



KIMI MIKAMI YUEN, LEED® AP BD+C
President / Chairperson

VINCENT SHIGEKUNI
Executive Vice-President / Principal

GRANT T. MURAKAMI, AICP, LEED® AP BD+C
Executive Vice-President / Principal

CATIE CULLISON, AICP
Senior Vice-President / Principal

TOM SCHNELL, AICP
Vice-President / Principal

MARC SHIMATSU, PLA, ASLA
Principal

RAYMOND T. HIGA, PLA, ASLA
Associate Principal

DACHENG DONG, LEED® AP
Associate Principal

NATHALIE RAZO
Associate Principal

ANN MIKIKO BOUSLOG, PhD
Director of Land Economics & Real Estate

RAMSAY R. M. TAUM
Cultural Sustainability Planner

ETSUYO KILA
Senior Associate

GREG NAKAI
Senior Associate

BRADLEY FURUYA, AICP
Associate

C.R. 'IMIPONO WICHMAN
Associate

THERESA DEAN
Associate

R. STAN DUNCAN, PLA, ASLA
Chairman Emeritus

RUSSELL Y. J. CHUNG, PLA, FASLA
Principal Emeritus

THOMAS S. WITTEN, FASLA
Principal Emeritus

W. FRANK BRANDT, FASLA
Founding Partner

1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

printed on recycled paper

MEETING NOTES

Department of Hawaiian Home Lands
Hawai'i Island Plan Update
Beneficiary Consultation, Round 2
Kona – West Hawai'i Civic Center

MEETING DATE: April 9, 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:	27
Total Beneficiaries:	18
Applicants:	11
Lessee:	4
Both:	3
Other:	3
No response:	6

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.

The Proposed Land Use Designation Maps for Round 2 (Attachment B) and Fact Sheets (Attachment C) for each tract were posted along the wall of the West Hawai'i Civic Center. 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 sign in, attendees were encouraged to visit the maps along the wall prior to the start of the

MEETING NOTES

SUBJECT: Department of Hawaiian Home Lands Hawai'i Island Plan Update
Beneficiary Consultation, Round 2
Kona – West Hawai'i Civic Center
April 9, 2025
Page 2

formal presentation. Sticky notes and markers were also provided for beneficiaries to leave comments on each map. The meeting opened with a pule by a 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 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 also shared that the Draft Plan will discuss water, especially in areas like Kona where infrastructure and water access is a prominent issue that needs to be addressed. 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. Lillie also asked beneficiaries to share which tracts and/or projects they prefer, as their feedback can be included in the Island Plan to help identify priorities to the Department. Lillie shared methods for submitting comments including physical mail, email, phone call, and online comment form in addition to the comment card at the meeting.

Following this, she went over each DHHL tract in Kona and the 'Āina Mauna Legacy Lands. The presentation outlined the land use designations identified in the 2009 West Hawai'i Plan Update¹,

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 or the Āina Mauna Legacy Program. In such instances the most recent reference was utilized.

MEETING NOTES

SUBJECT: Department of Hawaiian Home Lands Hawai‘i Island Plan Update

Beneficiary Consultation, Round 2

Kona – West Hawai‘i Civic Center

April 9, 2025

Page 3

the 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. She also explained the benefits and possible opportunities of each designation. Lillie highlighted the ongoing discussions about renewable energy projects and designations and welcomed feedback from the group. She also mentioned that the maps have been made available on the DHHL website as a resource for beneficiaries. Lillie also explained that the DHHL Kuleana land use designation is only proposed in areas where it was expressed by beneficiaries as an interest for their community, as there is controversy and concern regarding land management practices. She 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).

- Keahuolū:
 - Round striped area (2 acres) was switched to community use to reflect beneficiary input.
- Honokōhau:
 - Round 1 striped area was switched entirely to commercial designation due to beneficiary support input and pushback against renewable energy and industrial designations.
- Kealakehe:
 - Residential designated areas were increased and conservation designated lands were refined due to ongoing biological survey process.
 - Village 10 was added to the map at the request of beneficiaries and designated as Stewardship due to environmental complications and ongoing biological studies.
- Kalaoa:
 - Round 1 200-acre striped area switched to industrial designation due to beneficiary feedback regarding renewable energy.
- ‘Āina Mauna Legacy Lands—Humu‘ula and Upper Pi‘ihonua:
 - Special district area designation was added to reflect the gorse located in the area.
 - The remaining designations reflect the ‘Āina Mauna Legacy Program Plan.

Lillie went through each tract in Kona 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 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.

MEETING NOTES

SUBJECT: Department of Hawaiian Home Lands Hawai'i Island Plan Update

Beneficiary Consultation, Round 2

Kona – West Hawai'i Civic Center

April 9, 2025

Page 4

The following key topics were identified in oral comments:

- Strong need and desire for more investment in infrastructure and water.
- Issues with rent-to-own programs and the lot awarding process / timeline and questions about the lot awarding process for 99-year leases.
- Want more transparency and communication with legislative and financial questions about lot awards.
- Frustration with the complications and long processes of projects.

2. Comment Card Comments

- a. We received 2 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 2 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. Participants emphasized the high costs of infrastructure development, with an estimated \$600 million needed. They voiced strong support for Bill 606, which would help fund infrastructure needs. Discussion included disappointment over earlier bills that had conditions attached and a desire for more visible internal support from DHHL leadership at the state level.
2. There was a question about Rent-to-Own programs and remarks about issues with the program in La'i 'Ōpua. There were questions about if there are differences between "Rent-to-Own" and "Rent with Option to Purchase." Ho'olimalima in Kapolei was referenced as a model, but it was shared by beneficiaries that leases are different than those in La'i 'Ōpua and are not as beneficial.
3. Several participants suggested that legislative liaisons, including council members and senators, should be invited to meetings. Participants noted that it is critical for the council to understand the challenges beneficiaries are facing, especially with regards to availability and cost since those and the processes vary between locations like Kona and Hilo.
4. There was a comment about the long waitlist and the length of time it has taken to award leases and the allotment of future lots. Questions also surfaced about financial timelines for leaseholders, including the two-to-three-year window from prequalification to lot awards. Lillie noted that once a paper lease is offered it gives beneficiaries time to organize finances before lot selection.

MEETING NOTES

SUBJECT: Department of Hawaiian Home Lands Hawai'i Island Plan Update

Beneficiary Consultation, Round 2

Kona – West Hawai'i Civic Center

April 9, 2025

Page 5

5. Lillie shared that DHHL Land Development Division (LDD) has awarded 1,600 lots in 2025 and has a goal total of 6,000 lots over the next five years. Lillie also noted that Item E1 in the DHHL Commission agendas includes information on projected awards. These projections are part of the planning efforts led by DHHL leadership, though the numbers do not account for rent-to-purchase options.
6. Issues regarding waitlist inheritance were raised, with participants expressing concern about lack of transparency and easily accessible information on the processes.
7. Question about Right of Entry (ROE) for a park in Lai 'Ōpua, but it was clarified that ROEs cannot be issued without water credits. Lillie mentioned that the water credit issue is being researched and worked on within the Department.

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.

DEPARTMENT OF HAWAIIAN HOME LANDS
HAWAI'I ISLAND PLAN UPDATE
BENEFICIARY MEETING, ROUND 2
KONA – WEST HAWAI'I CIVIC CENTER
APRIL 9, 2025
ATTACHMENTS TO SUMMARY

ATTACHMENT A:
PowerPoint Presentation

DEPARTMENT OF HAWAIIAN HOME LANDS

Hawai'i Island Plan Update

April 9, 2025
Kona Beneficiary Meeting: Round 2

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

20

YEAR TIMEFRAME



IDENTIFY
LAND USES



DETERMINE
PRIORITIES



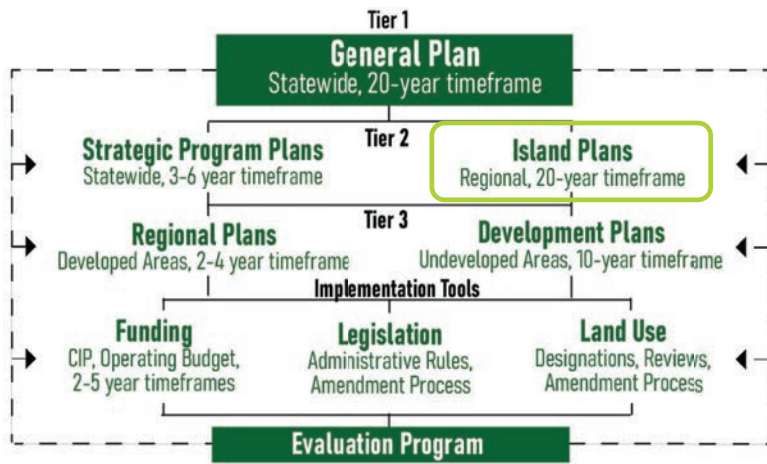
COORDINATION

HAWAI'I ISLAND PLAN UPDATE

DEPARTMENT OF HAWAIIAN HOME LANDS

HAWAI'I ISLAND PLAN UPDATE

DEPARTMENT OF HAWAIIAN HOME LANDS



About the Hawai'i Island Plan (HIP) Update



• Last HIP occurred in 2002

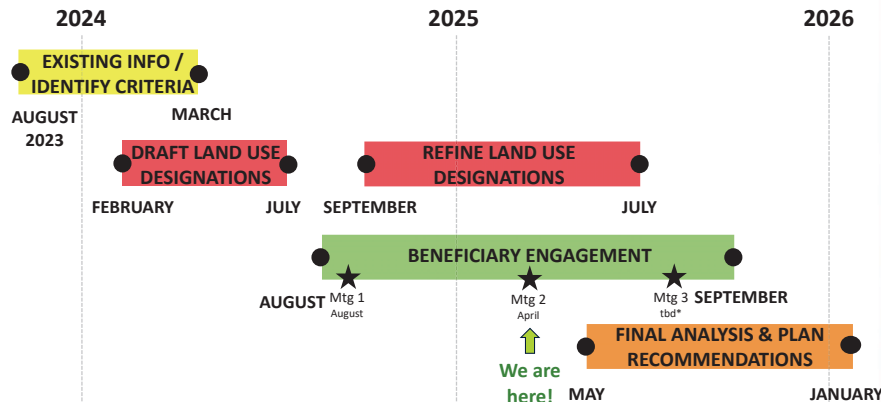
- Provided an evaluation and land use plan of DHHL lands to meet beneficiary needs based on various criteria
- 10 Designations included the intent/purpose, minimum lot sizes, and minimum infrastructure required for each land use designation
- Criteria: Slope, Soil, Water/Rainfall, Proximity to Infrastructure,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

Project Schedule*



About the Process

Learn about current conditions

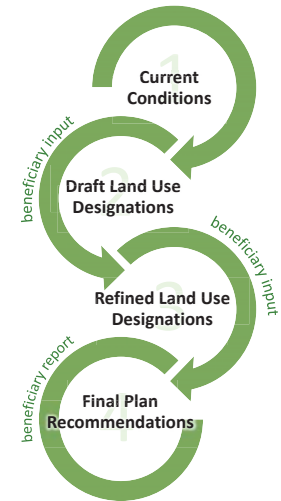
- Develop full inventory of known DHHL lands on Hawai'i Island and current land use designations (including acquisitions and Development Plans since 2002)
- Consider environmental aspects and DHHL land use designation criteria

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

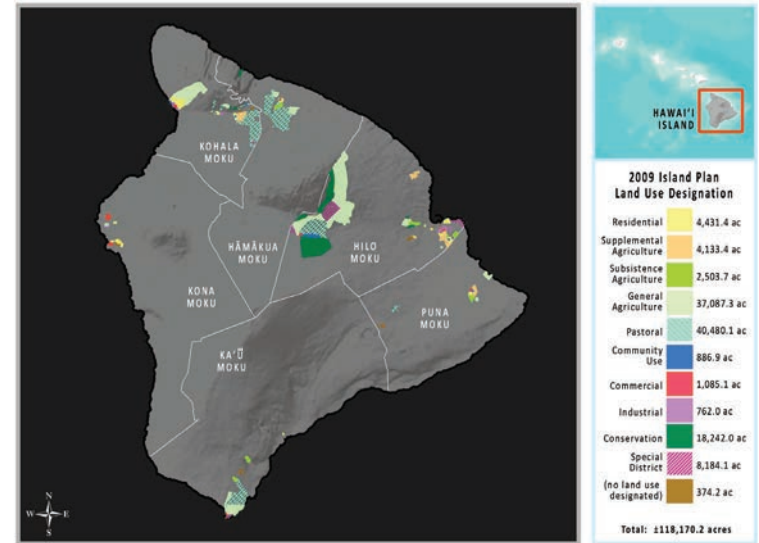
- Consider uses, placement, and how uses may work together overall



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

ALL TRACTS | HAWAII ISLAND



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



Concept Maps for your Consideration

- ① **First map** is from the 2002 Hawai'i Island Plan
- ② **Second map** identifies the Round 1 Beneficiary Consultation proposed land use designations which generally add more residential opportunities
- ③ **Third map** identifies modifications to proposed land use designations based on input and feedback to date

HAWAII ISLAND PLAN UPDATE

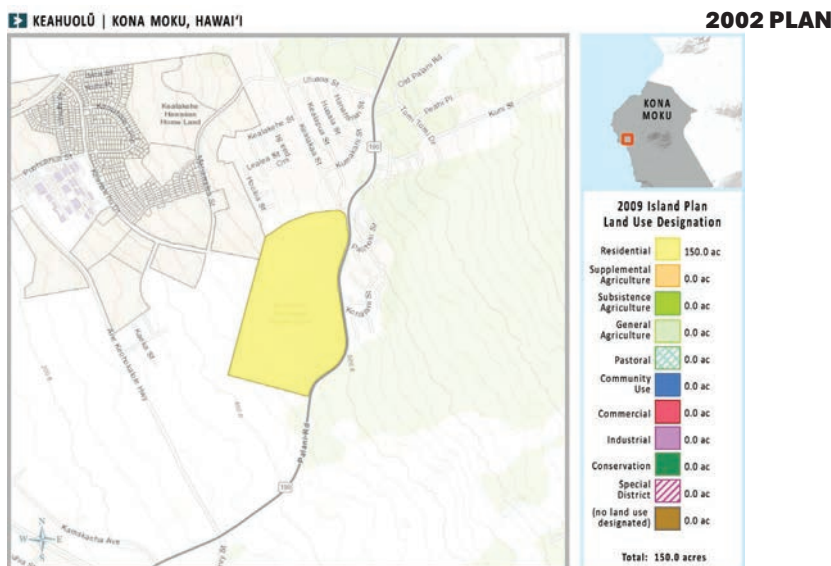
DEPARTMENT OF HAWAIIAN HOME LANDS

HAWAII ISLAND PLAN UPDATE

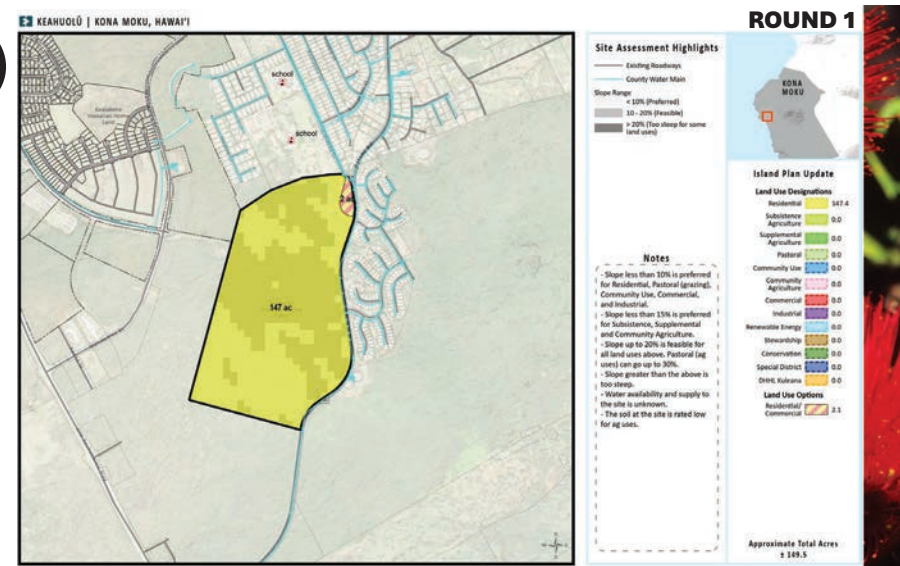
DEPARTMENT OF HAWAIIAN HOME LANDS



①
K
E
A
H
U
O
L
U

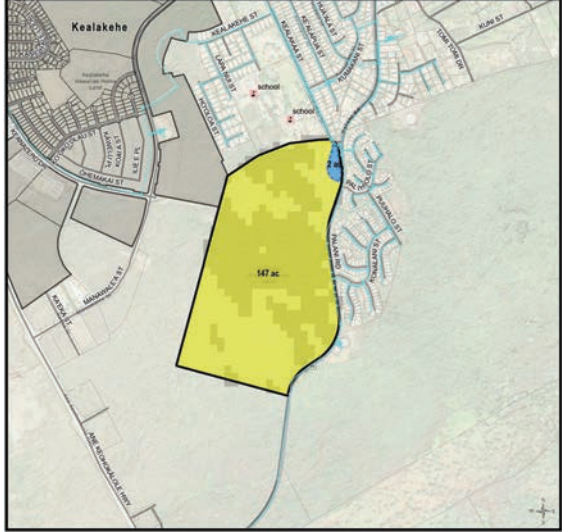


①
K
E
A
H
U
O
L
U



1 KEAHUOLU

3 KEAHUOLU | KONA MOKU, HAWAII



Site Assessment Highlights

- Existing Roadways
- County Water Main
- Slope Range
 - < 10% (Preferred)
 - 10 - 20% (Possible)
 - > 20% (Too steep for some land uses)

Notes

- Slope less than 10% is preferred for Residential, Pastoral (grazing), Community Use, Commercial, and Industrial.
- Slope less than 15% is preferred for Subintense, Supplemental and Community Agriculture.
- Slope up to 20% is feasible for all land uses above. Pastoral (ag uses) can go up to 30%.
- Slope greater than the above is too steep.
- The soil at the site is rated low for ag uses.
- Water availability and supply to the site are uncertain.

ROUND 2

Island Plan Update

Land Use Designations	
Residential	147.0
Subintense Agriculture	0.0
Supplemental Agriculture	0.0
Pastoral	0.0
DMH, Natural	0.0
Non-Homehead Uses	
Community Use	2.3
Community Agriculture	0.0
Commercial	0.0
Industrial	0.0
Renewable Energy	0.0
Seaworthy	0.0
Conservation	0.0
Special District	0.0

Approximate Total Acres: ± 149.3

2 HONOKOHAU

3 HONOKOHAU | KONA MOKU, HAWAII



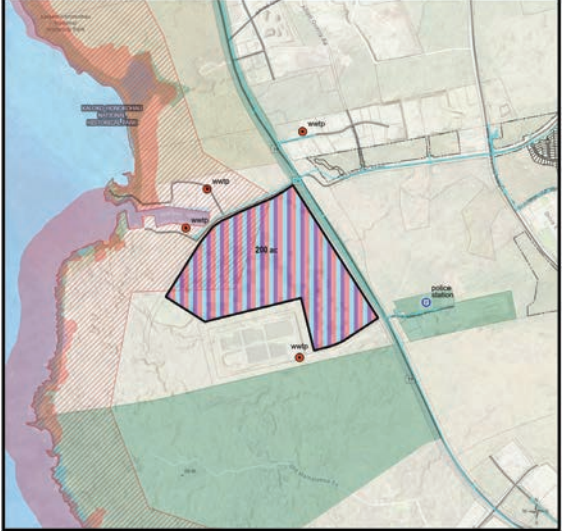
2002 PLAN

2002 Island Plan Land Use Designation

Residential	0.0 ac
Supplemental Agriculture	0.0 ac
Subintense Agriculture	0.0 ac
General Agriculture	0.0 ac
Pastoral	0.0 ac
Community Use	0.0 ac
Commercial	200.0 ac
Industrial	0.0 ac
Conservation	0.0 ac
Special District	0.0 ac
(no land use designated)	0.0 ac
Total:	200.0 acres

2 HONOKOHAU

3 HONOKOHAU | KONA MOKU, HAWAII



Site Assessment Highlights

- Existing Roadways
- County Water Main
- Flood Prone Areas
- Hazardous Waste Zone
- State & County Conservation
- Slope Range
 - < 10% (Preferred)
 - 10 - 20% (Possible)
 - > 20% (Too steep for some land uses)

Notes

- Slope less than 10% is preferred for Residential, Pastoral (grazing), Community Use, Commercial, and Industrial.
- Slope less than 15% is preferred for Subintense, Supplemental and Community Agriculture.
- Slope up to 20% is feasible for all land uses above. Pastoral (ag uses) can go up to 30%.
- Slope greater than the above is too steep.
- The site is generally flat.
- The site is partially within tsunami evacuation area.
- The soil rating data for ag uses at the site is not available.
- Water availability and supply to the site is unknown.

ROUND 1

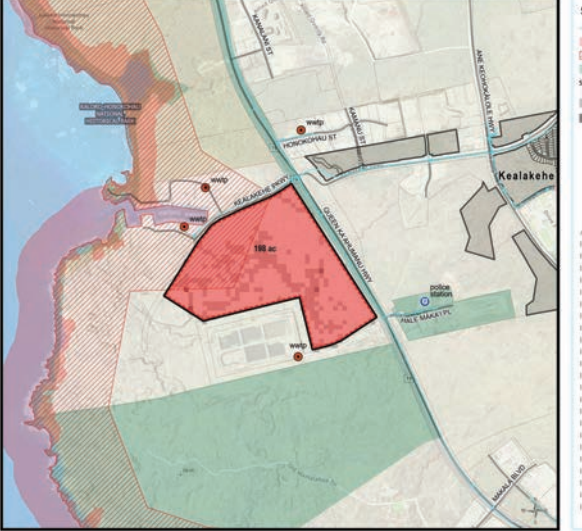
Island Plan Update

Land Use Designations	
Residential	0.0
Subintense Agriculture	0.0
Supplemental Agriculture	0.0
Pastoral	0.0
Community Use	0.0
Community Agriculture	0.0
Commercial	0.0
Industrial	0.0
Renewable Energy	0.0
Seaworthy	0.0
Conservation	0.0
Special District	0.0
DMH, Natural	0.0
Land Use Options	
Commercial	200.0
Industrial/ Renewable Energy	0.0

Approximate Total Acres: ± 200.0

2 HONOKOHAU

3 HONOKOHAU | KONA MOKU, HAWAII



Site Assessment Highlights

- County Water Main
- Flood Prone Areas
- Hazardous Waste Zone
- State & County Conservation
- Slope Range
 - < 10% (Preferred)
 - 10 - 20% (Possible)
 - > 20% (Too steep for some land uses)

Notes

- The site is generally flat.
- The site is partially within tsunami evacuation area.
- The soil rating data for ag uses at the site are not available.
- Slope less than 10% is preferred for Residential, Pastoral (grazing), Community Use, Commercial, and Industrial.
- Slope less than 15% is preferred for Subintense, Supplemental and Community Agriculture.
- Slope up to 20% is feasible for all land uses above. Pastoral (ag uses) can go up to 30%.
- Slope greater than the above is too steep.
- Water availability and supply to the site are uncertain.

ROUND 2

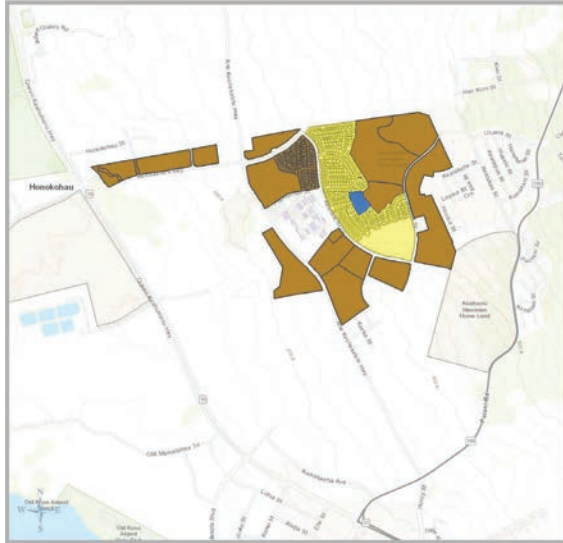
Island Plan Update

Land Use Designations	
Residential	0.0
Subintense Agriculture	0.0
Supplemental Agriculture	0.0
Pastoral	0.0
DMH, Natural	0.0
Non-Homehead Uses	
Community Use	0.0
Community Agriculture	0.0
Commercial	200.0
Industrial	0.0
Renewable Energy	0.0
Seaworthy	0.0
Conservation	0.0
Special District	0.0

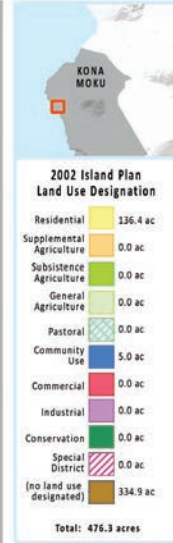
Approximate Total Acres: ± 200.0

3 K E A L A K E H E

3 KEALAKEHE | KONA MOKU, HAWAII'

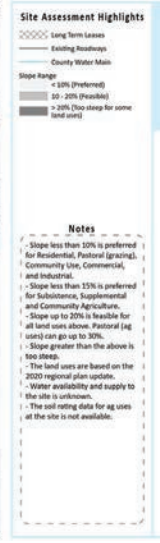
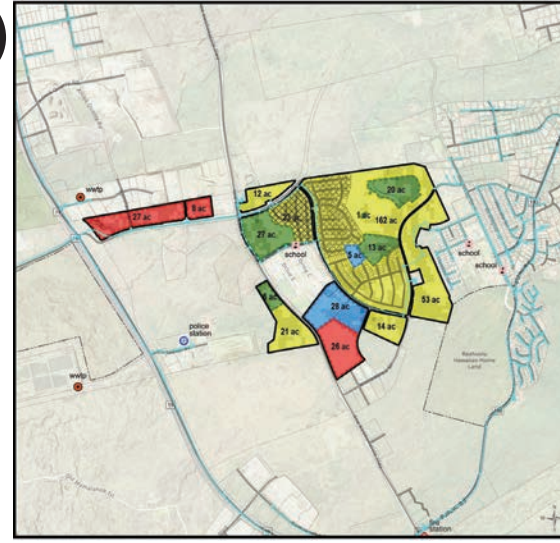


2002 PLAN



3 K E A L A K E H E

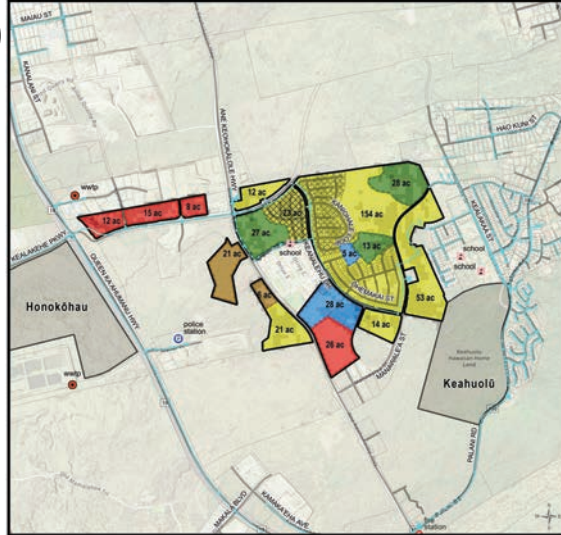
3 KEALAKEHE | KONA MOKU, HAWAII'



ROUND 1

3 K E A L A K E H E

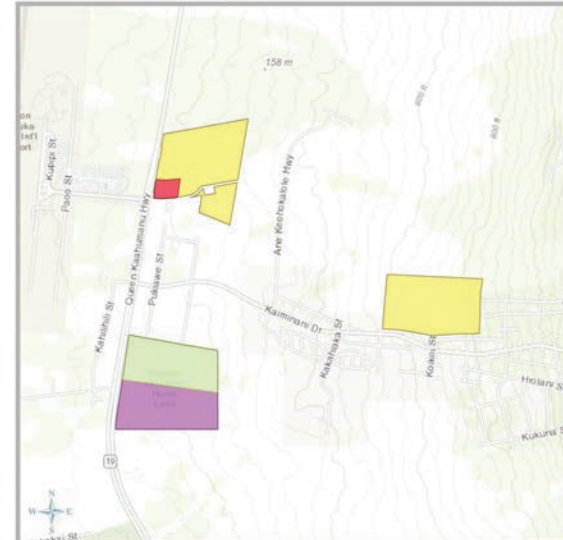
3 KEALAKEHE | KONA MOKU, HAWAII'



ROUND 2

4 K A L A O A

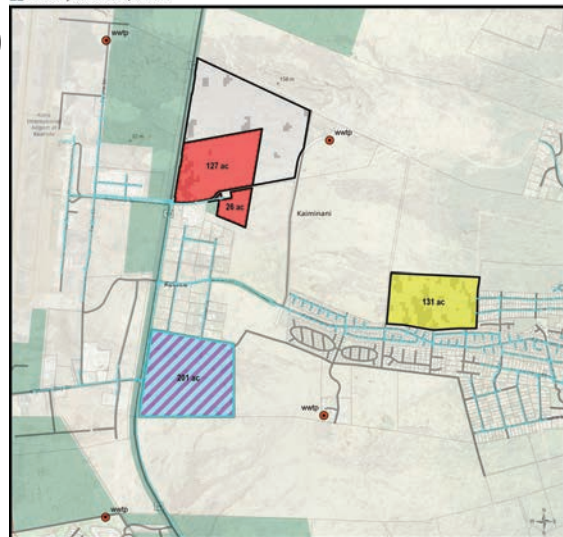
4 KALAOA | KONA MOKU, HAWAII'



2002 PLAN

4 KALAOA

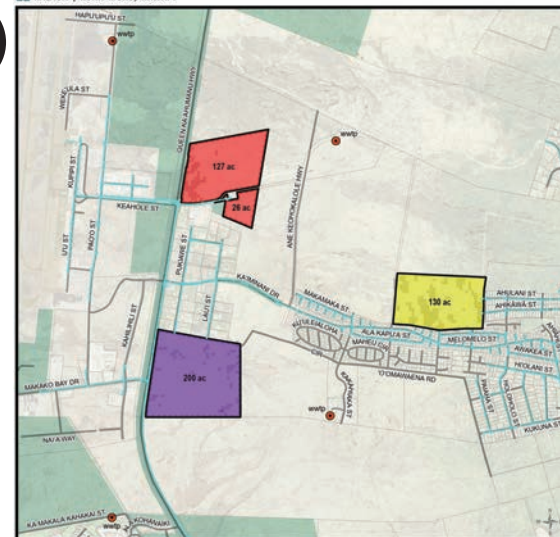
3 KALAOA | KONA MOKU, HAWAII



ROUND 1

4 KALAOA

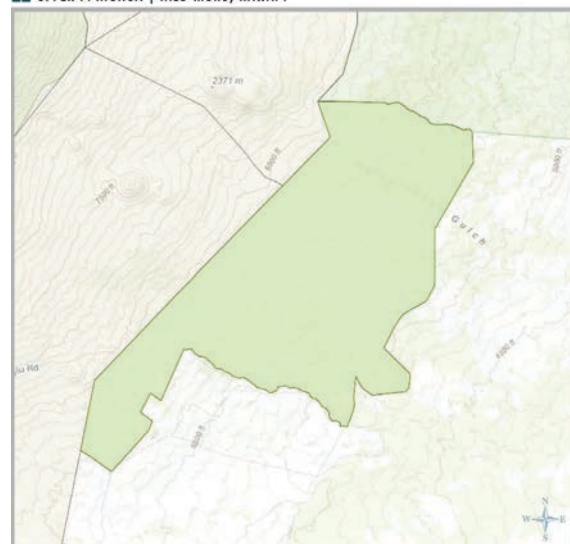
3 KALAOA | KONA MOKU, HAWAII



ROUND 2

5 MAUNA LEGACY LANDS

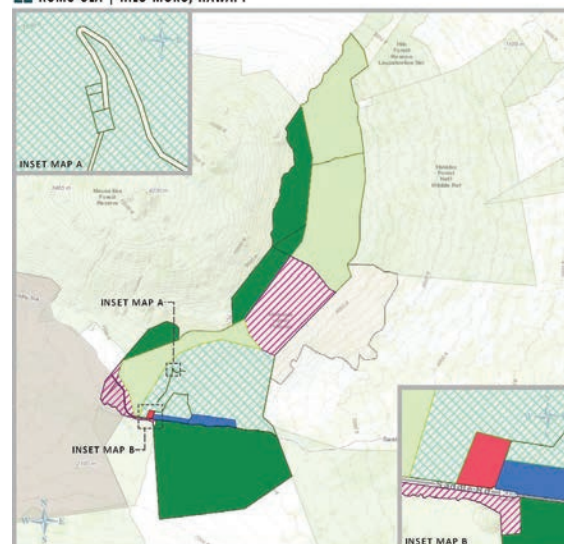
3 UPPER PI'ITHONUA | HILO MOKU, HAWAII



2002 PLAN

5 MAUNA LEGACY LANDS

3 HUMU'ULA | HILO MOKU, HAWAII

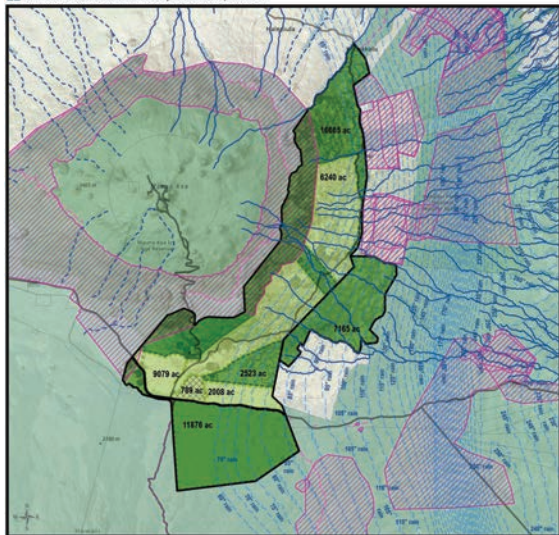


2002 PLAN

5

MAUNA
LEGACY
LANDS

5 HUMU'ULA & UPPER P'I'IHONUA | HILO MOKU, HAWAII

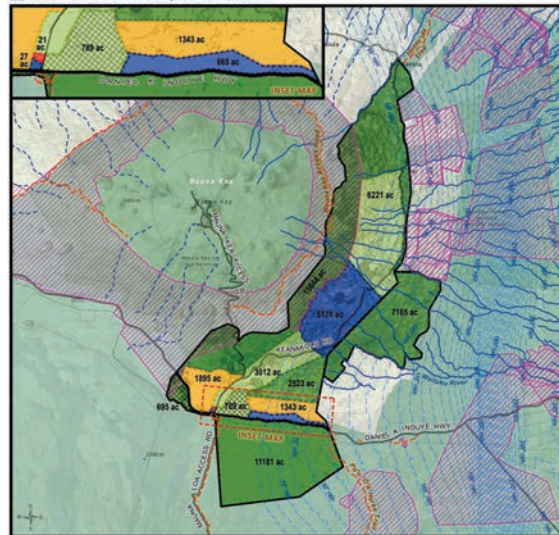


ROUND 1

5

MAUNA
LEGACY
LANDS

5 HUMU'ULA & UPPER P'I'IHONUA | HILO MOKU, HAWAII



ROUND 2

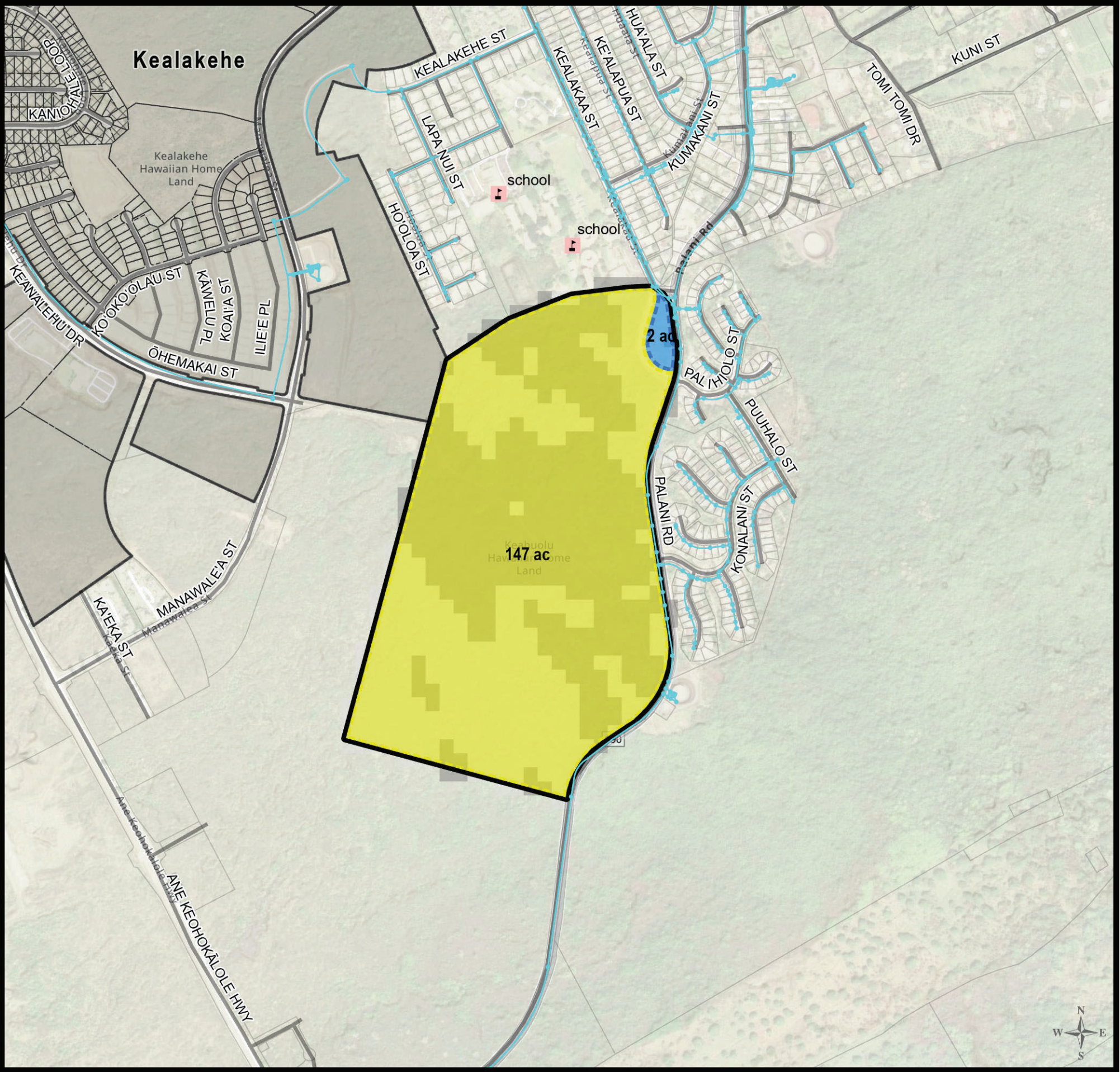
Next Steps



For more information or to participate online after this meeting, visit the project website at:
<https://dhhl.hawaii.gov/po-hawaii-island-plan-update/>

DEPARTMENT OF HAWAIIAN HOME LANDS
HAWAI'I ISLAND PLAN UPDATE
BENEFICIARY MEETING, ROUND 2
KONA – WEST HAWAI'I CIVIC CENTER
APRIL 9, 2025
ATTACHMENTS TO SUMMARY

ATTACHMENT B:
Land Use Designation Round 2 Maps



Site Assessment Highlights

- Existing Roadways
- County Water Main
- Slope Range
 - < 10% (Preferred)
 - 10 - 20% (Feasible)
 - > 20% (Too steep for some land uses)

Notes

- Slope less than 10% is preferred for Residential, Pastoral (grazing), Community Use, Commercial, and Industrial.
- Slope less than 15% is preferred for Subsistence, Supplemental and Community Agriculture.
- Slope up to 20% is feasible for all land uses above. Pastoral (ag uses) can go up to 30%.
- Slope greater than the above is too steep.
- The soil at the site is rated low for ag uses.
- Water availability and supply to the site are uncertain.

Island Plan Update

Land Use Designations

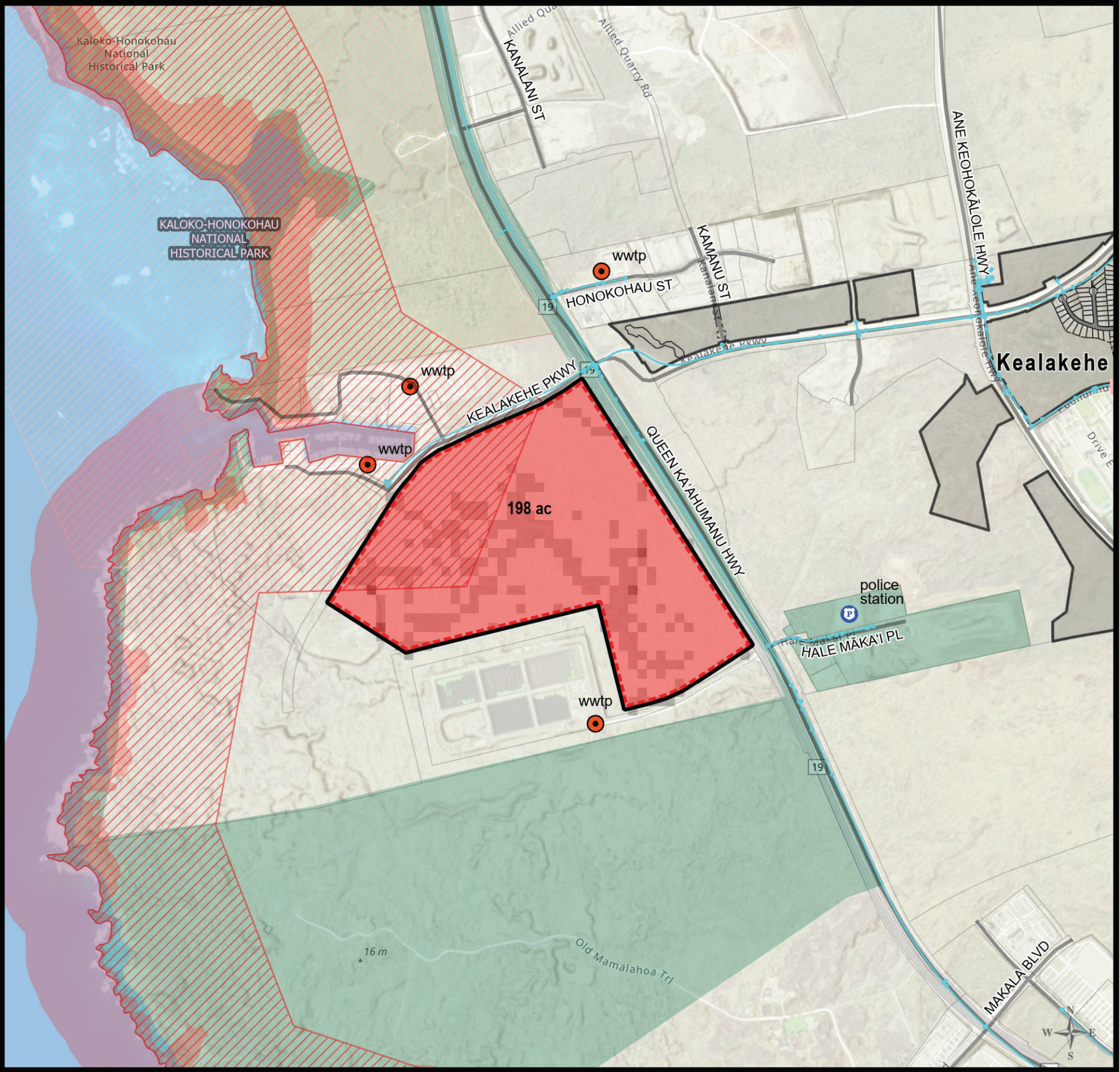
Homestead Uses

Residential	147.4
Subsistence Agriculture	0.0
Supplemental Agriculture	0.0
Pastoral	0.0
DHHL Kuleana	0.0

Non-Homestead Uses

Community Use	2.1
Community Agriculture	0.0
Commercial	0.0
Industrial	0.0
Renewable Energy	0.0
Stewardship	0.0
Conservation	0.0
Special District	0.0

Approximate Total Acres
± 149.5



Site Assessment Highlights

- County Water Main
- Flood Prone Areas
- Tsunami Evacuation Zone
- State & County Conservation
- Slope Range
 - < 10% (Preferred)
 - 10 - 20% (Feasible)
 - > 20% (Too steep for some land uses)

Notes

- The site is generally flat.
- The site is partially within tsunami evacuation area.
- The soil rating data for ag uses at the site is not available.
- Slope less than 10% is preferred for Residential, Pastoral (grazing), Community Use, Commercial, and Industrial.
- Slope less than 15% is preferred for Subsistence, Supplemental and Community Agriculture.
- Slope up to 20% is feasible for all land uses above. Pastoral (ag uses) can go up to 30%.
- Slope greater than the above is too steep.
- Water availability and supply to the site are uncertain.

Island Plan Update

Land Use Designations

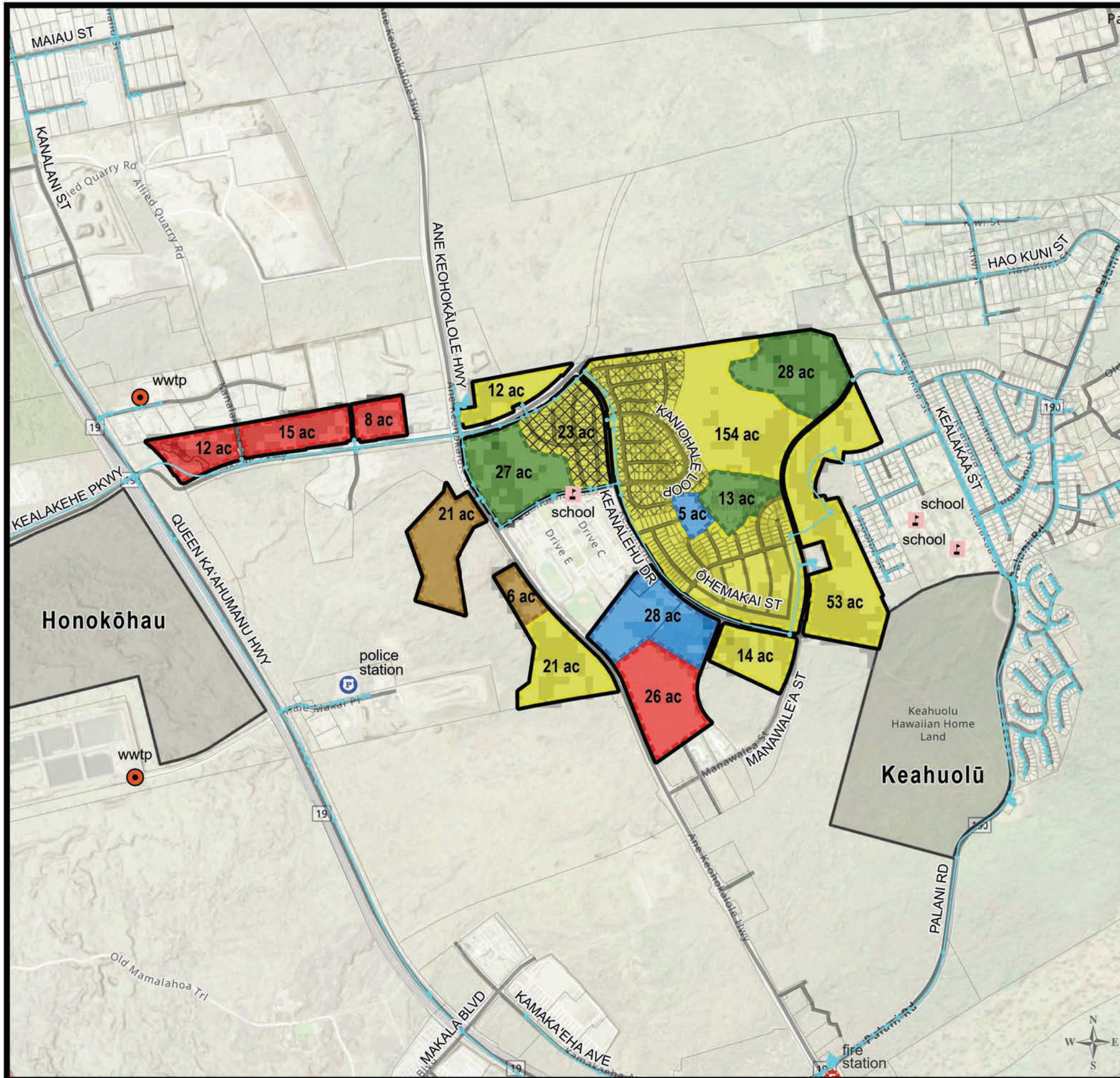
Homestead Uses

Residential	0.0
Subsistence Agriculture	0.0
Supplemental Agriculture	0.0
Pastoral	0.0
DHHL Kuleana	0.0

Non-Homestead Uses

Community Use	0.0
Community Agriculture	0.0
Commercial	200.0
Industrial	0.0
Renewable Energy	0.0
Stewardship	0.0
Conservation	0.0
Special District	0.0

Approximate Total Acres
± 200.0



Site Assessment Highlights

- Long Term Leases
- Existing Roadways
- County Water Main
- Slope Range
 - < 10% (Preferred)
 - 10 - 20% (Feasible)
 - > 20% (Too steep for some land uses)

Notes

- The land uses are mapped to show the 2020 regional plan update.
- The soil rating data for ag uses at the site is not available.
- Slope less than 10% is preferred for Residential, Pastoral (grazing), Community Use, Commercial, and Industrial.
- Slope less than 15% is preferred for Subsistence, Supplemental and Community Agriculture.
- Slope up to 20% is feasible for all land uses above. Pastoral (ag uses) can go up to 30%.
- Slope greater than the above is too steep.
- Water availability and supply to the site are uncertain.

Island Plan Update

Land Use Designations

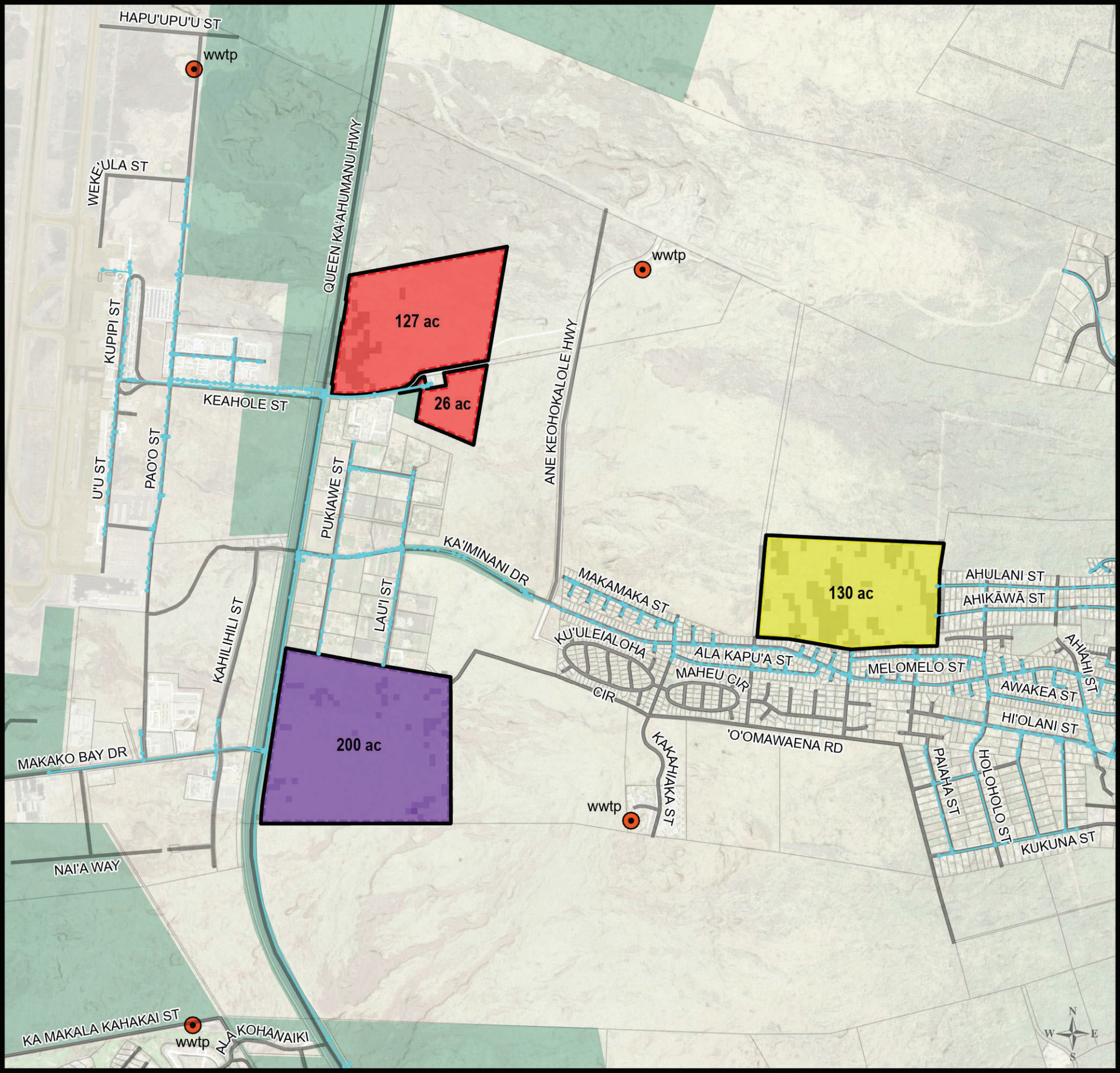
Homestead Uses

Residential	277.6
Subsistence Agriculture	0.0
Supplemental Agriculture	0.0
Pastoral	0.0
DHHL Kuleana	0.0

Non-Homestead Uses

Community Use	33.3
Community Agriculture	0.0
Commercial	60.6
Industrial	0.0
Renewable Energy	0.0
Stewardship	27.3
Conservation	68.4
Special District	0.0

Approximate Total Acres
± 467.3

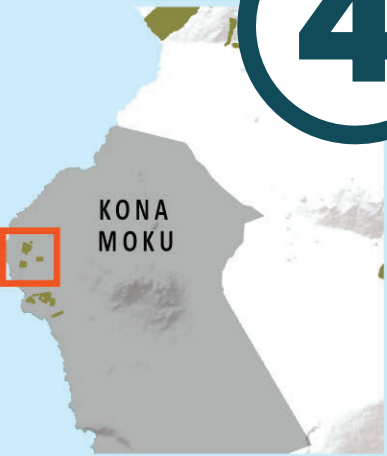


Site Assessment Highlights

- Existing Roadways
- County Water Main
- State & County Conservation
- Slope Range
 - < 10% (Preferred)
 - 10 - 20% (Feasible)
 - > 20% (Too steep for some land uses)

Notes

- The site is generally flat.
- The ag soil rating data for the two lots along Queen Ka'ahumanu Hwy is not available.
- The ag soil rating for the 130-ac lot is low.
- Slope less than 10% is preferred for Residential, Pastoral (grazing), Community Use, Commercial, and Industrial.
- Slope less than 15% is preferred for Subsistence, Supplemental and Community Agriculture.
- Slope up to 20% is feasible for all land uses above. Pastoral (ag uses) can go up to 30%.
- Slope greater than the above is too steep.
- Water capacity and availability to the site are uncertain.



Island Plan Update

Land Use Designations

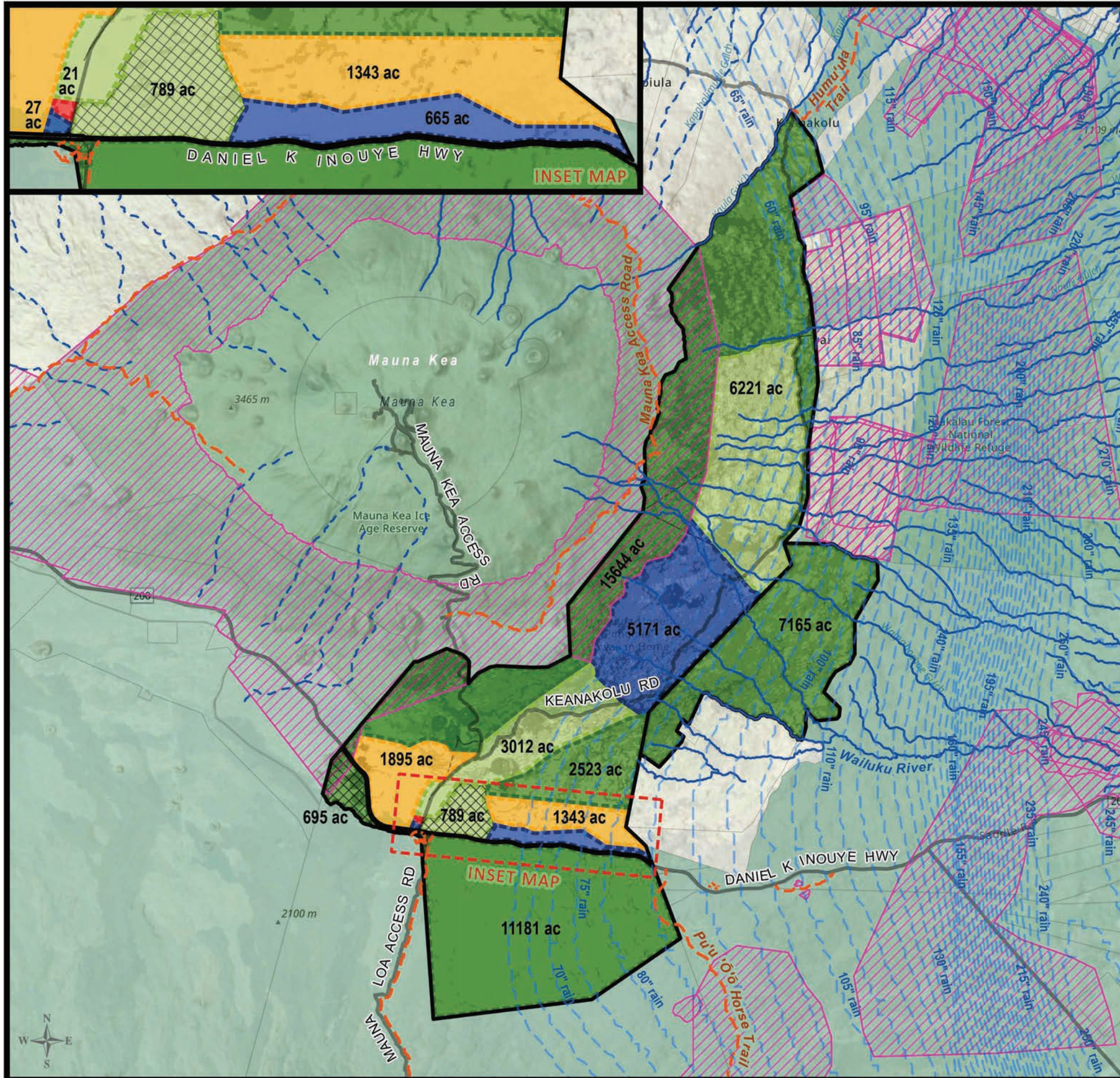
Homestead Uses

Residential	130.0
Subsistence Agriculture	0.0
Supplemental Agriculture	0.0
Pastoral	0.0
DHHL Kuleana	0.0

Non-Homestead Uses

Community Use	0.0
Community Agriculture	0.0
Commercial	152.5
Industrial	200.0
Renewable Energy	0.0
Stewardship	0.0
Conservation	0.0
Special District	0.0

Approximate Total Acres
± 482.5

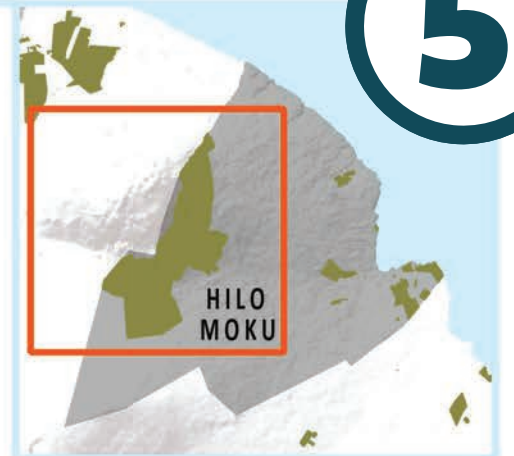


Site Assessment Highlights

- Long Term Leases
- Existing Roadways
- Nā Ala Hele Trails & Access
- Annual Rainfall > 60 Inches
- State & County Conservation
- Critical Habitats
- Streams
 - Perennial
 - Non-Perennial
- Slope Range
 - < 10% (Preferred)
 - 10 - 20% (Feasible)
 - > 20% (Too steep for some land uses)

Notes

- This map was drafted based on the 'Āina Mauna Legacy Program land use map. The program sees opportunities of self-sustainable rural-development homesteads along Daniel K Inouye Hwy (former Saddle Rd), including land for 100 to 200 homestead sites, land for alternative energy, and land for subsistence farming. Roads would remain unpaved and water would be catchment. Basic electrical and telecommunication infrastructure would be available.
- The site is partially within the State and County's conservation lands and also in the critical habitat areas for endangered Hawaiian honeycreepers.
- A few trails are near the site. Nā Ala Hele is the name of the State of Hawai'i's trail and access program. The program manages and maintains important public trails and access.
- Two existing leases are on the site: the 789-ac pastoral lease and the 695-ac military lease.
- The existing gorse shrub area (5,171 acres) and hard lava surfaces along Daniel K Inouye Hwy are identified as Special District.



Island Plan Update

Land Use Designations

Homestead Uses

Residential	0.0
Subsistence Agriculture	0.0
Supplemental Agriculture	0.0
Pastoral	10,021.2
DHHL Kuleana	3,238.1

Non-Homestead Uses

Community Use	0.0
Community Agriculture	0.0
Commercial	21.1
Industrial	0.0
Renewable Energy	0.0
Stewardship	0.0
Conservation	37,206.9
Special District	5,863.2

Approximate Total Acres
± 56,350.5

DEPARTMENT OF HAWAIIAN HOME LANDS
HAWAI'I ISLAND PLAN UPDATE
BENEFICIARY MEETING, ROUND 2
KONA – WEST HAWAI'I CIVIC CENTER
APRIL 9, 2025
ATTACHMENTS TO SUMMARY

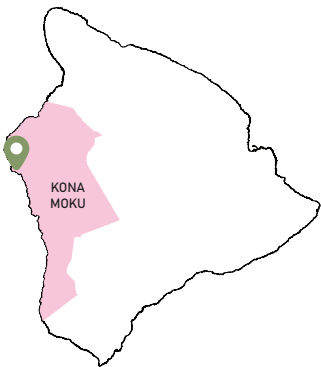
ATTACHMENT C:
Fact Sheets



Tract Boundaries

| KEAHUOLŪ | Kona Moku, Hawai'i |

2002 Hawai'i Island Plan



ACREAGE: 270 Acres

LAND USE Residential: +/-139ac

DESIGNATION: Community Use: +/-9.2ac
Commercial: +/-1.8ac

PROPOSED USE: Recommended for Homestead Residential, Community, and Commercial Uses

From 2002 HIP: Keahuola is a 150-acre parcel located on the mauka slopes of Keahuolu above Kailua-Kona. Kealakehe Homestead subdivision borders the northern portion, and Kealakehe Elementary and Intermediate Schools border the northwest. Queen Liliuokalani Children Center has a Master Plan for adjacent lands to the south. Access is via Palani Highway and Kealaka'a Street, with plans for future connections via Palani Highway. Elevations range from 400 to 300 feet, with slope between five and ten percent throughout the parcel. The annual average temperature range is between 60°F and 87°F. The climate is dry with about 10 to 20 inches of annual rainfall. The parcel is vacant at present, and overgrown with heavy foliage. The soil is the volcanic rock composition typical of the region. Keahuolu Tract is situated upslope of Kailua-Kona along Palani Highway, and close to the employment and public service opportunities available at Kailu-Kona. The site affords panoramic views of the Kona coastline. The tract is suitable for residential homestead development, but immediate priority development is constrained by limited access.

ENVIRONMENTAL CONDITIONS

TOPOGRAPHY/ ELEVATION:	Located on the Mauka slopes of Keahuolu, above Kailua Kona. Elevation ranges from 400 to 800 feet with slopes between 5 to 10 % throughout the parcel.
SOILS:	Various <ul style="list-style-type: none">• Lava flows-Honokohau complex. 2 to 20% slopes• Punaluu-lava flows complex. 10 to 20% slopes
GROUND COVER:	The parcel is vacant at present, and overgrown with heavy foliage; Ground cover for the area is Hawaiian introduced deciduous shrubland
CLIMATE/TEMP:	The annual average temperature range is between 60 to 87 degrees Fahrenheit with fairly dry conditions.
RAINFALL:	Annual average rainfall of 10-20 inches
WIND:	Average annual windspeed for the area can see an average of 2.8 – 3.0 mph. Direction of winds vary based on season with primary winds coming from the east south east region and the south west region.
SOLAR RADIATION:	Annual avg/day. ~4.1 kWh/m²/day
HUMIDITY:	74%
STREAMS/ WETLANDS:	Tract is not classified within wetland boundary. Nearest stream to the site is the Honuaula stream that comes from the high point of Kealapauli and flows down to Kailua village which is just a mile south from the tract.
FLORA/FAUNA:	The Ko'oko'olau wahine noho kula is the nearest critical habitat, approximately 2.75 miles from the center of the tract.
FLOOD ZONE:	X - Outside 0.2% annual chance floodplain
TSUNAMI EVACUATION ZONE:	Tract not within tsunami evacuation zone
VOLCANO HAZARD:	Lava zone: 4 - Includes all of Hualalai, where the frequency of eruptions is lower than that for Kilauea or Mauna Loa. Lava coverage is proportionally smaller, about 5 percent since 1800, and less than 15 percent wiithin the past 750 years.
SEA LEVEL RISE:	Tract is not vulnerable to sea level rise due to its elevation and distance from the coastal region
PROMINANT CULTURAL RESOURCES	The Hulihe'e Palace, located on 75-5718 Ali'i Dr. is located approximately 1.5 miles south west of the tract. The palace was built in 1838 and once served as a vacation home for Hawaiian royalty.

PUBLIC SERVICES

ACCESS/ROADS: Tract accessible via Palani highway and Kealaka'a street, with plans for future connections via Palani Highway.

SCHOOLS: (>0.25 mi) Kamehameha Schools
(~0.25 mi) Kealakehe Elementary School
(~0.25 mi) Kealakehe Intermediate School
(~0.25 mi) Kealakehe High School

RESIDENTIAL ACCESS: The tract itself is recommended for residential, specifically homesteading, use along with community and commercial use. The northern and eastern region of the site also borders existing residential areas.

**SEWER/
WASTEWATER:** (~1.5 mi SW) Kona Brewery Facility

AIRPORT: (~6 mi north) Kona International at Keahole Airport

FIRE/POLICE: Tract accessible via Palani highway and Kealaka'a street, with plans for future connections via Palani Highway.

PARKS/REC: (~1.25 mi west) Kealakehe Regional Park
(~1.75 mi south) Kailua Park
(~1.75 mi south) Hale Halawai

ELECTRICITY: (~1.5 mi SW) within Kona Brewery facility

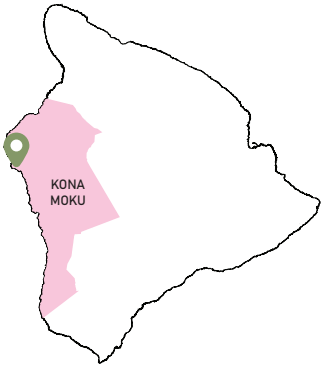
FIRE/POLICE: (~1.5 mi west) Kona Police Station
(~1.5 mi west) Kailua Police Station
(>1 mi) Kaupulehu Colunteer Station
(>1 mi south) Kilua Fire Station

**MEDICAL
FACILITIES:** (~11.5 mi south) Kona Community Hospital



Tract Boundaries

| HONOKŌHAU | Kona Moku, Hawai'i |
2002 Hawai'i Island Plan



ACREAGE: 200 Acres
LAND USE DESIGNATION: Commercial: +/- 200 ac
PROPOSED USE: Recommended for commercial use

From 2002 HIP:
Honokohau is a roughly 200-acre site in the makai portion of Kaloko ahupua'a in the North Kona Region. The parcel is adjacent to the Honokohau Small Boat Harbor and Queen Ka'ahumanu Highway, with frontage along the Kealahkehe Parkway. Commercial and pleasure boat users frequent the area.

The parcel is at elevations of 30 to 80 feet, with average temperatures ranging between 60°F and 87°F. The area is very dry, with between 10 and 20 inches of annual rainfall. Slope is between zero and five percent, and volcanic rock soils predominate. Little to no vegetation is present on the parcel.

Honokohau Tract is close to Kailua-Kona, which provides various public services and amenities. Physical infrastructure is available to serve the parcel, including an adjacent wastewater treatment plant. Surrounding uses are commercial and light industrial. Site assessment indicates recommended use of the parcel for commercial development.

ENVIRONMENTAL CONDITIONS

TOPOGRAPHY/ ELEVATION:	Elevation ranges between 30 to 80 feet; The lot is fairly flat with slope ranging between 0-5%
SOILS:	Various <ul style="list-style-type: none">• Pohoehoe, 2 to 20% slopes• Lava flow-Honokohau complex, 2 to 20% slopes• Lava flows, 'a'a, 2 to 20% slopes
GROUND COVER:	Predominately volcanic rock soils with little to no vegetation of Hawaiian introduced deciduous shrubland.
CLIMATE/TEMP:	Annual average temperature ranges between 60 to 87 degrees fahrenheit
RAINFALL:	Average annual rainfall is between 10 to 20 inches.
WIND:	Average windspeed in the area is at 4.954 mph annually but can see a high of 15.502 mph and a low at 0.76 mph.
SOLAR RADIATION:	Annual Avg: 4.5653 kWh/m²/day Avg High: 7.1148 kWh/m²/day Avg Low: 3.1175 kWh/m²/day
HUMIDITY:	86%
STREAMS/ WETLANDS:	Estuarine and marine deepwater wetlands are located on the northwest edge, approximately 0.25 miles away from the site.
FLORA/FAUNA:	Critical habitat for Ko'oko'olau wahine hono Kula, or Isodendrion pyrifolium, is located less than 0.25 miles north from the site.
FLOOD ZONE:	X - Outside 0.2% annual chance floodplain.
TSUNAMI EVACUATION ZONE:	The northwest edge of the site approximately 56 acres of the site is within Hawaii islands tsunami evacuation zone.
VOLCANO HAZARD:	Lava zone: 4 - Includes all of Hualalai, where the frequency of eruptions is lower than that of Kilauea or Mauna Loa. Lava coverage is proportionally smaller, about 5 percent since 1800, and less that 15 percent within the past 750 years.
SEA LEVEL RISE:	The site is not within the projected 100 year flood/ sea level rise.

PUBLIC SERVICES

ACCESS/ROADS: Tract accessible through Kealahkehe St. and Queen Kaahumanu Rd. Both roads boarder the north and east side of the tract.

SCHOOLS: (1 mi east) Kealahkehe High School
(~2.15 mi east) Kealahkehe Elementary School
(~2.15 mi east) Kealahkehe Intermediate School
(~2 mi east) Hawaii Montessori Schools - Kona Campus

RESIDENTIAL ACCESS: N/A - Tract is propsoed to use 200 acres for commercial use.

**SEWER/
WASTEWATER:** (>0.25 mi south) Kealahkehe
(>0.25 mi north) Honokohau Harbor - Southside Comfort Station
(>0.25 mi north) Gentry kona's Marina WWTP
(~0.25 mi north) Kaiser Kona Medical Office Building

FIRE/POLICE: (>0.25 mi east) Kona Police Station
(~2.25 mi south) Kailua Villiage Station
(~1.75 mi south) Kailua Fire Station
(~1.75 mi south) Kaupulehu Volunteer Station

AIRPORT: (~5 mi north) Kona International at Keahole Airport

PARKS/REC: (>1 mi south) Kawaihae Canoe Area
(~1 mi south) Spencer Beach Park
(~4 mi south) Hapuna Beach State Recreation Area

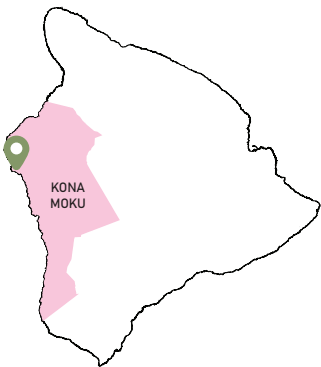
ELECTRICITY: (>0.5 mi east) across of Queen ka'ahumanu Rd.

MEDICAL FACILITIES: (~12.5 mi south) Kona Community Hospital



Tract Boundaries

| KEALAKEHE | Kona Moku, Hawai'i |
2002 Hawai'i Island Plan



ACREAGE: 476.3 Acres
LAND USE Residential: +/-136.4ac
DESIGNATION: Community Use: +/-5ac
No land designation: +/-/334.9ac
PROPOSED USE: Recommended for residential use

BENEFICIARY SURVEY INPUT FOR INTERST IN THE AREA:
Support for residential designation was expressed by the beneficiaries, but with concern for sufficient access to Kealahou Intermediate School and the Mauka neighborhoods. There was a request for parks that serve DHHL beneficiaries only

NECESSARY IMPROVEMENTS TO ACHIEVE DESIRED OUTCOMES:
N/A – All utilities are readily available and density is high, thereby reducing total costs for development.

DEVELOPMENT COSTS/MANAGEMENT CONSIDERATIONS?

- Projected costs for residential lots at Kealahou: off site improvements would cost a total of \$660,000, or \$3,300 per lot.
- On site improvements will need \$9,090,000, or \$45,450 per lot. In total, Kealahou would need a total of \$9,750,000 to plan for residential lots.

ENVIRONMENTAL CONDITIONS

TOPOGRAPHY/ ELEVATION:	Elevation is about 500 feet with slopes ranging from 5 to 10%
SOILS:	Various <ul style="list-style-type: none">• Noio-Lava flows complex, 10 to 20% slopes• Lava flows 'a'a, 2 to 20% slopes• Lava flows-Honokahau complex, 2 to 20% slopes• Kainaliu-Lava complex 10 to 20% slopes
GROUND COVER:	Hawaiian introduced perennial grassland.
CLIMATE/TEMP:	The annual average temperature ranges from 60 to 87 degrees Fahrenheit
RAINFALL:	Annual average rainfall of 10 to 20 inches.
WIND:	Winds predominately come from the south and south west side of Hualalai. Wind speed ranges between 4.1 to 4.6 mph on average annually.
SOLAR RADIATION:	Annual avg/day: ~4.1 kWh/m²/day
HUMIDITY:	74 - 76%
STREAMS/ WETLANDS:	There are no steams or identifiable wetlands within the Kealahou tract. The closes stream is the Honuala riverine and is approximately 2 to 3 miels south from the tract.
FLORA/FAUNA:	No critical habitat within the boundaries of the tract, however there are two species within the moku of Kona that are under supervision. Those species are Uhiuhi and the Ko'oko'olau wahine noho kula. The Uhiuhi is approxi- mately 2.25 miles north from the tract, and the Ko'oko'olau wahine noho kula, or Isodendrion noho kula is approximately 1.5 to 2 miles north west of the site.
FLOOD ZONE:	Flood zone: X - Outside 0.2% annual chance floodplain.
TSUNAMI EVACUATION ZONE:	Tract not within tsunami evacuation zone
VOLCANO HAZARD:	Lava zone: 4 - Includes all of Hualalai, where the frequency of eruptions is lower than that for Kilauea or Mauna Loa. Lava coverage is proportionally smaller, about 5 percent since 1800, and less than 15 percent wiithin the past 750 years.
SEA LEVEL RISE:	The tract is not within sea level rise area of vulnerability

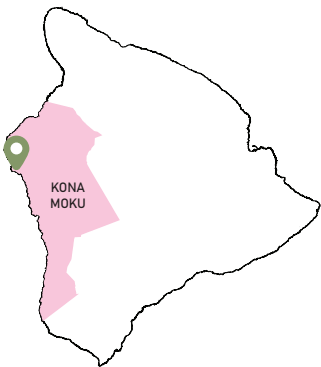
PUBLIC SERVICES

ACCESS/ROADS:	Kealahou parkway connects the development to Queen Ka'ahumanu highway with keanalehu drive serving as an arterial connection. There are plans to extend Keanalehu drive to Palani highway to provide alternate access to the parcels.	MEDICAL FACILITIES:	(~13 mi south) Kona Community Hospital
SCHOOLS:	(~0.5 mi) Kealahou Elementary School (~0.5 mi) Kealahou Intermediate School (~0.4 mi) Kealahou High School	FIRE/POLICE:	(>1 mi west) Kona Police Station (~2mi south) Kaupulehu Volunteer station
SEWER/ WASTEWATER:	(~1.8 mi west) Gentry's Kona Marina WWTP (~2 mi west) Honokahau Harbor (south side comfort station) (~1.5 mi west) Kealahou WWTP (~1.25 mi west) Kaiser Kona Medical Office Buidling)	AIRPORT:	(~6 mi north) Kona International at Keahole Airport
		PARKS/REC:	(>0.25 mi west) Kealahou Regional Park
		ELECTRICITY:	(~0.25 mi west) Kealahou (across of Queen Ka'ahu- manu hwy.)



Tract Boundaries

| KALAOA | Kona Moku, Hawai'i |
2002 Hawai'i Island Plan



ACREAGE: 483.9 Acres

LAND USE DESIGNATION: Residential: +/- 271.4ac
General Agriculture: +/- 97.1ac
Commercial: +/-10.8ac
Industrial: +/-104.3ac

PROPOSED USE: Recommended for commercial use

From 2002 HIP:

Kalaoa Tract is comprised of four discontinuous lots totaling approximately 483 acres. Lots One and Two are adjacent to State Agricultural lots and Queen Ka'ahumanu Highway at between 150 and 300 feet elevation. A utility road provides access to lots Two and Three. Lot Four is located above at between 550 and 800 feet. The Kona Palisades subdivision is adjacent to the southern portion of the upper lot. No vehicular access is provided to the parcel at this time. However, future access to the parcel could occur from Kona Palisades subdivision off Kakahiaka Street, Kapuahi Street, Koiko'i Street, and 'Ama'ama Street.

The parcels are lava lands covered in scrub grass, trees, and shrubs. The land is characterized by plentiful 'a'a and pahoehoe lava with little to no soil covering, and zero to five percent slope. The mauka lot is covered in heavier foliage, with a five to ten percent slope. The climate is dry and arid, typical of coastal North Kona. Annual rainfall is less than 20 inches. Southerly and southwesterly winds predominate. The Tract is located close to the employment centers and amenities of Kailua-Kona, and easily accessed via Queen Ka'ahumanu Highway. Kailua-Kona Airport is adjacent, directly below and across the highway. Traffic along the highway and the airport make the land fronting Queen Ka'ahumanu Highway suitable for commercial and industrial uses. Lands further mauka are suitable for residential rural homesteading especially given ease of connection to existing infrastructure. The University of Hawaii Center at West Hawaii University is planned for placement in the center of the four lots.

ENVIRONMENTAL CONDITIONS

TOPOGRAPHY/ ELEVATION:	Relatively flat with elevations ranging between 150 to 300 feet.
SOILS:	Various <ul style="list-style-type: none">• Pahoehoe 2 to 20% slopes,• Lava Flow Complex 2 to 20% slopes,• 'A'a 2 to 20% slopes• Pahoehoe, 2 to 20% slopes.• Honokohau complex 2 to 20% slopes• 'A'a 2 to 20% slopes• Pahoehoe, 2 to 20% slopes.• Noio-lava flows complex of 2 to 10% and 2 to 20%• Honokohau 2 to 20% slopes• 'A'a 2 to 20% slopes
GROUND COVER:	Ground cover within all properties in the tract are Hawaiian introduced perennial grassland. The parcels are lava land with little to no soil covering and but are covered in scrub grass, trees and shrubs. The mauka lot is covered in heavier foliage.
CLIMATE/TEMP:	Dry/aird - Typical of coastal north Kona
RAINFALL:	>20 inches/year
WIND:	Prevailing winds come the south and south west regions of Kona at an average of 3.9 to 4.2 mph
SOLAR RADIATION:	Avg High: 4.2 kWh/m²/day Avg Low: 4.0 kWh/m²/day
HUMIDITY:	West Parcels: 72% East Parcel: 78%
STREAMS/ WETLANDS:	No streams or other identifiable wetlands are present within or near the Kalaoa tract.
FLORA/FAUNA:	There are three critical habitats within the vicinity of the tract. Uhiuhi wahine noho kula ko'oko'olau or Isodendrion pyrifolium borders the northern boundary of the main residential area. The other two areas are of the same species but are located approximately 1.5 miles north of the main residential area as well as 0.75 miles south.
FLOOD ZONE:	X - Outside 0.2% annual chance floodplain
TSUNAMI EVACUATION ZONE:	The tract is not within a tsunami evacuation zone
VOLCANO HAZARD:	Lava zone: 4 - Includes all of Hualalai, where the frequency of eruptions is lower than that for Kilauea or Mauna Loa. Lava coverage is proportionally smaller, about 5 percent since 1800, and less than 15 percent wiithin the past 750 years.
SEA LEVEL RISE:	Tract is not within sea level rise exposure or vulnerability.

PUBLIC SERVICES

ACCESS/ROADS: No vehicular access points provided to the parcels however access could occur from Kona Palisades subdivision off Kakahiaka street, Ko'iko'l street, and 'Ama'ama street.
The south lot of the tract may have O'omawaena st to access the north eastern region of the agricultural area,
Other possible access through Queen Ka'ahumanu Highway as well.

SCHOOLS: (~4.5 mi south) Kealakehe Elementary School
(~4.5 mi south) Kealakehe Intermediate School
(~4.5 mi south) Kealakehe High School

RESIDENTIAL ACCESS: Kona Palisades subdivision is adjacent to the southern portion of the upper lot.

SEWER/
WASTEWATER: (~0.5 mi east) Located within HCC - Palamanui

FIRE/POLICE: (~4.5 mi south) Kona Police Station
(~1.5 - 2.5 mi east) Makalei Fire Station
(~1.5 - 2.5 mi east) Kalaoa Mauka Volunteer Fire Station

AIRPORT: (~1 - 2 mi west) Kona International at Keahole Airport

PARKS/REC: (>1 mi south) Kawaihae Canoe Area
(~1 mi south) Spencer Beach Park
(~4 mi south) Hapuna Beach State Recreation Area

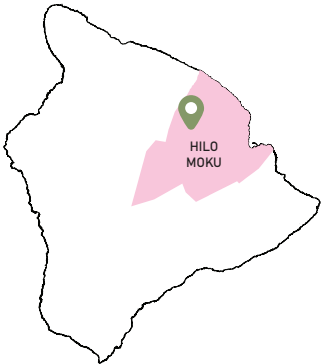
ELECTRICITY: Host Park - Main electrical facility for tract
(>0.15 mi) Keahole Power Plant

MEDICAL
FACILITIES: (~17 mi south) North Hawai'i Community Hospital



Tract Boundaries

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 (Nēnē), 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.Humu'ula is designated as 3 on the Volcano Hazard Zone map.

TSUNAMI EVACUATION ZONE:

This tract is not affected by tsunami evacuation zones.

TOPOGRAPHY/
ELEVATION:

SOILS:

GROUND COVER:

CLIMATE/TEMP:

RAINFALL:

WIND:

SOLAR
RADIATION:

HUMIDITY:

STREAMS/
WETLANDS:

FLOOD ZONE:

ENVIRONMENTAL CONDITIONS

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 to15 percent.

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 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.

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.

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 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 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 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.

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.

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.

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

ACCESS/ROADS: Saddle Road provides access to the southern portion of the tract while Mauna Kea Access Road and Mana Road provides access to the tract north of Saddle Road.

SCHOOLS: (~14 mi east) Kaumana Elementary

PARKS/REC: Gilbert Kahele Recreation Area is directly to the west and adjacent to the tract.

SEWER/WASTEWATER: (~10 miles SE) Kulani Correctional Facility Wastewater Treatment Plant
**Any wastewater generated on the parcel would require cesspools or septic tanks for treatment.

WATER: Water catchments provide the bulk of water in the area

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

FIRE/POLICE: The nearest fire stations are approximately 10 miles south-east and 15 miles northwest of the tract. The nearest police station is located approximately 16 miles east of the tract in Hilo.

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

ELECTRICITY: There are two substations north/northwest of the tract near the Gilbert Kahele Recreation Area: Hale Pohaku Substation along Mauna Kea Access Road and Pohakuloa Substation along Saddle Road. Kulani Substation is also located south of the tract.

RESIDENTIAL: The nearest residential areas to the tract are Waimea, approximately 20 miles to the northwest and accessible via Mana Road, and Hilo approximately 14 miles to the east and accessible via Saddle Road.

DEPARTMENT OF HAWAIIAN HOME LANDS
HAWAI'I ISLAND PLAN UPDATE
BENEFICIARY MEETING, ROUND 2
KONA – WEST HAWAI'I CIVIC CENTER
APRIL 9, 2025
ATTACHMENTS TO SUMMARY

ATTACHMENT D:
Comment Cards



Comments:



1

KEAHUOLŪ



2

HONOKŌHAU



3

KEALAKEHE



4

KALAOA



5

HUMU'ULA + UPPER PI'IHONUA