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MEETING NOTES

Department of Hawaiian Home Lands Hawai'i Island Plan Update Beneficiary Consultation, Round 2 Ka'ū – Nā'ālehu Community Center

MEETING DATE: April 8, 2025 6:00 pm – 8:00 pm

PRESENT:

Project Team:

- 1. Lillie Makaila, DHHL
- 2. Julie-Ann Cachola, DHHL
- 3. Kialoa Mossman, DHHL
- 4. Nathalie Razo, PBR HAWAII
- 5. Makena Bassett, PBR HAWAII

Beneficiaries / Community Members:

TOTAL ATTENDEES:	54
Total Beneficiaries:	24
Applicants:	18
Lessee:	3
Both:	3
Other:	18
No response:	12

ATTACHMENTS: A) PowerPoint Presentation, B) Proposed Land Use Designation Round 2 Maps, C) Fact Sheets, D) Comment Cards

1. Meeting Overview and Highlights

This meeting was the second of three rounds of meetings to discuss and receive feedback from DHHL beneficiaries on updated land designations for the Hawai'i Island Plan Update. The purpose of this meeting was to educate the beneficiaries on the current Hawai'i Island Plan and receive input on the proposed Land Use Designations for the Hawai'i Island Plan Update, which incorporated edits suggested by beneficiaries from Round One.

Tables were set up around the community center with copies of drafts of the Proposed Land Use Designation Maps for Round 2 (Attachment B) and Fact Sheets (Attachment C) for each tract. As the meeting attendees arrived, they were asked to sign in and were given comment cards (Attachment D) for attendee review and use during the rest of the meeting. The comment cards listed each tract of DHHL land and included space for beneficiaries to leave their input about the proposed land use designations. During signin, attendees were encouraged to visit the maps at each table prior to the start of the

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formal presentation. Sticky notes and markers were also provided for beneficiaries to leave comments on each map. Markers and scratch paper were provided for keiki to draw and color on while their guardians participated in the beneficiary meeting. The meeting opened with a pule by a Kaʻū community member.

Lillie Makaila of DHHL led the presentation (Attachment A) and the meeting. She began the presentation with a review of the meeting agenda, as well as the overview and approach for the Hawai'i Island Plan Update. She gave background information on the original Hawai'i Island Plan (2002) and the purpose/process of the Plan Update and introduced the timeline of the project. She supplemented the explanation of the timeline with a brief description of the data, research, and analysis that PBR HAWAII conducted to create the maps for this Island Plan Update. She also explained the difference between an Island Plan (which is land focused) and a Regional Plan (which is people focused). Lillie followed this with an emphasis on the importance of incorporation of beneficiary knowledge in the Plan Update and land use designation maps and gave a brief explanation of the updated Land Use Designations from the 2022 Department of Hawaiian Home Lands General Plan Update. The presentation included a brief description of each Land Use Designation, categorized by homesteading and non-homesteading uses. Lillie emphasized that a major role of the Island Plan Update is to redesignate lands previously identified as General Agriculture which was removed as a category in the 2022 Department of Hawaiian Home Lands General Plan Update. It was replaced by the Stewardship designation to signify the lands could be used for homestead in the future, but something is keeping them from being used as a homestead designation right now.

Lillie also discussed the process by which the DHHL Hawai'i Island Plan Update project team incorporated beneficiary comments from Round 1 into the Round 2 maps and emphasized the importance of beneficiary feedback in creating a plan that meets the needs of beneficiaries of the present and future. She asked the beneficiaries to share any and all feedback that they have for the proposed land use designations identified in these maps for the Round 2 Beneficiary Consultation so that comments and feedback can be incorporated into the draft plan and land use designations that will be presented during the Round 3 Beneficiary Consultation. Lillie shared methods of submitting comments during the comment period which include physical mail, email, phone call, and online comment form. Lillie reminded participants of the importance of beneficiary feedback, as their intimate knowledge with the 'āina provides an in-depth and personal perspective to the land, which geospatial analysis does not provide.

Following this, she went over each DHHL tract in Ka'ū and the 'Āina Mauna Legacy Lands. The presentation outlined the land use designations identified in the 2002 Hawai'i Island Plan¹, the

¹ Note: The 2002 Hawai'i Island Plan is the main source for identified land use designations; however, some tracts are more recent acquisitions or were subject to planning efforts more recently than 2002, such as the 2009 West Hawai'i Island Plan Update which accounted for the acquisition of lands in Kona, which increased DHHL's inventory of land in Hawai'i by 605 acres or the Āina Mauna Legacy Program. In such instances the most recent reference was utilized.

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Round 1 Proposed Land Use Designation Maps, and compared them to the proposed Land Use Designation Maps produced for Round 2. Lillie explained the reason for the proposed land use designations and whether they were changed from Round 1 or remained the same. Lillie spent extra time going over the changes and corrections made to the Round 2 maps based off the feedback received during Round 1(see below for a summary of these explanations). It was noted that the DHHL Kuleana designation is not included in the Round 2 maps for Kaʻū, as the designation in Round 1 faced strong opposition by the Kaʻū beneficiary community.

• Wailau:

- o Round 1 striped area is now designated as residential to reflect beneficiary feedback.
- o Special district added to account for environmental factors.

• Wai'ōhinu:

- o Round 1 striped area designated as subsistence agriculture for Round 2 to reflect beneficiary feedback.
- o Community use designation was added to reflect the ROE / Ka'ū Hawaiian Cultural Center that is planned.
- O The Wai'ōhinu map now includes the additional 369 acres designated as supplemental agriculture that is in the process being transferred to DHHL from DLNR, to reflect beneficiaries' request. The first round did not include these lands because although the lands were transferred from DLNR to DHHL, the title is yet to be transferred. Community comments from Round 1 requested that the lands be included and go through the designation despite the title being in the process of transfer. Until the title is transferred, DHHL will not be able to award leases on these homesteads.

• Kamā'oa Pu'u'eo:

- O Discussion of community concerns about the DHHL Kuleana designation. Lillie explained that in response to local feedback regarding land management practices in Ka'ū, the Round 2 maps no longer include any DHHL Kuleana designations in the moku (whereas Kamā'oa Pu'u'eo had this designation in Round 1); instead, the area has been designated as pastoral to reflect beneficiary feedback.
- o Special District in Kamā'oa Pu'u'eo was extended to border the coastline to account for sea level rise and coastal hazards, and critical habitats were marked.
- o Critical habitat is designated as conservation with bordering subsistence agriculture designation.
- 'Āina Mauna Legacy Lands—Humu'ula and Upper Pi'ihonua:
 - o Special District area designation was added to reflect the gorse located in the area.
 - o The remaining designations reflect the 'Āina Mauna Legacy Program Plan.

Lillie went through each tract in Ka'ū and the 'Āina Mauna lands before opening the floor for questions and comments. Beneficiaries could participate by raising their hands to provide oral comments and/or walk around the room to review the maps and leave comments on their comment cards, sticky notes, or discuss their input with the project team. Oral comments brought up during

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the question-and-answer period were recorded by PBR HAWAII and are summarized below. A more detailed account of beneficiary oral comments can be found in Section 5.

The meeting closed when the beneficiaries had no further comments or input to share with the project team. Beneficiaries were invited to share any additional feedback via comment card, email, online comment form, or paper mail during the forthcoming 30-day comment period, which they would be emailed by DHHL about with more information and instruction.

The following key topics were identified in oral comments:

- General frustration over lack of permitting and infrastructure.
- Concerns about access to South Point.
- Concerns about environmental degradation.
- Mixed interest in renewable energy opportunities.
- General frustration and desire for accountability for perceived mismanagement of land by DHHL.
- Interest in resources and designations that can be implemented in the Island Plan that would support the local Ka'ū community.

2. Comment Card Comments

a. We received 9 comment cards at the meeting from beneficiaries with comments regarding the proposed Land Use Designations.

3. Fact Sheet Comments

a. We received 0 comments on the Fact Sheets.

4. Large Map Sticky Note Comments

a. We received 60 Large Map comments and questions about land characteristics, map discrepancies, Land Use Designation suggestions, and expressed priority for projects.

5. Beneficiary Question and Answer Input

a. Q&A/Group Comment Period:

- 1. Asked how beneficiaries can be sure their comments are being considered. DHHL noted that their staff is actively taking notes on the discussion which will be included in an appendix documenting all community notes and comments for transparency. Additionally, the comment cards and sticky notes will be tracked and the comment period will be seeking comments via online comment form, email, phone, or mail.
- 2. Inquired about the Wai'ōhinu Homestead property and its intended use, noting the Hawaiian language school. DHHL confirmed it's designated for pastoral and community purposes, potentially including a school. Round 2 maps reflect one Right of Entry (ROE), but additional ROEs may need to be added/reflected in the maps for Round 3.

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- 3. Expressed concerns about water access and infrastructure. Several participants emphasized that planning cannot proceed without identifying water resources. They asked DHHL to prioritize water solutions, noting that county and state planning often delay implementation. DHHL staff agreed to include water planning options in the Draft Island Plan to promote accountability and transparency.
- 4. A concern was raised about access issues at South Point, specifically citing a locked gate managed by a private individual that limits ability to access coastline for fishing and other resources.
- 5. Asked about how to obtain a long-term land use disposition. DHHL staff explained that anything more than month to month access requires beneficiary consultation and support, submission of a Land Use Request (LUR) and/or Right of Entry (ROE) based on the use; and due diligence for building structure requirements such as environmental assessment or historical compliance. Dispositions may be granted to nonprofits or for-profit organizations for 25-35 years.
- 6. Asked where renewable energy revenue and electricity benefits would go and if they could be used for lower rates or free energy for beneficiaries. DHHL shared details about the Kalaoa PV program, which provides qualified beneficiaries with discounted monthly electric bills and generates revenue for DHHL. The Hilo biofuel combustion plant was cited as another example, which could generate annual community benefits depending on energy output (measured in megawatts).
- 7. Emphasized the desire for energy project benefits to remain within the community. Several participants argued that renewable energy revenues should be directed to the homestead community rather than DHHL's general fund. There is mixed community support for geothermal and wind projects. DHHL asked for additional community feedback to help shape the Island Plan Update.
- 8. There was a request for DHHL to talk about specific areas instead of broad general areas when they come to beneficiary consultations. Lillie reminded attendees that the Island Plan Update is focused on land use designations, while the Regional Plans focus on communities and people.
- 9. Voiced concern over vacant lots becoming hotspots for illegal activity and environmental hazards. Participants urged DHHL to take proactive steps to manage the land.
- 10. Suggested that the detention area could serve as a Special District use area due to its cultural significance.
- 11. Asked why the Wai'ōhinu acquisition was left out of previous drafts. DHHL acknowledged the omission and stated that community input influenced the decision to now include it despite the ongoing title transfer.
- 12. Inquired about changes to DHHL Kuleana land designations in the Kamā'oa-Pu'ueo area between Round 1 and Round 2. Lillie addressed community concerns regarding

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historical management challenges in that area and noted feedback from the 2023 commission meeting that some residents found concerning.

- 13. Expressed concerns about squatting at Pōhakuloa and emphasized the need to manage land appropriately.
- 14. Asked why project prioritization shifted from Wailau to Discovery Harbor. DHHL explained that while Wailau was a prior focus, Discovery Harbor likely became a priority due to the availability of existing infrastructure. However, the current Island Plan Update may help to re-prioritize based on new beneficiary input.
- 15. Inquired about DHHL's process when an 'ohana has an unbroken chain of title to land. Staff advised contacting the Hawaii Bureau of Conveyances (BOC) for more information.
- 16. Shared by beneficiaries that DHHL Kuleana designations from the 1980s have not worked due to lack of water access. One participant asked who they could speak to about resource management; Lillie offered to share contact names and send emails with the beneficiary copied.
- 17. Raised concern that DHHL previously sold land in the 1970s to a foreign national who had only recently become a U.S. citizen. Participants referenced mismanagement of 16,000-20,000 acres of DHHL land as the reason behind ongoing mitigation through land swaps with the State and Federal government.
- 18. Asked whether DHHL has considered establishing its own water source for the lands at Wai'ōhinu. DHHL staff responded that the regional plan process could be a good avenue for exploring resource development, using Kawaihae as an example.
- 19. Asked whether the Department has any plans to address erosion issues at South Point, noting that the ocean is being affected by increased dirt and sediment runoff. DHHL shared that while a resource management plan exists, implementation is a challenge. Participants were encouraged to advocate directly at Commission meetings and were directed to look for agenda item J.
- 20. Asked whether residential designations seen in the maps are finalized and when they would become available. DHHL stated that Island Plan goes to the Land Development Division (LMD) before it becomes available for awarding. Beneficiaries were asked to provide their input and express their preferences to help prioritize.
- 21. Hana Laulima Lāhui O Ka'ū shared their plan and pamphlet of their community-centered plan which began in 1994. The proposal includes a school, amphitheater, garden, and cultural center intended to sustain and perpetuate Hawaiian culture. The project is currently proposed for the Community Use area in Wai'ōhinu.

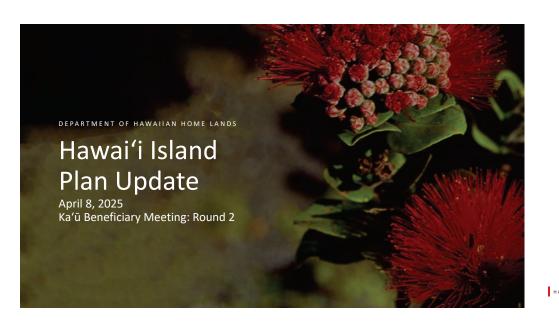
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This is our understanding of the topics discussed, and the conclusions reached. Please give PBR HAWAII written notification of any errors or omissions within seven calendar days. Otherwise, this report will be deemed an accurate record and directive.

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DEPARTMENT OF HAWAIIAN HOME LANDS
HAWAI'I ISLAND PLAN UPDATE
BENEFICIARY MEETING, ROUND 2
KA'Ū – NĀ'ĀLEHU COMMUNITY CENTER
APRIL 8, 2025
ATTACHMENTS TO SUMMARY

ATTACHMENT A: PowerPoint Presentation



Agenda

- Welina, pule, introductions
- Presentation:
 - Project Overview & Timeline
 - Background information
 - Land Inventory & Maps
- Q&A, Discussion, & Comments
- Closing & next steps

HAWAI'I ISLAND PLAN UPDATE DEPARTMENT OF HAWAIIAN HOME LANDS

Overview and Approach



Plan Purpose

To assess and recommend future uses for DHHL lands on Hawai'i Island



YEAR TIMEFAME

IDENTIFY

LAND USES



DETERMINE PRIORITIES



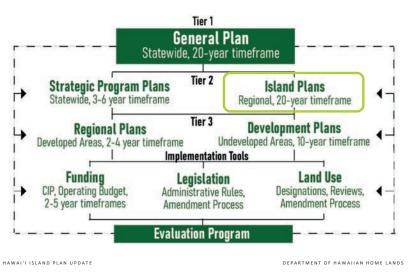
COORDINATION

HAWAI'I ISLAND PLAN UPDATE

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About the Hawai'i Island Plan (HIP) Update



Last HIP occurred in 2002

- Provided an evaluation and land use plan of DHHL lands to meet beneficiary needs based on various criteria
- 10 Designations included the intent/purpose, minimum lot sizes, and minimum infrastructure required for each land use designation
- Criteria: Slope, Soil, Water/Rainfall, Proximity to Infrastructure, Parcel Size, Proximity to Town Centers, Carrying Capacity



• 2022 DHHL General Plan Update

- Identifies new policies, land use designations, approach to land use designations, and associated criteria
- Designations for island plans updated to include 13 designations
 - New designations: DHHL Kuleana, Stewardship, Community Agriculture, Renewable Energy
- Added Criteria: + Climate Change and Hazards, Critical Habitats, Archaeological Sites, Flood risk, State and County Land Use Designations

HAWAI'I ISLAND PLAN UPDATE DEPARTMENT OF HAWAIIAN HOME LANDS

Project Schedule* 2024 2025 2026 EXISTING INFO / IDENTIFY CRITERIA **AUGUST** MARCH 2023 **REFINE LAND USE** DESIGNATIONS JULY SEPTEMBER **FEBRUARY** JULY BENEFICIARY ENGAGEMENT Mtg 3 SEPTEMBER AUGUST Mtg 1 Mtg 2 FINAL ANALYSIS & PLAN RECOMMENDATIONS We are here! MAY JANUARY *Subject to change HAWAI'I ISLAND PLAN UPDATE DEPARTMENT OF HAWAIIAN HOME LANDS

About the Process

Learn about current conditions

- · Develop full inventory of known DHHL lands on Hawai'i Island and current land use designations (including acquisitions and Development Plans since 2002)
- Consider environmental aspects and DHHL land use designation criteria

Build an understanding of the desired end goal AND identify land use designations

- Iterative process: Run analysis based on criteria discuss – refine options/priorities – discuss
- Incorporating beneficiary knowledge to review and refine preliminary land use analysis and designations

Final product is a guide for future development

 Consider uses, placement, and how uses may work together overall



HAWAI'I ISLAND PLAN UPDATE

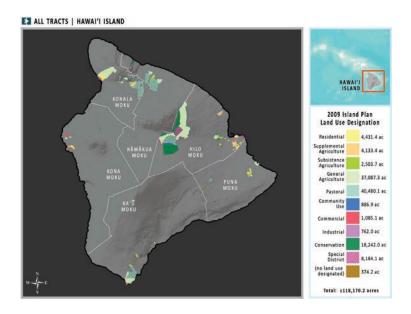
Incorporating Beneficiary Knowledge

- Three rounds of touchpoints with Beneficiaries four meetings each round by area (Hilo+Puna, Ka'ū, Kona, and Kohala+Hāmākua)
 - 1. Feedback on draft recommended land uses
 - 2. Feedback on refined land uses
 - 3. Feedback on final land use recommendations and plan
- Each round to be followed by a 30-day comment period with materials posted online
- Compilation of community comments and resulting changes to recommendations and plan will follow each comment period

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2022 General Plan Update Land Use Designations

Homestead Uses	Description
Residential	Residential lot subdivisions built to County standards in areas close to existing infrastructure. Subdistricts may be established for multi-generational and single family housing types.
Subsistence Agriculture	Small lot agriculture in areas close to existing infrastructure. Lifestyle areas intended to allow for home consumption of agricultural products.
Supplemental Agriculture	Large lot agriculture intended to provide opportunities for agricultural production for supplemental income and home use. Agricultural plan required.
Pastoral	Large lot agriculture specifically for pastoral uses. Ranch plan and fencing required.
DHHL Kuleana	Raw (without infrastructure) lots intended for "off-grid" subsistence lifestyles to allow for more choices as to how lessees wish to develop their lots. Must participate in maintenance of the right-of-way to the Kuleana Homestead tract.

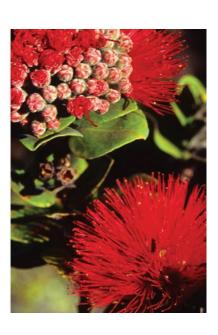
Non-Homestead Uses	Description
Community Use	Common areas for community uses and public facilities. Includes space for parks and recreation, cultural activities, community based economic development, utilities, and other public facilities and amenities.
Community Agriculture	Common areas used for the cultivation of fruits, vegetables, plants, flowers, or herbs by multiple users. The land must be served by a water supply sufficient to support the cultivation practices used on the site.
Commercial	Lands suitable for a concentration of commercial activities.
Industrial	Lands suitable for processing, construction, manufacturing, transportation, wholesale, warehousing, and other industrial activities.
Renewable Energy	Lands suitable for siting projects for the generation and transmission of renewable energy.
Stewardship	Land not currently used for homesteading. Allow uses that maintain or enhance the value and condition of the land to the benefit of beneficiaries and the Trust. May serve as an interim use until opportunities for higher and better uses become available.
Conservation	Environmentally sensitive areas. Lands with watersheds, endangered species, critical habitats, sensitive historic and cultural sites, other environmental factors. Very limited uses.
Special District	Areas requiring special attention because of unusual opportunities and/or constraints. Subdistricts include: hazard areas, open spaces/greenways, cultural resources.

Your Feedback

Your input will help refine proposed land uses

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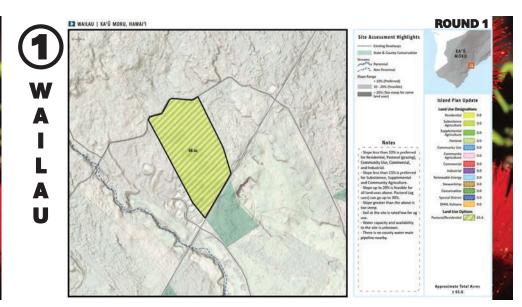
Concept Maps for your Consideration

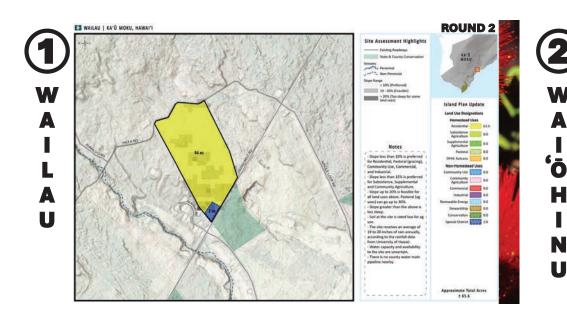
- First map is from the 2002 Hawai'i Island Plan
- Second map identifies the Round 1 Beneficiary
 Consultation proposed land use designations
 which generally add more residential
 opportunities
- Third map identifies modifications to proposed land use designations based on input and feedback to date

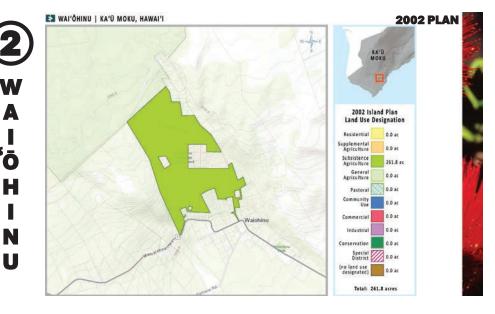
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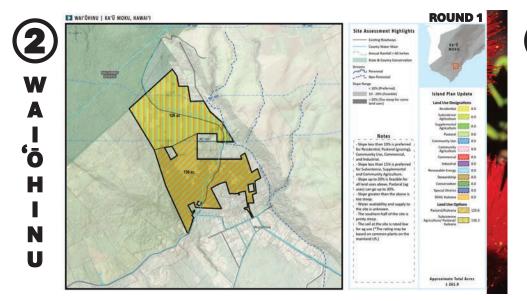
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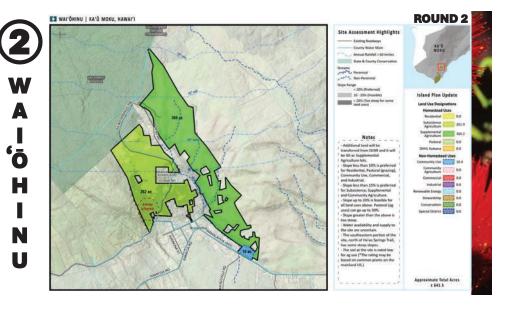


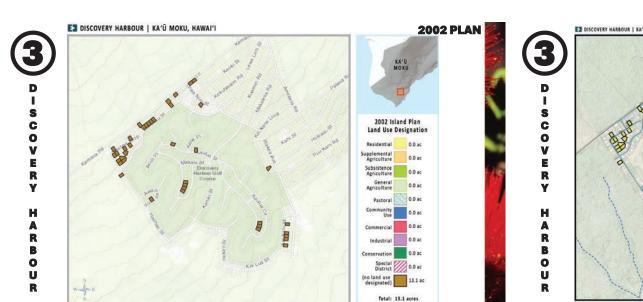


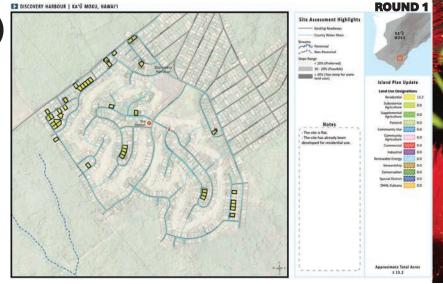


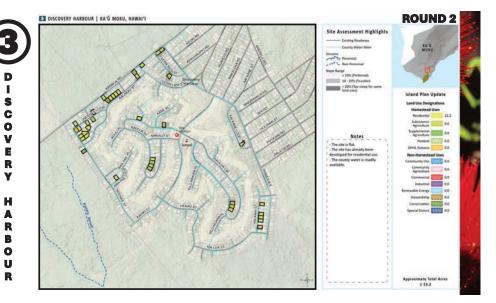




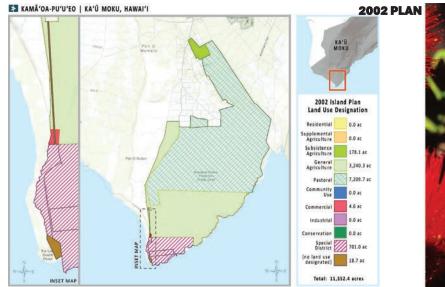


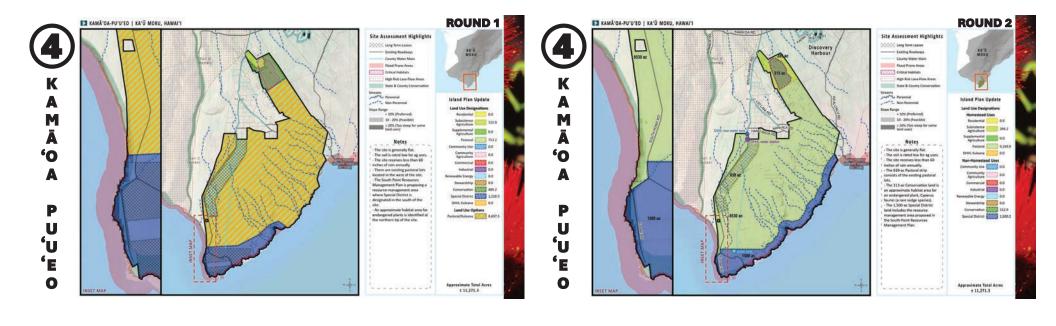


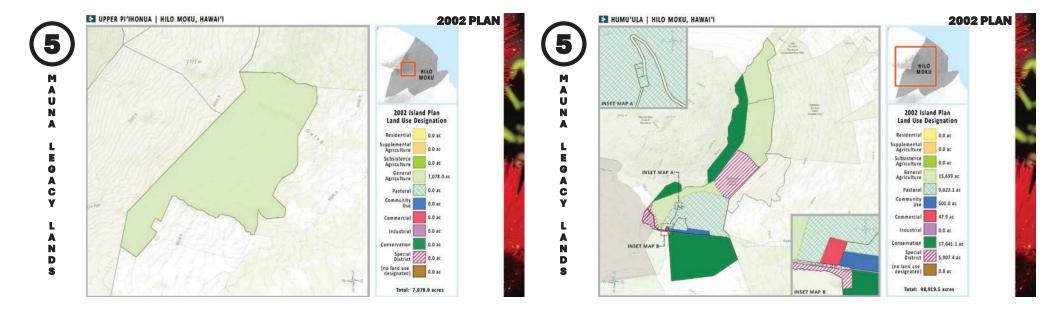


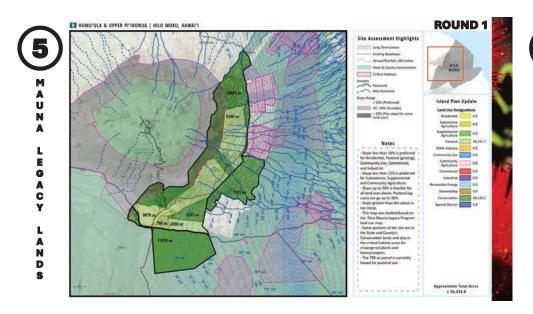


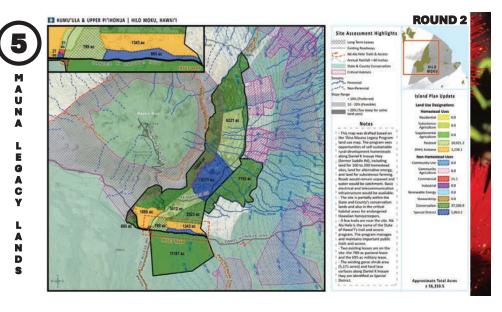












Next Steps







DEPARTMENT OF HAWAIIAN HOME LANDS

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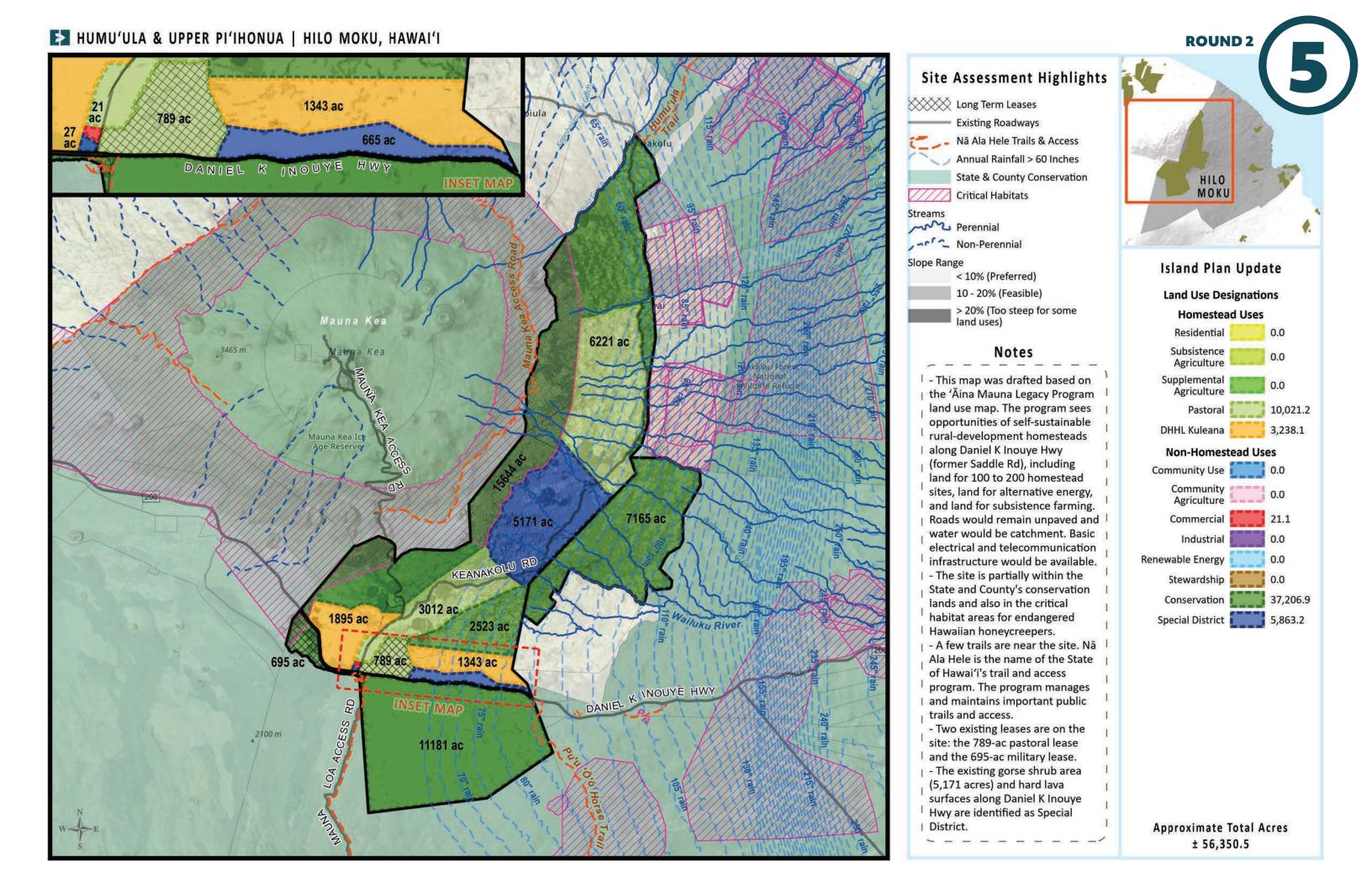
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APRIL 8, 2025
ATTACHMENTS TO SUMMARY

ATTACHMENT B: Land Use Designation Round 2 Maps

▶ WAILAU | KA'Ū MOKU, HAWAI'I **ROUND 2** Site Assessment Highlights **Existing Roadways** KA'Ū State & County Conservation MOKU Streams Perennial Non-Perennial Slope Range < 10% (Preferred) 10 - 20% (Feasible) > 20% (Too steep for some land uses) Island Plan Update **Land Use Designations Homestead Uses** Residential 63.6 Subsistence 0.0 Agriculture HILEA RD Supplemental 0.0 Agriculture Notes 0.0 Pastoral 64 ac - Slope less than 10% is preferred | DHHL Kuleana 0.0 for Residential, Pastoral (grazing), Non-Homestead Uses Community Use, Commercial, and Industrial. Community Use 0.0 - Slope less than 15% is preferred Community Agriculture 0.0 for Subsistence, Supplemental and Community Agriculture. Commercial 0.0 - Slope up to 20% is feasible for 0.0 Industrial all land uses above. Pastoral (ag Renewable Energy 0.0 uses) can go up to 30%. | - Slope greater than the above is Stewardship 0.0 too steep. Conservation 0.0 - Soil at the site is rated low for ag | Special District 2.0 - The site receives an average of 19 to 20 inches of rain annually, I according to the rainfall data from University of Hawaii. - Water capacity and availability to the site are uncertain. - There is no county water main pipeline nearby. Approximate Total Acres ± 65.6

▶ WAI'ŌHINU | KA'Ū MOKU, HAWAI'I **ROUND 2** (NATURE CONSERVANCY) Site Assessment Highlights **Existing Roadways** KA'Ū County Water Main MOKU Annual Rainfall > 60 Inches State & County Conservation Streams Perennial KAU FOREST RESERVE Non-Perennial Slope Range < 10% (Preferred) 70" rain Island Plan Update 10 - 20% (Feasible) > 20% (Too steep for some **Land Use Designations** land uses) **Homestead Uses** Residential 0.0 369 at Subsistence 261.9 Agriculture Supplemental 369.2 Agriculture Notes 0.0 **Pastoral** - Additional land will be DHHL Kuleana 0.0 transferred from DLNR and it will be 40-ac Supplemental **Non-Homestead Uses** Agriculture lots. Community Use 10.4 | - Slope less than 10% is preferred Community Agriculture 0.0 for Residential, Pastoral (grazing), KCHOLĀ RD Community Use, Commercial, Commercial 0.0 IO'ANA RD and Industrial. Industrial 0.0 - Slope less than 15% is preferred for Subsistence, Supplemental Renewable Energy 0.0 262 ac | and Community Agriculture. Stewardship 0.0 - Slope up to 20% is feasible for 0.0 steep Conservation all land uses above. Pastoral (ag uses) can go up to 30%. 0.0 Special District - Slope greater than the above is too steep. Waichinu Mānalaroa Hwy | - Water availability and supply to the site are uncertain. - The southeastern portion of the site, north of Ha'ao Springs Trail, has some steep slopes. - The soil at the site is rated low 10 ac I for ag use (*The rating may be | based on common plants on the mainland US.) KAMA'OA RD Approximate Total Acres ± 641.5

KAMĀ'OA-PU'U'EO | KA'Ū MOKU, HAWAI'I **ROUND 2** KAMA'OA RD Site Assessment Highlights Long Term Leases Discovery KA'Ū **Existing Roadways** Harbour MOKU 8530 ac **County Water Main** Pali O. Mamalu Flood Prone Areas Critical Habitats 313 ac High Risk Lava-Flow Areas State & County Conservation Streams Perennial Island Plan Update Non-Perennial **Land Use Designations** Slope Range < 10% (Preferred) **Homestead Uses** SOUTH POINT RD 10 - 20% (Feasible) Residential 0.0 > 20% (Too steep for some NANI ALA RO Subsistence HANU AKUA RI 289.2 land uses) DWS new water tank Agriculture Supplemental 0.0 Agriculture Notes 9,169.0 **Pastoral** - The site is generally flat. DHHL Kuleana 0.0 - The soil is rated low for ag uses. Pali 0 KAU FOREST RESERVE (KAMILO SECTION) - The site receives less than 60 **Non-Homestead Uses** Kulani I inches of rain annually. Community Use 0.0 | - The 639-ac Pastoral strip Community Agriculture 639 ac 0.0 consists of the existing pastoral Commercial 0.0 - The 313-ac Conservation land is Industrial 0.0 an approximate habitat area for an endangered plant, Cyperus Renewable Energy 0.0 | fauriei (a rare sedge species). Stewardship 0.0 - The 1,500-ac Special District 312.9 Conservation land includes the resource management area proposed in 8530 ac Special District 1,500.2 1500 ac the South Point Resources Management Plan. INSET MAP 1500 ac Approximate Total Acres **INSET MAP** ± 11,271.3



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BENEFICIARY MEETING, ROUND 2
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ATTACHMENT C: Fact Sheets



| WAILAU | Ka'ū Moku, Hawai'i |

2002 Hawai'i Island Plan



ACREAGE: +/- 65 acres

LAND USE +/-65ac Residential

DESIGNATION:

PROPOSED USE: Priority for planning and development in the

South Region.

Recommended for Residential Use.

TOPOGRAPHY/ELEVATION:

The elevation ranges from approximately 500 feet at the tract's eastern and southern boundaries up to approximately 1,000 feet at the tract's northern and western boundaries.

The parcel slopes up toward Mauna Loa from Māmalahoa Highway. Elevation ranges from 250 to 400 feet, with slope ranging from 10 to 15 percent.

ENVIRONMENTAL CONDITIONS

SOILS: The soil type in the entire tract is Pu'u'eo extremely cobbly medial silt

loam. The land classified 'D' (Poor) by the Land Study Bureau (LSB).

Soils are classified as unweathered bedrock.

GROUND COVER: Hawaiian Introduced Deciduous Shrubland, Hawaiian introduced perennial

grassland, Hawaii lowland Dry Shrubland, Hawaiian Induced Dry Forest

and some open spaces

Large trees provide shade and the landscape is covered by grass and

low shrubs.

CLIMATE/TEMP: Annual Air temperature throughout the tract is 73.2 Fahrenheit

The climate is dry and windy, with temperatures ranging from lows around

58°F in winter, and highs of 89°F in summer.

RAINFALL: The area is arid, with annual rainfall ranging between 30 and 40 inches.

WIND: The Wind Speed is approximately 4.8 mph throughout the tract.

Northeasterly trades consistently blow between 13 and 16 miles per hour

across the parcel.

SOLAR Solar radiation is approximately 4.2 kWh/m2/day all around the tract RADIATION:

HUMIDITY: Annual relative humidity ranges from approximately 72.3% to 73.9%.

STREAMS/ There is no river inside the tract, however Nīnole River runs in the eastern WETLANDS: adjacency of the tract which forms Freshwater Forested/Shrub Wetland

and Freshwater Emergent Wetland.

FLORA/FAUNA: The tract is not classified as critical habitat.

FLOOD ZONE: The tract is designated as X: Outside 0.2%-Annual-Chance Floodplain un-

der the Flood Insurance Rate Map.

SEA LEVEL RISE: The tract is not projected to be affected by sea level rise.

VOLCANO HAZARD: the tract is designated as 3 on the Volcano Hazard Zone map

This tract is not affected by tsunami evacuation zones. **EVACUATION ZONE:**

TSUNAMI

PUBLIC SERVICES

ELECTRICITY: Punalu'u substation is adjacent to the property on the southwest edge.

PROXIMITY TO AIRPORT

FIRE/POLICE:

RESIDENTIAL:



| WAI'ŌHINU | Kaʻū Moku, Hawaiʻi |

2002 Hawai'i Island Plan



ACREAGE: +/- 262 acres

LAND USE +/-261.8ac Subsistence Agriculture

DESIGNATION:

PROPOSED USE: Recommended for Homestead Subsistence

Agriculture Use

ENVIRONMENTAL CONDITIONS

TOPOGRAPHY/ **ELEVATION:**

The elevation ranges from approximately 2,000 feet at the tract's southern portion up to approximately 2,500 feet at the tract's northern and area. The elevation ranges from between 1,200 and 2,100 feet. Steep slopes ranging between five and 25 percent constrain development.

SOILS: The soil type all over the tract is Hīlea hydrous silty clay loam.

The tract's land classified 'D' (Poor) and 'E' (Very Poor) by the Land Study

Bureau (LSB).

Soils are classified as unweathered bedrock.

GROUND COVER: Hawaiian introduced perennial grassland in southern edges

> Hawaii Lowland Mesic Forest in the central areas Hawaii Lowland Rainforest in the northern portion.

CLIMATE/TEMP: Average temperatures in the area range between approximately 66.5°F in

the north and 70°F in the south

The climate is cool and humid in winter, and warm in summer.

RAINFALL: Rainfall is between 40 and 50 inches annually.

WIND: The Wind Speed is approximately 5.3 mph in the southeastern edges up to

6.6 mph in the northern portion.

SOLAR RADIATION: Solar radiation is approximately 4.2 kWh/m2/day all around the tract.

HUMIDITY: Annual relative humidity ranges from approximately 82% to 85%.

STREAMS/ WETLANDS: Wai'ōhinu River runs along the tract's eastern border.

FLORA/FAUNA: The tract is not designated as a critical habitat.

FLOOD ZONE: The tract is designated as X: Outside 0.2%-Annual-Chance Floodplain under the Flood Insurance Rate Map.

SEA LEVEL RISE: The tract is not projected to be affected by sea level rise.

VOLCANO HAZARD: Most of the tract is designated as 6 on the Volcano Hazard Zone map. A

small area in the north of the tract is designated as 3.

The Tract is within Volcano Hazard Zones

TSUNAMI EVACUATION ZONE:

This tract is not affected by tsunami evacuation zones.

PUBLIC SERVICES

SCHOOLS: (2.3 mi SE) Nā'ālehu Elementary School

MEDICAL FACILITIES:

ELECTRICITY:

PARKS/REC:



| DISCOVERY HARBOUR | Ka'ū Moku, Hawai'i |



ACREAGE: 13.2 Acres

LAND USE

DESIGNATION: Residential: +/-13.2 ac

PROPOSED Recommended for Residential use

USE:

NOTES: Site is flat

The site has already been developed for residential

use

ENVIRONMENTAL CONDITIONS

TOPOGRAPHY/ The tract is located in Na'alehu, the southern portion of Hawaii **ELEVATION:** island, in a community with the same name. The tract has elevation

changes ranging between 1,500 to 2,000 feet above sea level.

SOILS: There are four primary soil types within the tract.

Primary soil type for the tract is Keaa cobbly medial loan, 2 to 10% slopes, while secondary soil types include Kapulehu very cobbly

medial silt loam, 10 to 20%, and 2 to 10%.

GROUND COVER: Hawai'i introduce decidious shrubland

CLIMATE/TEMP: Low 70 degrees fahrenheit High: 85 degrees fahrenheit

Annual Average: 77 degrees fahrenheit

RAINFALL: Average annual precipitation for this tract is approximately 0.8

inches, with the wettest month being in August.

WIND: 4.5 - 5.0 m/s

SOLAR

RADIATION: 190-205 Wm-2

HUMIDITY: 70 - 75%

STREAMS/ The Kawela stream is located west of the site, approximately 0.1

WETLANDS: miles from the western edge of the tract.

FLORA/FAUNA: Cyperus faurei is the nearest critical habitat located within the

Kamaōʻa – Puʻuʻeo tract approximately 2 miles south west from

discovery harbour.

FLOOD ZONE: X - Outside 0.2% Annual Chance floodplain.

TSUNAMI

Tract is not classified within a tsunami evacuation hazard area. **EVACUATION ZONE:**

> **VOLCANO** 22 parcels within the tract fall within lava zone 3 while 18 parcels **HAZARD:** fall within lava zone 6.

Lava Zone 3: Areas less hazardous than zone 2 because of greater distance from recently active vents and/or because of topography. 1 to 5% of zone 3 has been covered since 1800, and 15 - 75% has been

covered within the past 750 years

Lava Zone 6: Two areas on Mauna Loa, both protected by topogra-

SEA LEVEL RISE: Tract is approximately 4.25 miles from the coast line which makes

the tract not within sea level rise exposure or vulnerability area.

PUBLIC SERVICES

ACCESS/ROADS: Kamaoa Rd. is the main access road to get to the tract.

RESIDENTIAL: There are 40 DHHL properties on this tract within an already

SCHOOLS: (~>0.1 mi; on-site) K'u Learning Academy (~4.25 mi east) Nā'ālehu Elementary School (~16 mi NE) Kā'u High School

SEWER/ (~10.75 NE) Punalu'u Water and Sanitation Corporations

WASTEWATER: (~16.75 mi NW) Buderim Macademias of Hawaii Process wa-

ELECTRICITY: (~2 mi NW) South Point

FACILITIES: hospital located approximately 16.25 miles northeast.

FIRE/POLICE: (~>0.1 mi; on-site) Discovery Harbour Volunteer Fire

AIRPORT: (~59 mi NE) Kona International at Keahole Airport



| KAMĀ'OA-PU'U'EO | Ka'ū Moku, Hawai'i |

2002 Hawai'i Island Plan



ACREAGE: +/- 11,031 acres

LAND USE +/-178.1ac Subsistence Agriculture **DESIGNATION:** +/-3,240.3ac General Agriculture

+/-7,209.7ac Pastoral +/-4.6ac Commercial

+/-701ac Special District

+/-18.7ac No land use designation

PROPOSED USE: Recommended for Homestead Pastoral,

General Agriculture, and Special District

ENVIRONMENTAL CONDITIONS

TOPOGRAPHY/ **ELEVATION:** The elevation ranges from approximately 500 feet at the tract's southern boundaries up to approximately 1,500 feet at the tract's edges. The tract ranges in elevation from approximately sea level to 750 feet,

SOILS:

Soil types within the tract vary due to the size of the parcel. Pakini medial very fine sandy loam and Ka'alu'alu cobbly medial loamy sand can be found throughout the area. The tract's land fringes are classified 'D' (Poor)

and 'E' (Very Poor) by the Land Study Bureau (LSB). Some portions of the parcel classified as 'Other ALISH' by the Agricultural

with slopes averaging approximately two to three percent.

Lands of Importance to the State of Hawai'i (ALISH). Soils are classified as Fragmental Material with some Unweathered

Bedrock.

GROUND COVER:

Ground cover for the area consists mainly of Hawaiian Introduced Perennial Grassland. In the eastern portion, land is covered with Hawaiian

Induced Deciduous Shrublands.

Vegetation generally consists of low, dry grasses

CLIMATE/TEMP:

Average temperatures in the area range between approximately 70°F in

the north and 75°F in the south,

The area is very dry.

Annual temperatures range from 75 to 90 degrees Fahrenheit.

RAINFALL:

Annual rainfall across the nearly 5.5-mile-long site ranges from 20 to 30

inches.

WIND: The Wind Speed is approximately 8.5 mph in the western edges up to 13.5

mph in the southern shoreline.

The prevailing wind pattern is from the east-northeast and is very strong

and consistent.

SOLAR

Solar radiation ranges from approximately 5.6 kWh/m2/day in the

RADIATION:

southern edges to 4.9 kWh/m2/day in the northern areas.

Annual relative humidity ranges from approximately 70.3% in the south to 81.9% in the north.

HUMIDITY: STREAMS/

Ka'alu'alu river, Paea River, Pulehua river, Awawaloa river, kalaeohoaiku

WETLANDS:

river, and Papakōlea river are some of the rivers that run through the

tract.

FLORA/FAUNA:

The tract is not designated as a critical habitat.

FLOOD ZONE:

The tract is designated as X: Outside 0.2%-Annual-Chance Floodplain under the Flood Insurance Rate Map. Only the southern edges are desig-

nated as VE: 1%-Annual-Chance Coastal Flood, with BFE.

SEA LEVEL RISE:

The shoreline in the south and southeast and southwest will be affected

by SLR

VOLCANO HAZARD:

Most of the tract is designated as 6 on the Volcano Hazard Zone map with a small area in the north of the tract is designated as 3.

Zone 6: Two areas on Mauna Loa which are both protexted by topography. Zone 3: Area is less hazardous than zone 2 because of greater distance from recently active vents or because of topography. 1-5% of zone 3 has been covered since 1800s, and less than 15% within the past 750 years.

TSUNAMI EVACUATION ZONE:

The Tract is outside of the Tsunami Evacuation Zone.

PUBLIC SERVICES

MEDICAL FACILITIES: (~18 mi NE) Kā'u Hospital

ELECTRICITY:

SEWER/WASTEWATER: The nearest Wastewater Treatment Plant is located

PROXIMITY TO AIRPORT

FIRE/POLICE:



HUMU'ULA & UPPER PI'IHONUA

Hilo Moku, Hawai'i



ACREAGE: +/-48,919.5acres (+/-32,475ac - 2002 HIP)

LAND USE +/-15,699ac General Agriculture **DESIGNATION:** +/-9,023.1ac Pastoral

+/-601ac Community Use +/-47.9ac Commercial +/-17,641.1ac Conservation

+/-5,907.4ac Special District PROPOSED USE: Recommended for Homestead Pastoral, General Agriculture/Pastoral, Commercial, Conservation, and Special District Uses

FLORA/FAUNA:

The northern and western portions of the tract near Mauna Kea are designated as critical habitats for the critically endangered Palila (Hawaiian honeycreeper), which can only be found on the slopes of Mauna Kea. Downstream of the tract to the east and southeast are critical habitats for 'Oha wai, Kiponapona, Haha, 'aku'aku, Maunaloa silversword, Ha'iwale, and the Hawaiian picture wing fly.

The property harbors several rare and endangered species such as the Hawaiian Hawk (I'o), Hawaiian Duck (Koloa), Hawaiian Goose (Nënë), and native honeycreeper species (Mamane and Palila). Koa trees are also present.

SEA LEVEL RISE:

The tract is not projected to be affected by sea level rise.

VOLCANO HAZARD:

In Upper Pi'ihonua, most of the tract is designated 8 on the Volcano Hazard Zone map with a southwest portion of the tract designated 7, which are among the lowest tiers for volcano hazard.Humuʻula is designated as 3 on the Volcano Hazard Zone map.

TSUNAMI EVACUATION ZONE:

This tract is not affected by tsunami evacuation zones.

ENVIRONMENTAL CONDITIONS

TOPOGRAPHY/ **ELEVATION:**

The tract is located at a high elevation near the peak of Mauna Kea. The elevation ranges from approximately 5,000 feet at the tract's eastern and southern boundaries up to approximately 9,500 feet at the tract's northern and western boundaries toward the peak of Mauna Kea.

This is high country, with elevations varying from approximately 5,800 feet at the southeast end of the property to 9,500 feet at the west boundary. Slopes in both parcels range from 10 to 15 percent.

SOILS:

Soil types within the tract vary and include Pu'u O'o silty clay loam for most of the eastern portion of the tract. Other soil types include Pu'u O'o rock outcrop and various Laumaia silt loams and toward the western portions of the tract. Huikau ashy sandy loam and various lava flow complexes are present at the southern end of the area as well as at the western edge of the northern portion of the tract. The soil within the tract is could potentially be suitable for agriculture, with most of the land classified as 'Other ALISH' by the Agricultural Lands of Importance to the State of Hawai'i (ALISH) and some of the lands on the eastern fringes classified 'C' (Fair) by the Land Study Bureau (LSB).

GROUND COVER:

Ground cover for the area consists mainly of Hawaiian Introduced Shrublands with some subalpine forest and woodland.

Vegetation in the area is mostly shrubs and gorse. If the gorse continues to grow and cover the land, it could disturb the ecological balance and the growth of other plants, resulting in loss of productive use of the area.

CLIMATE/TEMP:

Average temperatures in the area range between approximately 46°F and 56°F, with colder temperatures in the winter months and higher elevations and higher temperatures in the summer months and lower elevations.

RAINFALL:

Average low temperatures range from 58°F at 5,000 feet to 45°F at 9,000 feet. Average annual rainfall varies from 120 inches in the lower elevations to 40 inches in the upper elevations. The land above 7,000 feet elevations is very dry most of the year due to high evaporation rates.

WIND:

Wind speeds and direction for the tract vary highly, with minimum wind speeds of about 2.5 mph in the eastern and lower-altitude portions of the tract and maximum wind speeds of about 10 mph at the southwestern end of the tract. Wind speeds tend to be higher with higher elevations. Nighttime and early morning $\overset{\cdot}{\text{winds}}$ originate east of the tract and move offshore as well as westward through the tract and around the peak of Mauna Kea. Daytime winds mainly take the shape of tradewinds, coming from offshore to the east and moving westward/mauka.

SOLAR RADIATION:

Solar radiation ranges from approximately 6.5 kWh/m2/day to approximately 4.5 kWh/m2/day, with more solar radiation in the western and mauka areas of the tract. Solar radiation reaches as low as 3.7 kWh/m2/day during the winter months.

HUMIDITY:

Relative humidity ranges from approximately 58% to 81%, with humidity tending to be higher during the midday hours and lower during night to early morning. Relative humidity is lower at higher elevations and higher in lower elevations of the tract.

STREAMS/ WETLANDS: Multiple tributaries of Wailuku River run through the tract, originating towards the peak of Mauna Kea. Tributaries of Umauma, Kolekole, and Kapue Streams originate within the tract and run west to east (mauka to makai). Ka'ula Gulch originates near Mauna Kea Peak and runs along the northern end of the tract, constituting its northern boundary. There are multiple Freshwater Ponds throughout the tract as well as Riverine wetlands along all stream corridors.

FLOOD ZONE:

Most of the tract is designated as 'X' under the Flood Insurance Rate Map, which is subject to a less than 0.2% chance of annual flood risk and is considered low- to moderate- risk. Portions of the tract at its southern end and southwest are designated as 'D,' or unstudied.

PUBLIC SERVICES

SEWER/WASTEWATER: (~10 miles SE) Kulani Correctional Facility Wastewater Treatment

PROXIMITY TO AIRPORT: (~18 mi east) Hilo International Airport

MEDICAL FACILITIES: (~15 mi east) Hilo Medical Center

ELECTRICITY: There are two substations north/northwest of the tract

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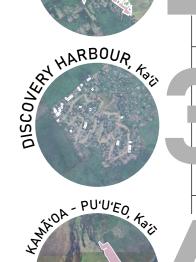
ATTACHMENT D: Comment Cards

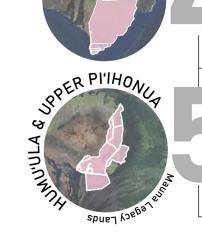


Comments:









WAILAU

WAI'ŌHINU

DISCOVERY HARBOUR

KAMĀ'OA-PU'U'EO

HUMU'ULA + UPPER PI'IHONUA