance with Chapter 343, 6E and Article XII, Section VII of the State Constitution.** Prepare due diligence studies and get necessary approvals for the project including a site plan. If on DHHL lands, HHC acceptance of a final environmental assessment prepared in compliance with HRS Chapters 343 and 6E as well as completion of a Ka Pa ‘akai Framework Analysis in compliance with Article XII, Section VII of the State Constitution is required. If not on DHHL lands, another agency would act as the accepting agency.
- 5) **Secure a Long-term Land Disposition.** The approval of a long-term disposition in the form of a license. If on DHHL lands, then HHC approval is required.
- 6) **Permitting and Entitlements.** Secure all necessary permits and approvals as determined in consultation with the appropriate government agencies.
- 7) **Site Preparation, Design and Construction.** Develop the site plan. Clear brush and implement Best Management Practices (BMPs) and mitigation measures as outlined in the Final EA during site preparation and construction.
- 8) **Operation & Maintenance.** Upon completion of construction, the site should be opened for operations and a budget should be created and maintained for on-going operation and maintenance of the site.
- 9) **Monitoring & Reporting.** As required by the terms of the land disposition.

### 3. Provide Grants from DHHL Trust Funds to Waimānalo Lessees in Need

#### PROJECT DESCRIPTION

Current lessees in the Waimānalo region need access to funds in order to build their homes, make improvements, renovations, and pay for any necessary inspections of their property. Not all lessees are able to qualify for traditional financing from lenders and may not meet the eligibility requirements to access NAHASDA funding. This project proposed the creating of a grant program to be administered by DHHL staff that would meet this need by providing grants from the Hawaiian Home Lands (HHL) Trust.

As part of the Native Hawaiian Development Program Plan, DHHL makes available annual grant funding to nonprofit organizations that demonstrate a purpose to benefit native Hawaiians. The Department has offered grants in several program areas over the years as a means of implementing the community development component of the rehabilitation fund. Grant offerings reflect DHHL priorities and community interests. This project is suggesting a grants program that allows grant offerings specifically to Waimānalo lessees.

As a component of this project, the beneficiaries of Waimānalo request that this program be created and grants be made available no later than three years from the adoption of this regional plan.

#### PAST ACTIONS

- None.

#### COMMUNITY INPUT

Participants at BC#3 identified a need for a funding source to support critical development of existing homesteads in the region. Not all of the existing lessees are able to qualify for grants or loans that are currently available. Many of the homes in the homestead are 50+ years old and require necessary improvements and renovations. Additionally, some homesteaders need to make their homes ADA accessible as kūpuna age in place. The ACT 279 funds are earmarked specifically for use to address the waitlist, and does not include funding that may be used to support the existing homestead. This project is proposed to meet that need.

In 2012, a grant program was made available to select homestead applicants statewide for a \$50,000 grant to support necessary improvements to their residences. A grantee of this program described the huge impact that this made for their homestead and 'ohana. Grantees were required to occupy their homestead for a 20-year period as a part of the terms of the grant to ensure that grantees did not use the funds to build equity for resale of the homestead lot. Overall, participation in this grant program was very positive and this could be a model for future grant programs for individual applicants.

#### OBJECTIVE

Allow beneficiaries to access funds to build homes, make improvements, do renovations, and have assessments of their lot within three (3) years.

## IMPLEMENTATION ACTION STEPS

- 1) **Create Grants Program.** HHC approval for creation of a new grant program and allocation of funds using HHL Trust funds for this purpose.
- 2) **Implement & Manage Grant Program.** DHHL staff to implement this project and manage the grant program similarly to existing grants programs.
- 3) **HHC Approval of Grantees.** As is with the existing grant program, HHC approval of the grant awards is required.
- 4) **Annual Approval.** As is with the existing grant program, annual approval of the grant program and allocation of funds by the HHC is required during the fiscal year budget approval period.



### 4. Waimānalo Business Park

#### PROJECT DESCRIPTION

A priority project in the 2011 Regional Plan, this project would develop a business park suitable for commercial or light industrial uses to provide affordable space for beneficiary and Native Hawaiian businesses in Waimānalo on a portion of TMK: (1) 4-1-008:002. Additional components include: space for boat parking, space for parking of commercial vehicles & heavy equipment, space for a marketplace, and programs to support Native Hawaiian small business owners.

#### PAST ACTIONS

- **2011** - A business park was proposed in the 2011 Waimānalo Regional Plan designed to include the development of the Community, Technology, Education and Employment Center (CTEEC) along with space for the business park with larger spaces (such as warehouses) and a parking area to accommodate space needed to support industrial/construction type businesses for homesteader's and residents' with commercial vehicles and heavy equipment.
- **2015** - WHHA completed construction of the CTEEC in 2015. The CTEEC is Phase IV of the WHHA's Ka Ho'olina Na Kūhiō Community Center.
- **2024**. WHHA is seeking funding for the planning, design and construction of future phases of their planned community development, including the Waimānalo Business Park.

#### COMMUNITY INPUT

In BC #3, it was discussed among attendees that the Waimānalo Business Park (Industrial/Technology) project included several components. The business park was planned to occupy a 30-acre space in addition to the CTEEC. The CTEEC project was completed, but the Business Park is still underway. This priority project is revisiting the Business Park with some additional components. The Business Park project idea was suggested in several breakout groups during BC#3. Here are the various project ideas proposed:

- 1) Create the Waimānalo Business Park with affordable options for Waimānalo beneficiaries.
- 2) Business Park for beneficiaries with individual economic opportunities.
- 3) Waimānalo Business Park to support beneficiary/native businesses by providing low-cost space (more affordable than other Waimānalo commercial).
- 4) Create a program for craft, small business vendors, with WHHA using rental fees to support programs for economic self-sufficiency.

Other discussions included a preference for DHHL lands designated for commercial or industrial uses be given to beneficiaries and Native Hawaiians. This would allow more access to these spaces to build capacity amongst DHHL beneficiaries and Native Hawaiians for entrepreneurship and growth of their businesses. This would also allow for more affordable access, as these lands should be made available at discounted rates for beneficiaries and Native Hawaiians.

As a part of refining the project idea list, these ideas were combined into the project as written, to encompass the previous priority project as well as the ideas expressed above. At BC#4, participants discussed the potential of siting the Kauhale Waimānalo and Waimānalo Business Park on the same parcel. This may be an option that is pursued by the project champion.

## OBJECTIVE

The objective of this priority project is to plan, design and construct a business park suitable for commercial or light industrial uses to provide affordable space for beneficiary and native Hawaiian businesses in Waimānalo on a portion of TMK: (1) 4-1-008:002. Additional components to this priority project include: space for boat parking, space for a marketplace, and programs to support Native Hawaiian small business owners. This space should provide affordable lease rents that are well below market rates to beneficiaries and Native Hawaiian-owned businesses.

## IMPLEMENTATION ACTION STEPS

- 1) **Right of Entry.** A right of entry for due diligence to the WHHA requires approval from the HHC.
- 2) **Funding.** WHHA secure funding for planning, design, permitting and construction of the Business Park.
- 3) **Site Plan & Compliance with Chapter 343, 6E and Article XII, Section VII of the State Constitution.** Prepare due diligence studies and get necessary approvals for the project including a site plan. HHC acceptance of a Final Environmental Assessment prepared in compliance with HRS Chapters 343 and 6E as well as completion of a Ka Pa ‘akai Framework Analysis in compliance with Article XII, Section VII of the State Constitution is required.
- 4) **Secure a Long-term Land Disposition.** HHC approval is required for a long-term land such as a license.
- 5) **Permitting and Entitlements.** Secure all necessary permits and approvals as determined in consultation with the appropriate government agencies.
- 6) **Site Preparation, Design and Construction.** Develop the site plan. Clear brush and implement Best Management Practices (BMPs) and mitigation measures as outlined in the Final EA during site preparation and construction.
- 7) **Operation & Maintenance.** Upon completion of construction, the site should be opened for operations and a budget should be created and maintained for on-going operation and maintenance of the site.

### 5. Allow extensions in perpetuity for homestead lots.

#### PROJECT DESCRIPTION

According to the Hawaiian Homes Commission Act (HHCA) of 1920, homestead leases have a 99-year term with an option to extend for an additional 100-years, a maximum lease term of 199-years. Following the completion of this 199-year term, there is currently no pathway articulated for DHHL lessees to maintain these homestead awards beyond this term period. This priority project urges DHHL and the HHC to explore potential pathways to allow the extension of homestead leases to lessees and their descendants via succession in perpetuity.

#### PAST ACTIONS

- N/A

#### COMMUNITY INPUT

At BC #3, attendees discussed the limits on homestead leases discussed that as these lands are leasehold, they would potentially be taken back by the Department and awarded to other applicants, even if the lessee or successors are eligible to maintain the award through succession. There was discussion of DHHL lands being changed to fee simple, and attendees agreed that this should never take place and that the lands should be maintained as leasehold lands. In order to make changes to the lease term, and amendment to the HHCA is required, and this must be approved by the US Congress. Discussion amongst participants also cautioned on the risk of proposing amendments to the HHCA. Potential amendments, once taken to Washington DC could be rewritten and influenced by those not sympathetic to the HHCA and could result in unintended consequences, including the repeal of the HHCA and dismantling of the HHC, DHHL and all of its land inventory. This project should begin with thorough research and clear understanding of all potential options and pathways, including risks to the existing homesteading program.

#### OBJECTIVE

Urge DHHL and the HHC to seek extension of homestead leases in perpetuity.

#### IMPLEMENTATION ACTION STEPS

- 1) Identify Potential Pathways to extend homestead leases.** DHHL staff should conduct initial research on potential options for extending homestead leases beyond the 199-year term limit.
- 2) Conduct Statewide beneficiary consultations.** DHHL staff should conduct beneficiary consultations statewide to gather input from beneficiaries on a preferred pathway.
- 3) HHC Approval.** Based on beneficiary input, HHC approval for pursuing an amendment to the HHCA is required.
- 4) Congressional Amendment to the HHCA.** The Amendment would need to be brought to the US Congress in Washington DC during session and a majority of congress is required to approve the amendment to the HHCA.

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